



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 //

BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

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CONFIDENTIALITY & DISCLAIMER

The information provided within this Marketing Flyer has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the subject property and the suites/spaces available for lease ("Property"). Any interested party must independently investigate the Property, particularly from a physical, financial, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the Property, as it is the responsibility of the interested tenant to conduct full due diligence with their advisors. The data contained within this Marketing Flyer is for informational purposes only and is not sufficient for evaluation of Property for potential lease.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property. Furthermore, no due diligence has been performed regarding the future for this location. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

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 tan 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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LEASE INFORMATION

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

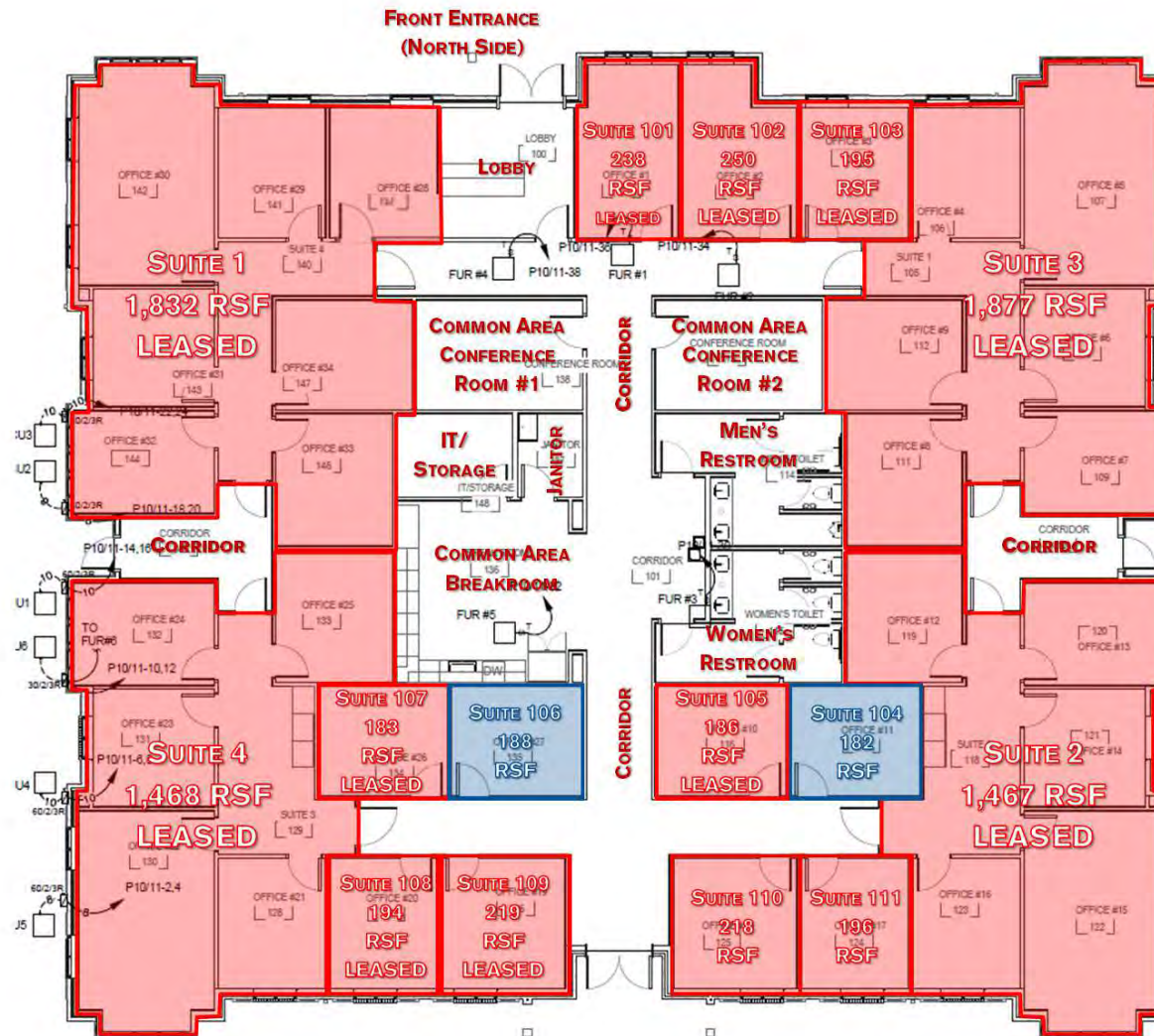
AVAILABLE SPACES

| 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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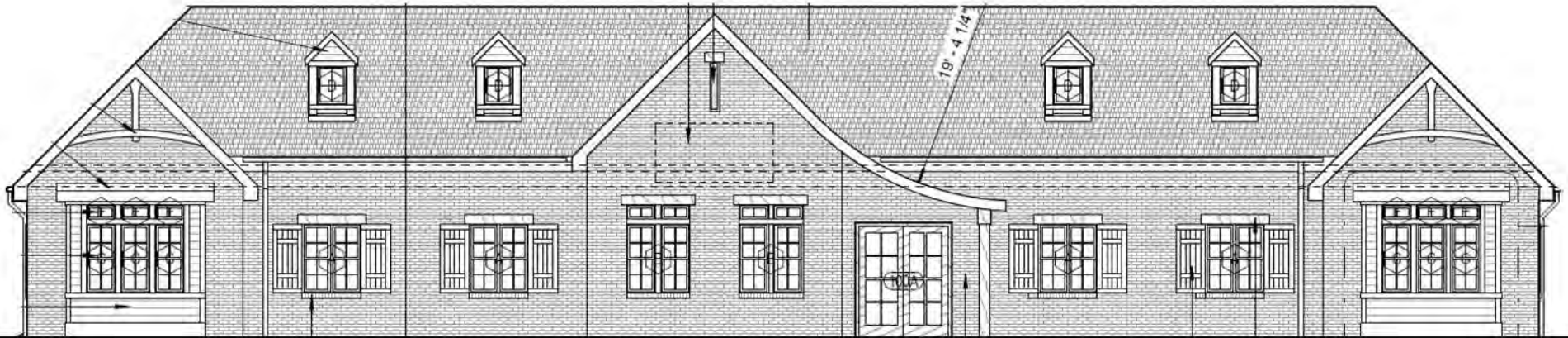
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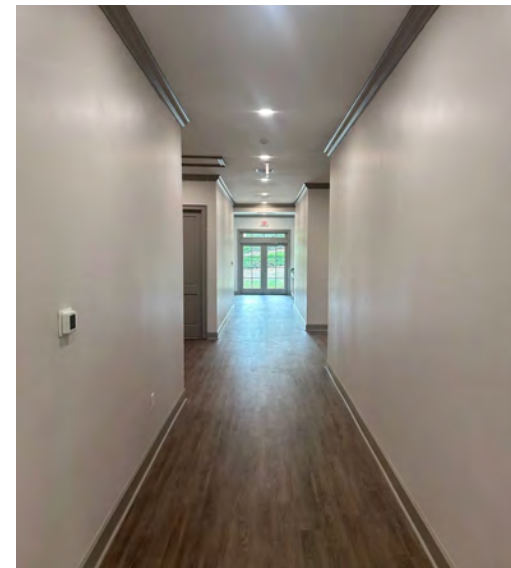
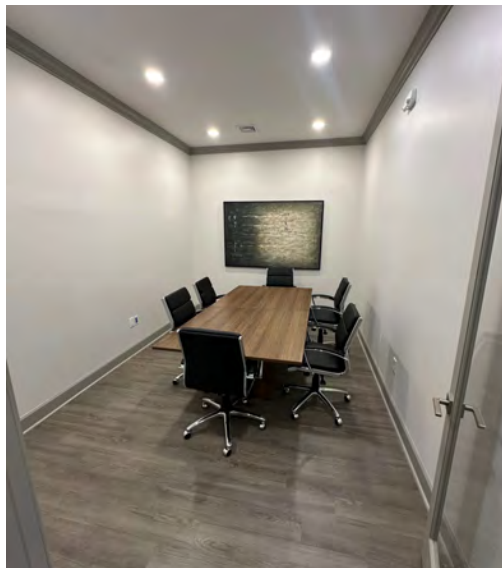
FRONT ELEVATION



BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

FRONT ELEVATION // PAGE 6

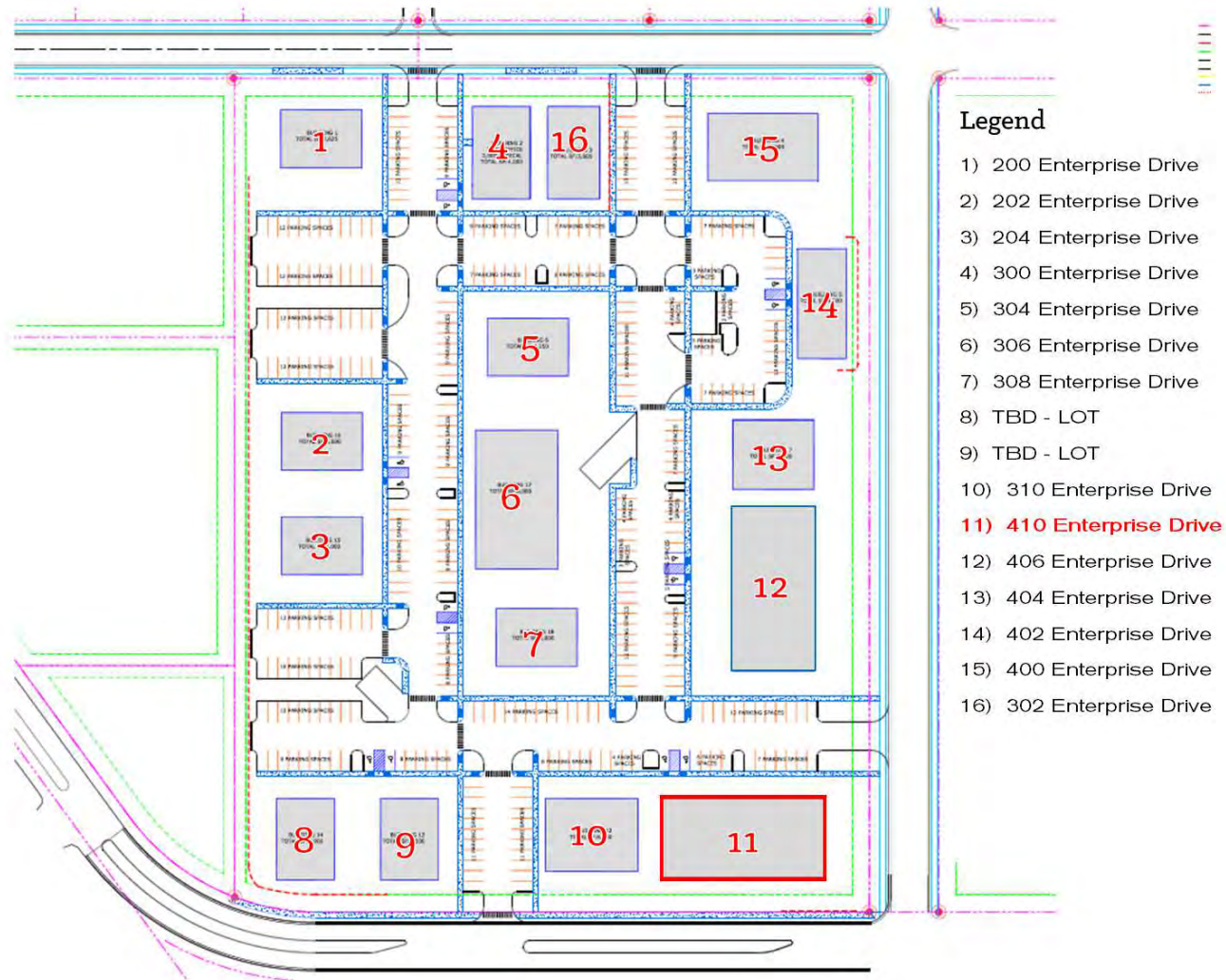
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BRIAN PHILLIPS, CCIM
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BPHILLIPS@RANDALLCG.COM

ADDITIONAL PHOTOS // PAGE 7

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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

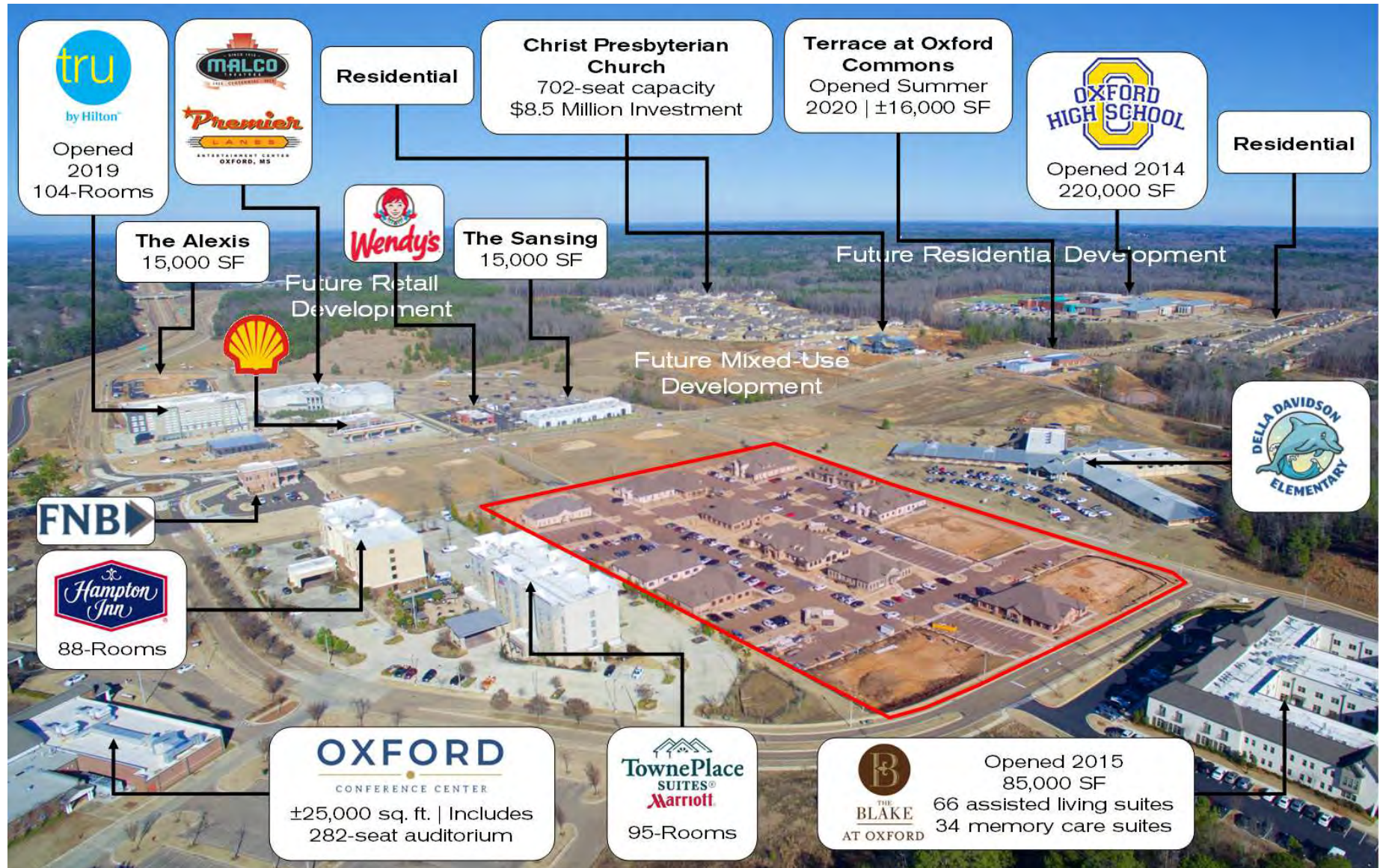


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Oxford, MS - Quick Facts

- ✓ 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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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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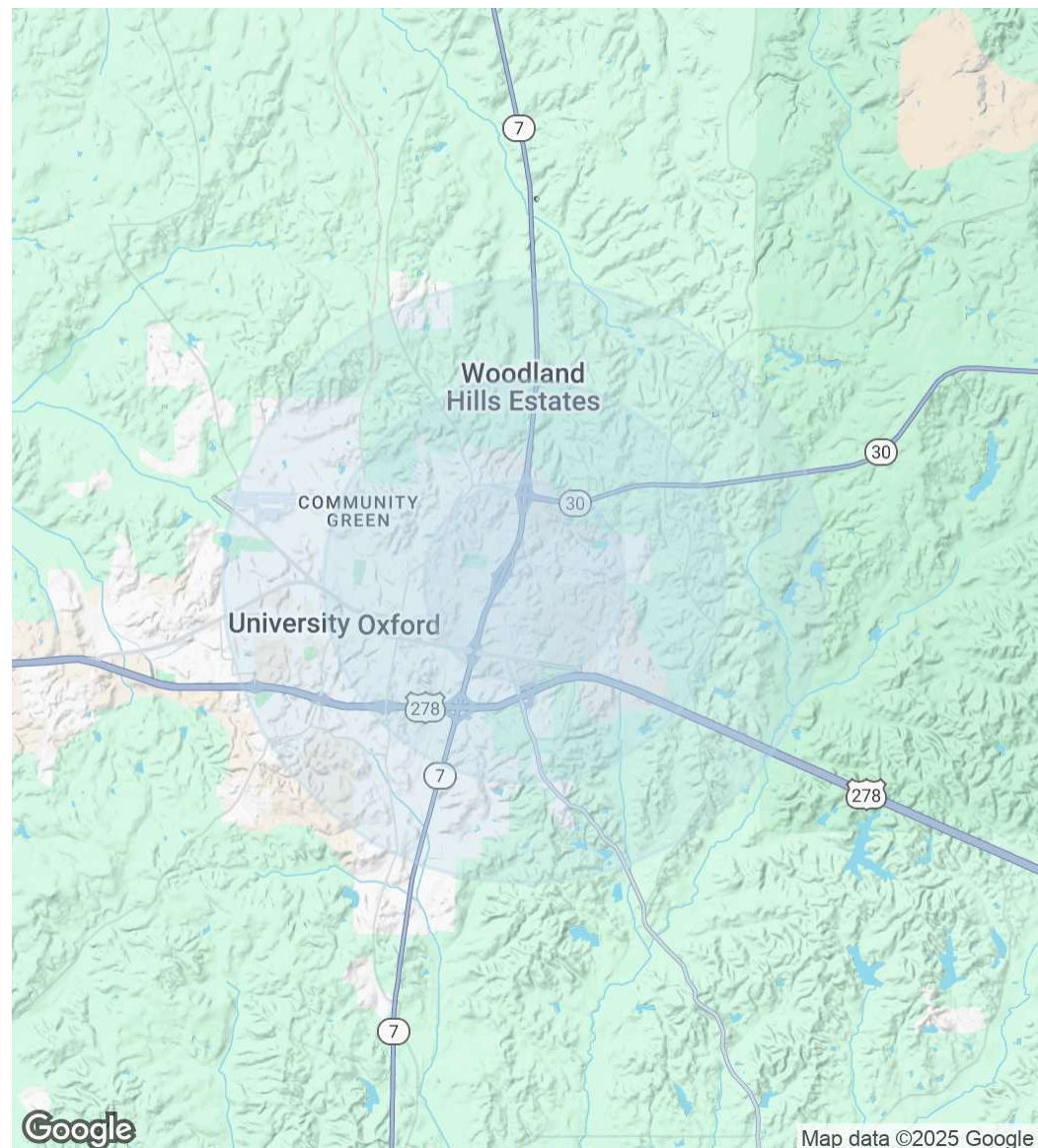
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 2,939 | 9,846 | 20,055 |
| AVERAGE AGE | 35.2 | 35.2 | 31.6 |
| AVERAGE AGE (MALE) | 32.1 | 32.5 | 30.7 |
| AVERAGE AGE (FEMALE) | 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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PRINCIPAL BROKER

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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.