



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



BRAND-NEW OFFICE BUILDING | OXFORD COMMONS

FOR LEASE // 410 ENTERPRISE DRIVE // OXFORD, MS 38655

OFFICE BUILDING

PRESENTED BY //

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Past, expected or projected performance do not guarantee future performance. Potential tenants bear the full risk and exposure of all business, events, and liability associated with such properties. The size and square footage of the Property have been provided by a 3rd party and should be independently verified. Unless a fully executed lease agreement has been executed, the Landlord and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to lease the Property and to terminate negotiations and discussions with any person or entity reviewing this Marketing Flyer or making an offer to lease the Property unless a lease agreement of Property has been executed and delivered.

In no event shall prospective tenant or its agent have any claims against the Landlord or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or lease of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

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DISCLAIMER // PAGE 2

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OFFERING SUMMARY

LEASE RATE:	\$700.00 per month (MG)
BUILDING SIZE:	8,894 SF
AVAILABLE SF:	182 - 188 SF
YEAR BUILT:	2024
ADDRESS:	410 Enterprise Drive Oxford, Mississippi 38655

PROPERTY OVERVIEW

Randall Commercial Group, LLC is proud to offer for lease this recently built (2024), Class A professional office building in The Park at Oxford Commons. The building is located at 410 Enterprise Drive and only has two individual office suites remaining. The office suites come with access to a main entrance lobby, two large conference rooms, a shared break room, and two restrooms. The Park at Oxford Commons provides ample parking and easy access to Highway 6 & 7. The Oxford Commons are a growing development in Oxford, MS with several new hotels, restaurants, retail centers, and residential subdivisions.

LOCATION OVERVIEW

The subject property is located in the Park at Oxford Commons, a professional office park development located within the Oxford Commons. The Park has approximately 88,000 sq. ft. of office space. Oxford Commons is a master plan development located just off Highway 7 and Sisk Ave. The subject property benefits from 3 access points – Sisk Ave., Highway 30, and Highway 6 – as well as its close proximity to University Ave., the Oxford Square, and a large portion of Oxford's residential neighborhoods. The Oxford Commons incorporates all facets of life including residential, retail, restaurants, education, hospitality, etc.

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EXECUTIVE SUMMARY // PAGE 3

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	24 months
TOTAL SPACE:	182 - 188 SF	LEASE RATE:	\$700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 3	Andercorp, LLC	1,877 SF	NNN	LEASED	SF includes an allocation for Common Area.
■ Suite 2	Ironwood Holdings, LLC	1,467 SF	NNN	LEASED	SF includes an allocation for Common Area.
■ Suite 4	Keith S. Collins Company, LLC	1,468 SF	NNN	LEASED	SF includes an allocation for Common Area.
■ Suite 1	Robert W. Baird & Co., Inc.	1,832 SF	NNN	LEASED	SF includes an allocation for Common Area.
■ Suite 101	Ferguson & Associates Architecture, P.A.	238 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 102	Gladden & Ingram, PLLC	250 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 103	Eureka Psychology, LLC	195 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 104	Available	182 SF	Modified Gross	\$700 per month	SF includes an allocation for Common Area.
■ Suite 105	The Citizens Bank of Philadelphia	186 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 106	Available	188 SF	Modified Gross	\$700 per month	SF includes an allocation for Common Area.
■ Suite 107	Section VII Capital, LLC	183 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 108	GMFS, LLC	194 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 109	GMFS, LLC	219 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 110	The Citizens Bank of Philadelphia	218 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.
■ Suite 111	The Citizens Bank of Philadelphia	196 SF	Modified Gross	LEASED	SF includes an allocation for Common Area.

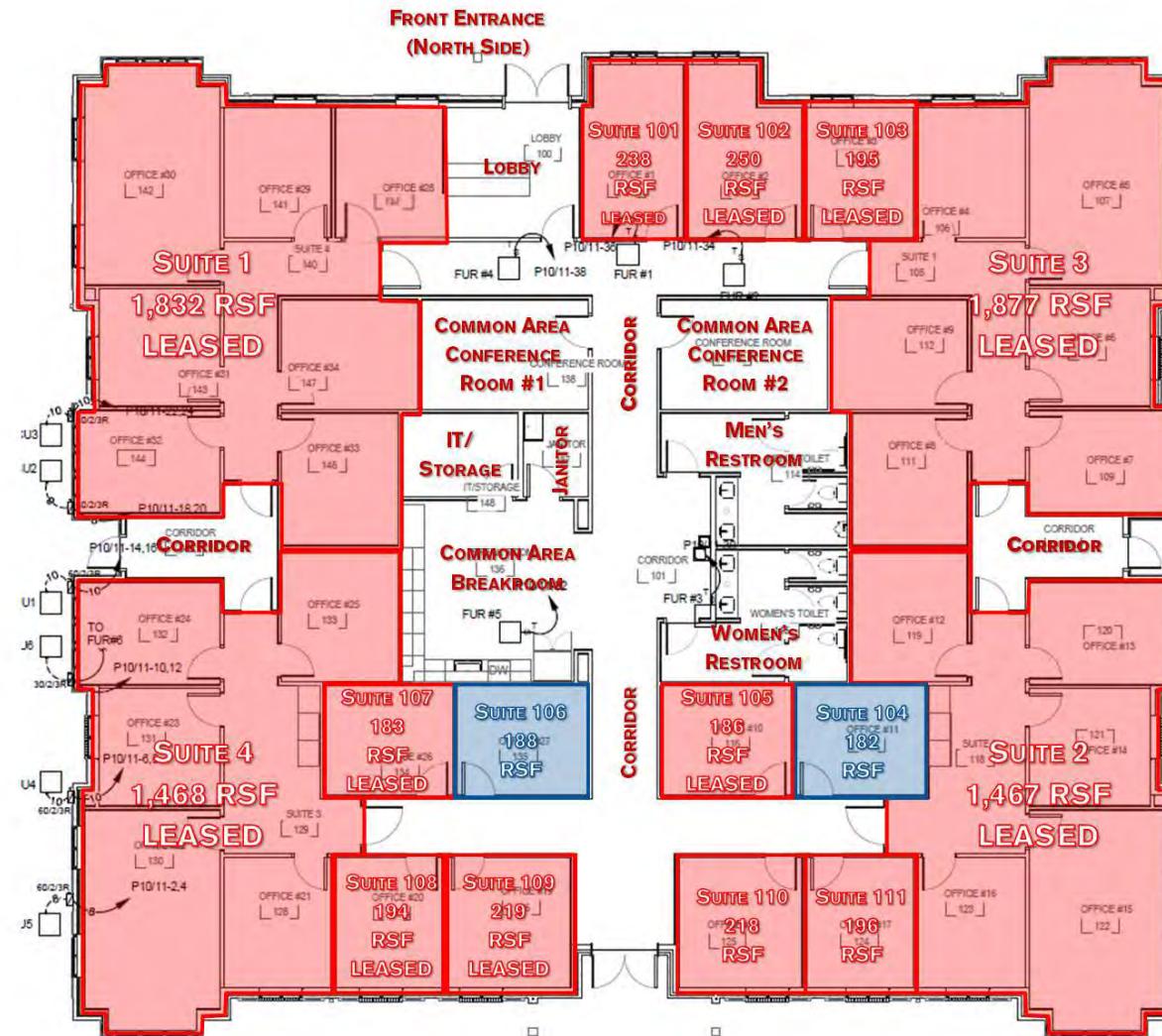
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LEASE SPACES // PAGE 4

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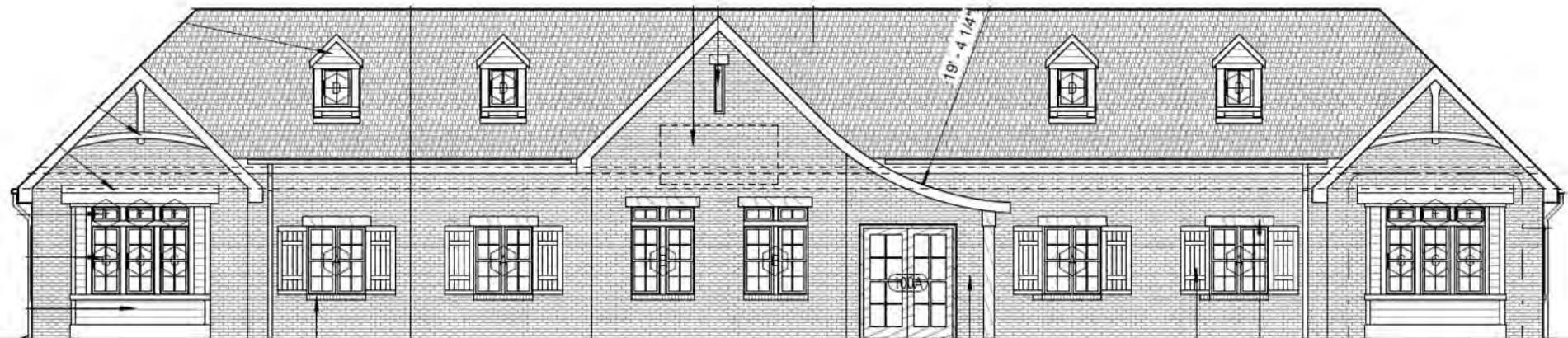
FLOOR PLANS // PAGE 5

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FRONT ELEVATION



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FRONT ELEVATION // PAGE 6

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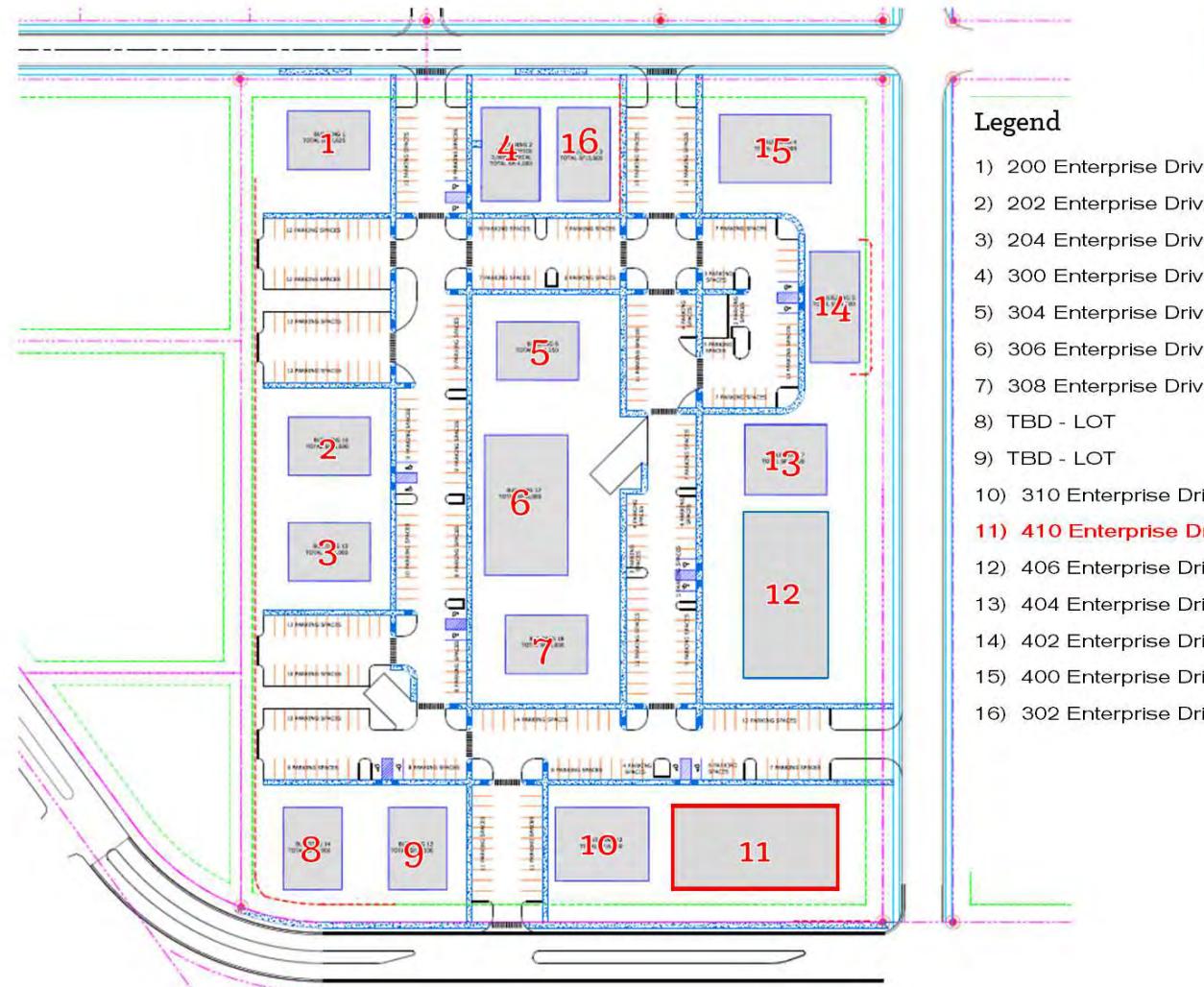


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ADDITIONAL PHOTOS // PAGE 7

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SITE PLANS // PAGE 8

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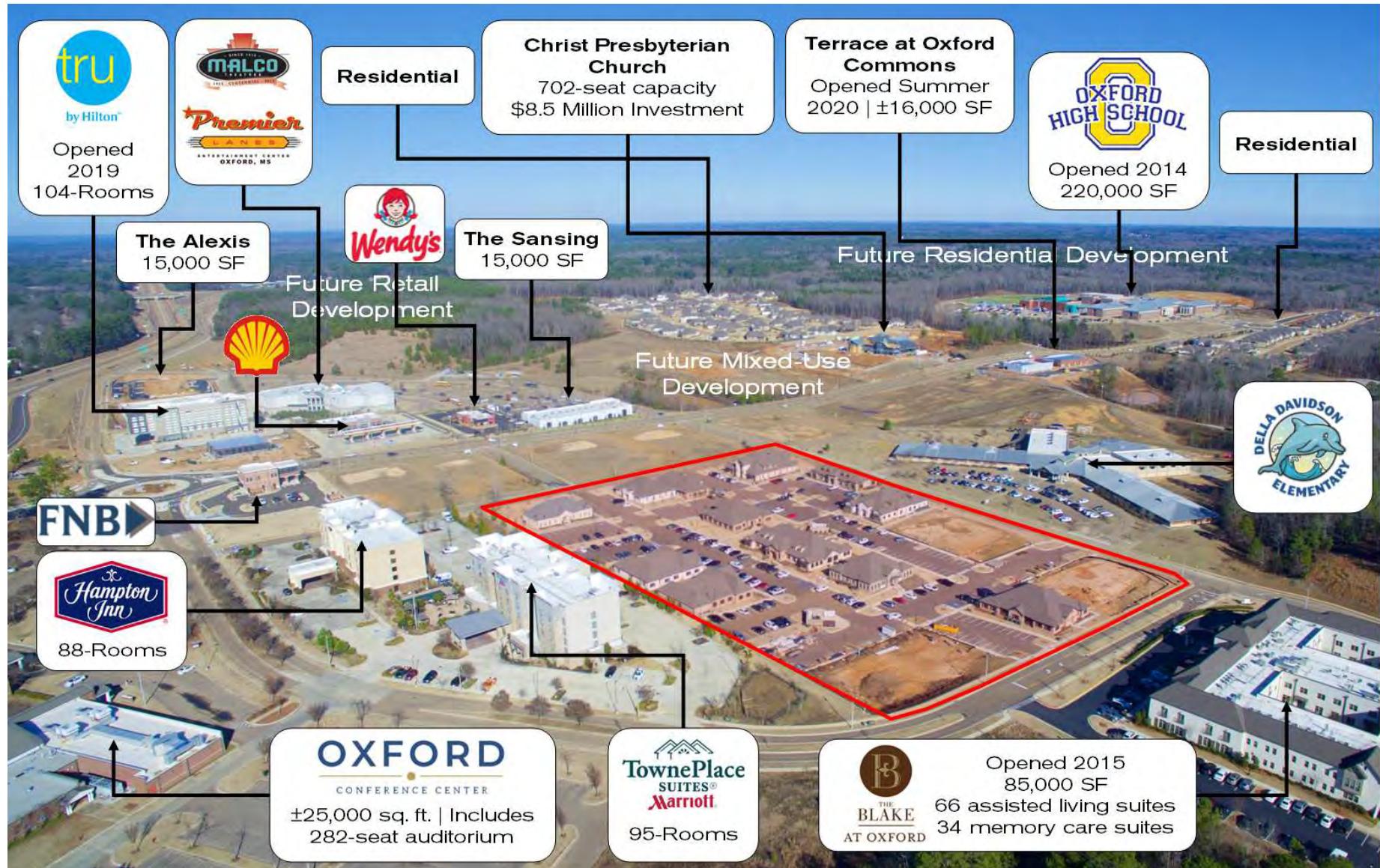


Oxford Commons

- ✓ **The Park at Oxford Commons** - an upscale office park with **±82,000 sq. ft.** of office space
- ✓ Oxford High School - **\$30 million, 220,000 sq. ft.** opened the spring semester of 2014
- ✓ Della Davidson Elementary School
- ✓ Has **3 access points** - Sisk Ave., Highway 30, and Highway 6
- ✓ Christ Presbyterian Church recently made an **\$8.5 million investment** into a **702-seat capacity** church
- ✓ Malco Theater and Premier Lanes Family Entertainment Center
- ✓ Oxford Conference Center - **±25,000 sq. ft.** with **282-seat auditorium**
- ✓ **3 hotels totaling 287-rooms** - Tru by Hilton (104-rooms), TownePlace Suites by Marriott (95-rooms), and Hampton Inn (88-rooms)
- ✓ 3 new retail strip centers totaling **±46,000 sq. ft.**
- ✓ The Blake at Oxford - **±85,000 sq. ft.** assisted living facility with **66-assisted living suites** and **34 memory care suites**
- ✓ **1,189 homes planned** for Oxford Commons
- ✓ The Village at Oxford Commons is a planned mixed-use commercial development



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OXFORD COMMONS POINTS OF INTEREST // PAGE 10

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Oxford, MS - Quick Facts

- ✓ Touted as the “Cultural Mecca of the South”
- ✓ Home of William Faulkner and The University of Mississippi (*Ole Miss*)
- ✓ Ranked **#8 out of 542** micropolitan areas for economic strength (source: Policom’s 2020 Economic Strengths Rankings)
- ✓ Oxford (city limits) has **grown 22% since 2010** (source: Esri)
- ✓ Featured in the Walton Family Foundation Fellows’ May 2018 *Micropolitan Success Stories for the Heartland*
- ✓ The Oxford Square won the inaugural 2019 Great Public Space in Mississippi award presented by the MS Chapter of the American Planning Association (source: Oxford Eagle)
- ✓ Oxford School District is one of the best school districts in the state, and its enrollment has **increased by 30% over the last 10-years**
- ✓ Ranked in Top 101 Safest Cities in the U.S. in 2017
- ✓ Blue Cross & Blue Shield of Mississippi Foundation Healthy Hometown
- ✓ City’s population has a median household income of \$227,400 compared to an average of \$105,700 statewide (source: MS Business Journal)
- ✓ Housing costs in Oxford average \$211,500, while the state average is \$123,200 (source: MS Business Journal)
- ✓ Oxford is a Certified Retirement City – on CNBC’s list of 10 Great College Towns for Retirees



Historic Oxford Square



Square Jam with Ole Miss Basketball Team



Double Decker Arts Festival

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OXFORD, MS - QUICK FACTS // PAGE 11

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The Lyceum at Ole Miss



Vaught-Hemingway Stadium

The University of Mississippi - Quick Facts

- ✓ Mississippi's Flagship University
- ✓ Founded in 1848
- ✓ Included in the elite group of R-1: Doctoral Universities - Highest Research Activity by the Carnegie Classification (source: olemiss.edu)
- ✓ With more than **24,000 students**, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions (source: olemiss.edu)
- ✓ All **three degree programs in Patterson School of Accountancy** are among the **top 10** in the **2018 annual national rankings** of accounting programs published by the Public Accounting Report
- ✓ Ole Miss' Online MBA Program ranks in **U.S. News & World Report top 25** (source: olemiss.edu)
- ✓ The University's Master of Business Administration program is ranked **37th among public universities by Bloomberg BusinessWeek** (source: olemiss.edu)
- ✓ Voted **#1 Best Beautiful College Campus** in 2016 by **USA Today**
- ✓ For **10 consecutive years**, Ole Miss has been named to the **"Great Colleges to Work For"** list compiled annually by The Chronicle of Higher Education (source: olemiss.edu)
- ✓ Host the first Presidential Debate of 2008, between Senator John McCain and then-Senator Barack Obama

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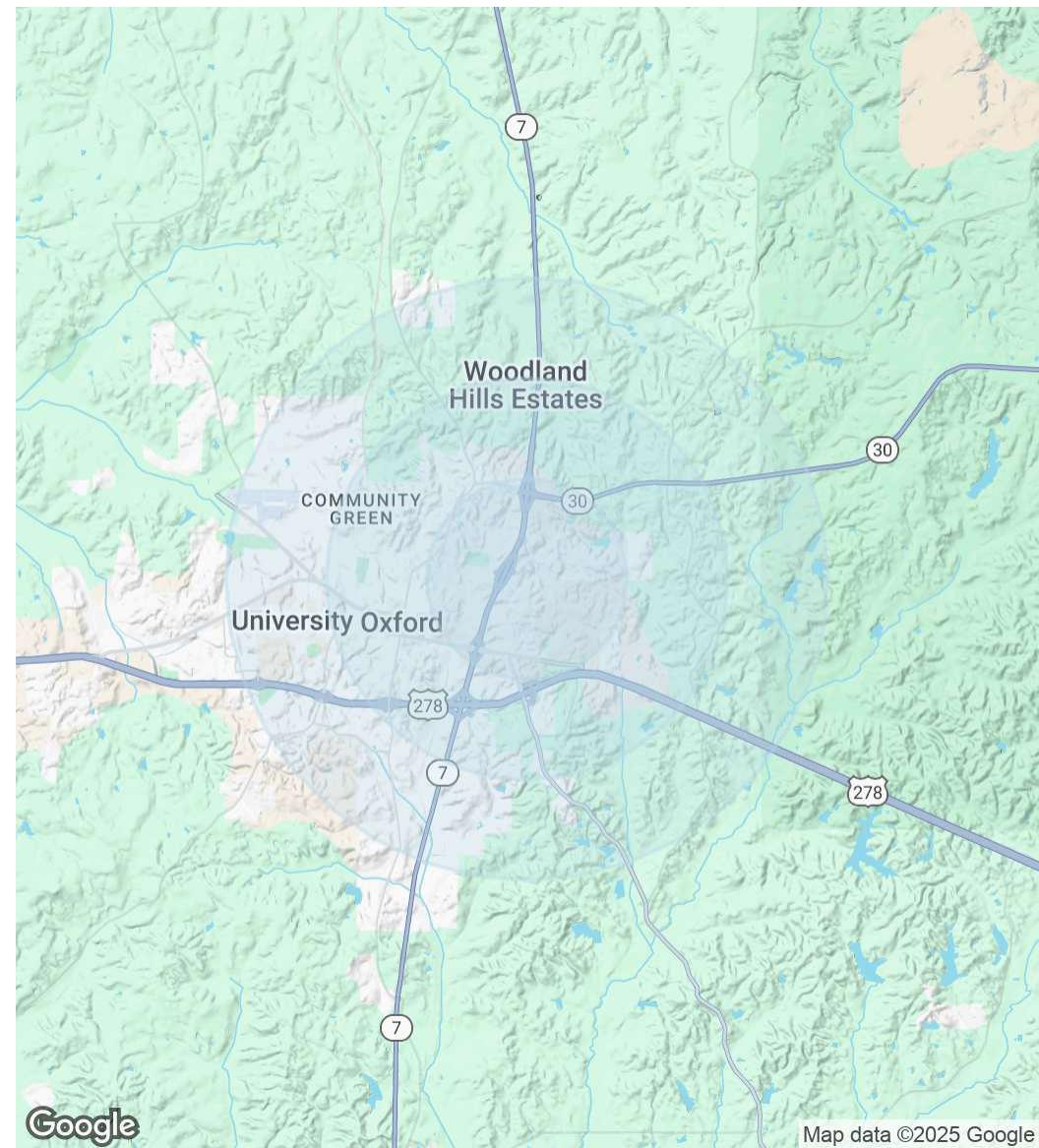
THE UNIVERSITY - QUICK FACTS // PAGE 12

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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,939	9,846	20,055
AVERAGE AGE	35.2	35.2	31.6
AVERAGE AGE (MALE)	32.1	32.5	30.7
AVERAGE AGE (FEMALE)	35.8	37.1	32.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,516	5,015	8,883
# OF PERSONS PER HH	1.9	2.0	2.3
AVERAGE HH INCOME	\$89,912	\$70,051	\$59,869
AVERAGE HOUSE VALUE	\$363,812	\$361,418	\$296,949

* Demographic data derived from 2020 ACS - US Census



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DEMOGRAPHICS MAP & REPORT // PAGE 13



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.