

OFFICE BUILDING **FOR LEASE**

795 WOODLANDS PARKWAY

795 WOODLANDS PARKWAY , RIDGELAND , MS 39157

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600
scott@overby.net

Amanda Principe Overby, CCIM
COO | Broker Associate
601.366.8600
amanda@overby.net





PROPERTY DESCRIPTION

This timeless brick-and-glass, three-story office building offers a distinguished presence within Woodlands Office Park. Designed with both convenience and comfort in mind, the property features double entrances and a covered porte cochère for weather-friendly deliveries and guest arrivals. Tenants enjoy modern amenities including locker rooms with showers, a dedicated mailroom with vending, and convenient USPS and express carrier drop boxes. Scenic walking and jogging trails weave through the park, offering a natural retreat just steps from the office.

Locally owned and professionally managed, the building emphasizes quality, service, and value—making it a top choice for both national and local tenants.

Ideally situated on the east end of County Line Road in Ridgeland, just north of Jackson, the property is surrounded by restaurants, retail, financial services, and established neighborhoods. Despite the central location, Woodlands Office Park provides a calm, park-like setting.

With quick access to I-55, the Natchez Trace Parkway, Ross Barnett Reservoir, and Jackson-Evers International Airport, as well as multiple ingress and egress points, the property ensures effortless connectivity for clients and employees alike. Downtown Jackson is just minutes away, keeping business close without sacrificing serenity.

OFFERING SUMMARY

Building Size:	56,866 SF
Stories/Floors:	3
Year Built:	1988
Year Renovated:	2022
Available SF:	1,690 - 6,722 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Monthly Rent	\$2,816.67 to \$11,203.33
Parking Space:	214
Parking Ratio:	3.76
Zoning:	C-1 Low Intensity Commercial District
Traffic Count:	15,000ADT
Market:	Jackson, MS
Sub-market:	Ridgeland, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,210	42,000	108,922
Total Population	12,283	93,983	249,120
Average HH Income	\$53,435	\$82,107	\$76,261

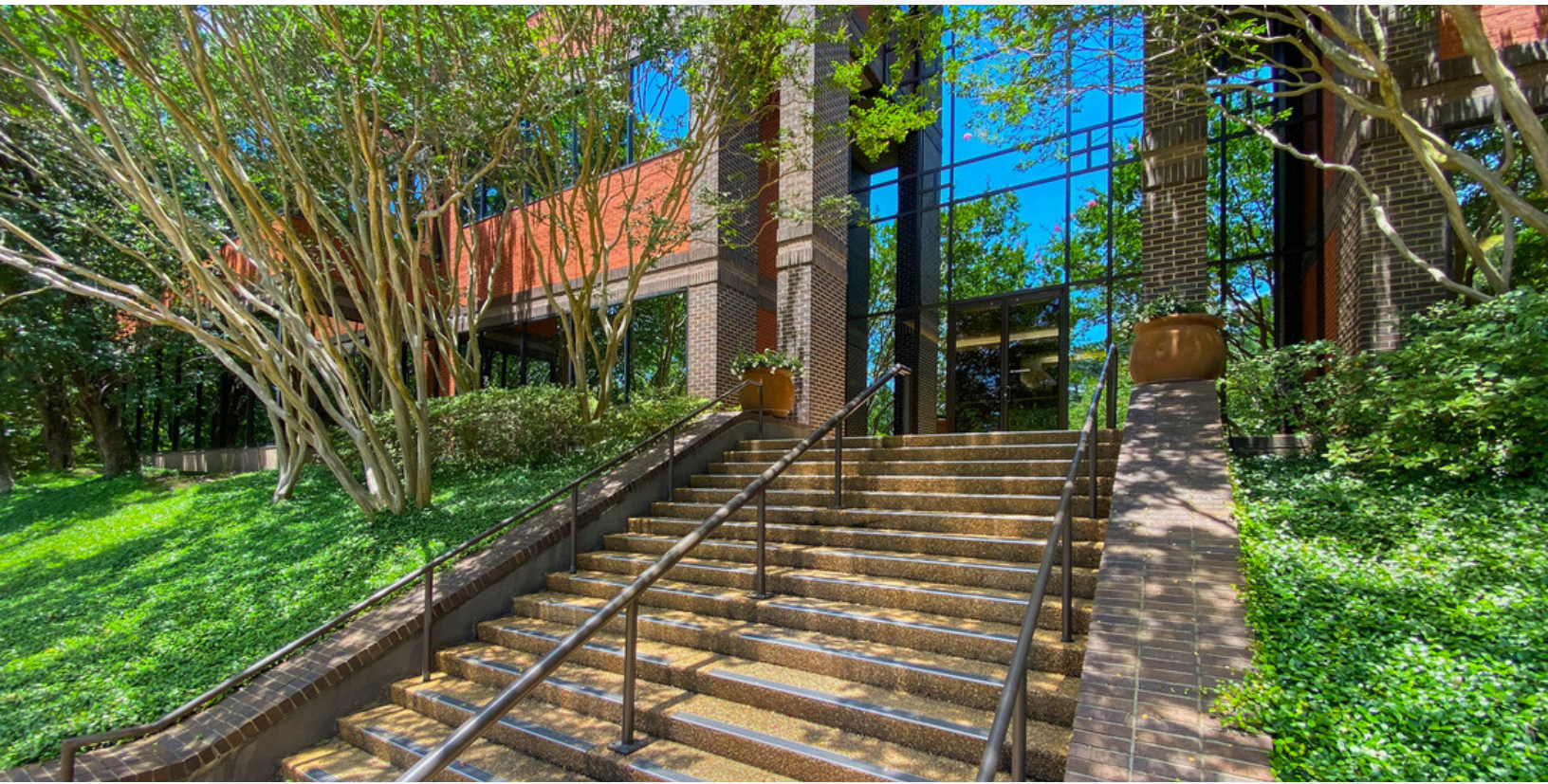
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ADDITIONAL PHOTOS



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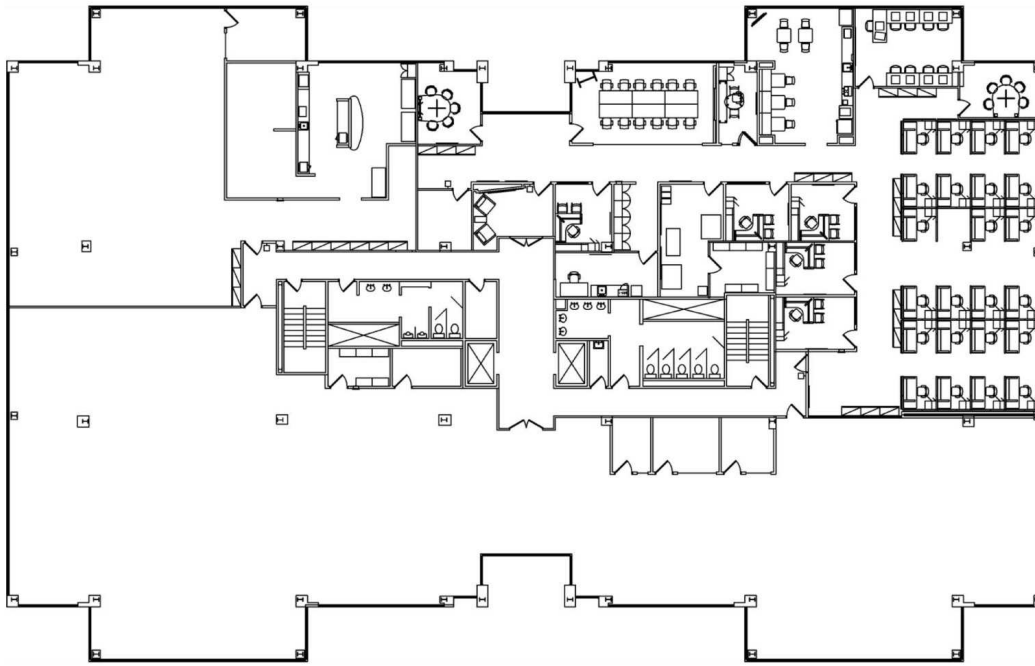


Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • overby.net

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	1,690 - 6,722 SF

Lease Term:	60 months
Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	1,690 SF	Full Service	\$20.00 SF/yr	1,690 square feet of full service executive office space. Total monthly rent: \$2,816.67
Suite 301	Available	6,722 SF	Full Service	\$20.00 SF/yr	6,722 square feet of full service executive office space. Total monthly rent: \$11,203.33

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WOODLANDS RETAILER MAP



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amanda@overby.net





AMANDA PRINCIPE OVERBY, CCIM

COO | Broker Associate

amanda@overby.net

Direct: **601.366.8600** | Cell: **601.624.4611**

MS #B19487

PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
MCAR
NAR
CCIM

Overby
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