

FOR LEASE

PINPOINT



# CITY CENTRE

200 SOUTH LAMAR STREET, JACKSON, MS 39201

*For More Information*

**SAM COX**

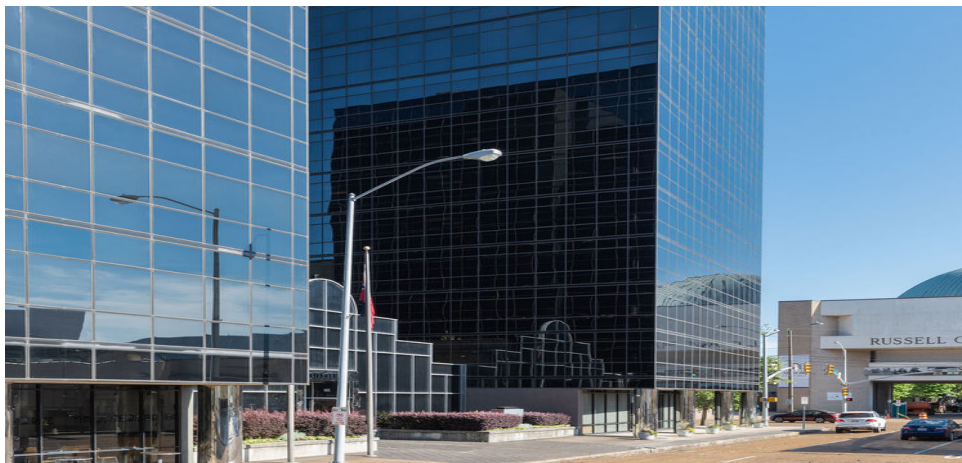
601.586.3220

[sam@pinpointcres.com](mailto:sam@pinpointcres.com)

190 EAST CAPITOL STREET | JACKSON, MISSISSIPPI 39201 | 601.383.3733 | [PINPOINTCRES.COM](http://PINPOINTCRES.COM)

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## OFFERING SUMMARY

Lease Rate: \$17.00 SF/yr (Full Service; MG)

Building Size: 266,000 SF

Available SF: 437 - 11,369 SF

Year Built: 1987

## PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present City Centre Office Complex. Located at 200 South Lamar Street in Downtown Jackson, the two tower complex consists of 266,000 SF connected by an elegant lobby. Steves Downtown Deli & Bakery is located on the first floor offering a conveniently place for Tenants to eat or enjoy a cup of coffee. City Centre has on-site management, engineering, janitorial staff and security staff providing tenants with first-class service. The North tower offers a full service valet parking garage allowing those special clients to be catered to in a professional manner. Additionally, a self parking garage consisting of 513 spaces is connected with a covered walkway that allows your employees to access both buildings with ease.

## PROPERTY HIGHLIGHTS

- 266,000 SF two tower complex located within the central business district
- Valet Parking Garage along with 513 space self serve structure garage connected by covered walkway
- Right across the street from Convention Center
- Steve's Downtown Deli & Bakery located within the building
- On site management, janitorial & engineering staff
- 24/7 Security with 24/7 Access via keycard

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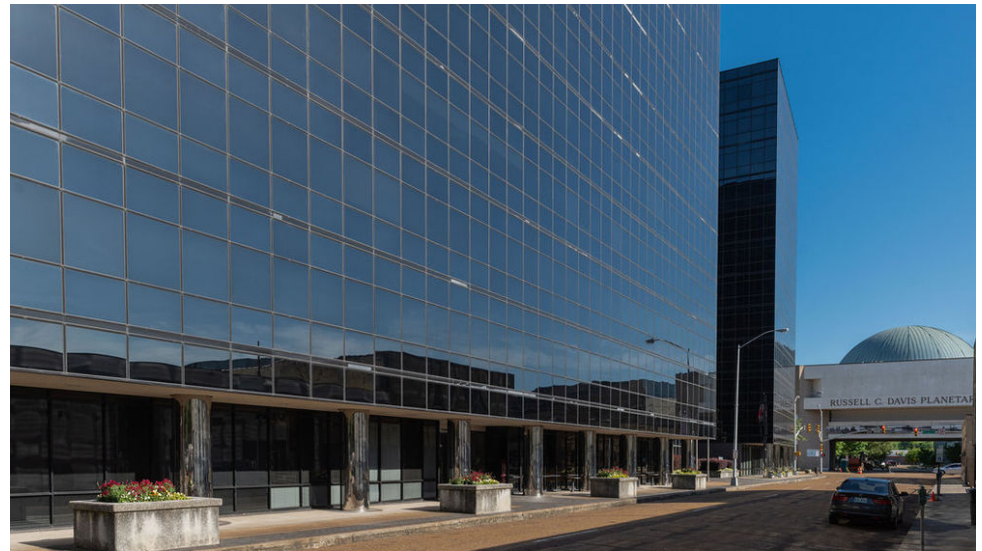


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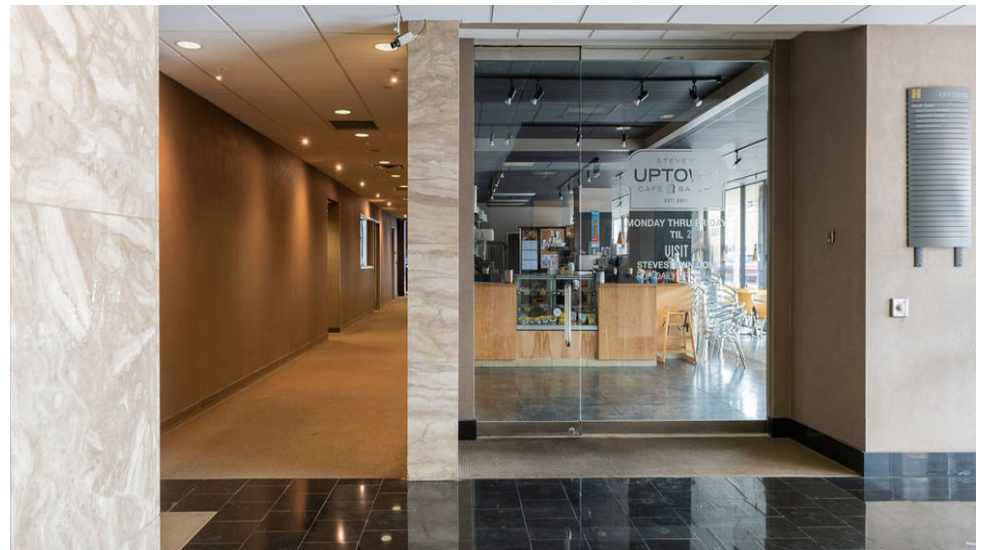


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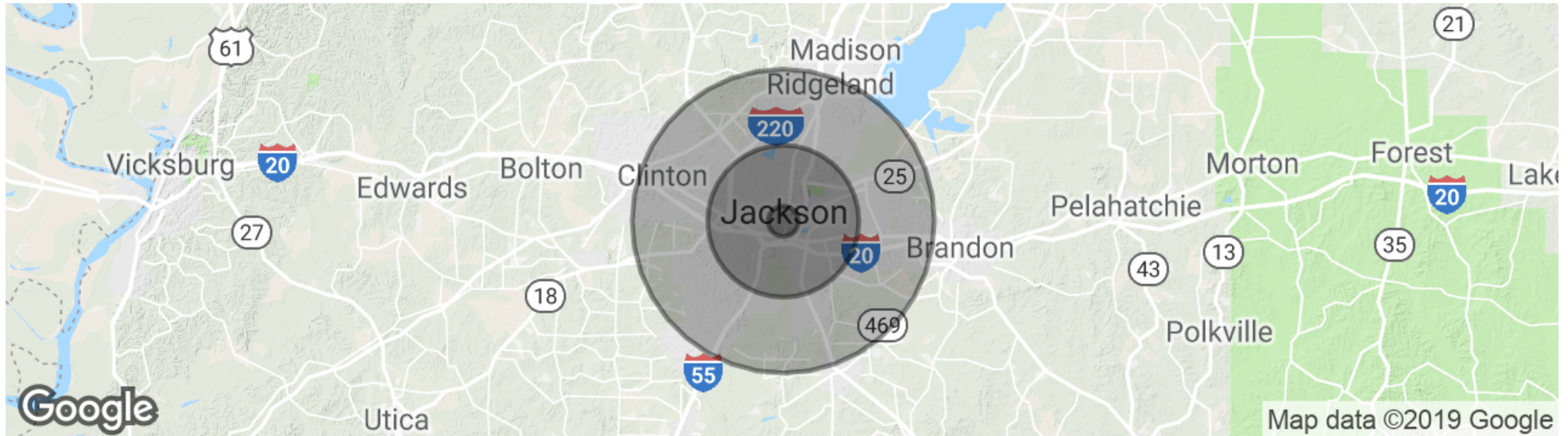
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,107	128,055	307,264
Median age	33.3	31.4	32.9
Median age (Male)	33.6	29.8	31.2
Median age (Female)	32.6	32.7	34.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,220	45,398	112,903
# of persons per HH	2.5	2.8	2.7
Average HH income	\$29,827	\$44,963	\$55,486
Average house value	\$50,936	\$146,146	\$152,186

\* Demographic data derived from 2010 US Census

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## SAM COX

President

sam@pinpointcres.com

**Direct:** 601.586.3220

### PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

### EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

### MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Certified Commercial Investment Member (CCIM)

Urban Land Institute (ULI)

### SAM COX

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