

For Lease

# 601 Crescent Blvd



## PROPERTY DESCRIPTION

601 Crescent Blvd, Suite 300, offers an exceptional opportunity for professional service office users seeking a premier location in the heart of Ridgeland's Highland Colony Parkway corridor. This 3,307 SF Class A office space can be expanded up to approximately 4,200 SF, making it ideal for businesses looking for flexibility in their workspace.

Previously occupied by Guaranty Bank, the suite features a modern, professional layout that can accommodate financial services, law firms, consulting groups, medical office users, and other corporate professionals. The building boasts high visibility, easy accessibility, and proximity to some of the area's top dining, retail, and business establishments.

## PROPERTY HIGHLIGHTS

- Available: 3,307 SF (Expandable up to 4,200 SF)
- Lease Rate: \$34/SF
- Prime Location - Highland Colony Parkway
- High Visibility & Accessibility
- Close to Major Roadways, Businesses, & Amenities
- Previously Occupied by Guaranty Bank - Ideal for Financial Institutions/Office Users

## OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (MG)
Available SF:	3,307 SF
Lot Size:	1.34 Acres
Building Size:	13,652 SF

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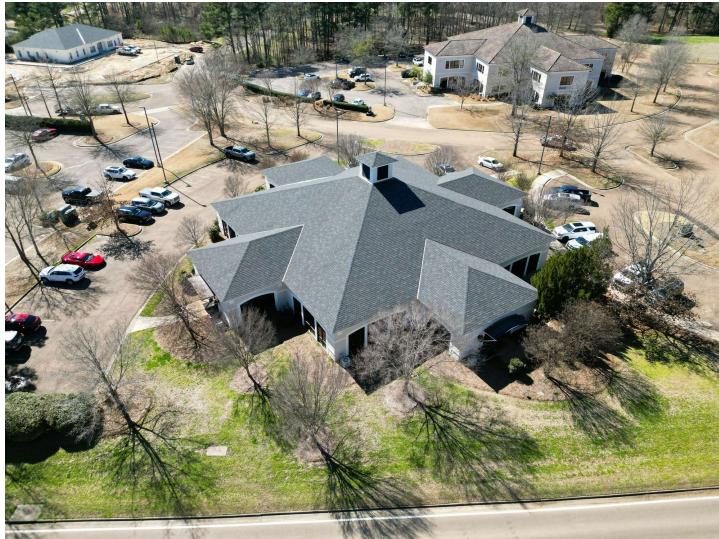
## LOCATION DESCRIPTION

601 Crescent Blvd, Suite 300, is ideally situated in Ridgeland's prestigious Highland Colony Parkway, one of the city's prime business districts. Located less than 0.5 miles from Interstate 55, this premier office space offers unmatched accessibility and convenience for professionals and clients alike.

The property is also just moments away from some of the area's finest dining and upscale shopping destinations, including Renaissance at Colony Park and The Township at Colony Park, making it an exceptional location for businesses seeking a prestigious address. Surrounded by corporate offices, financial institutions, and professional services, this Class A office space provides the perfect blend of high visibility, convenience, and a thriving business environment.

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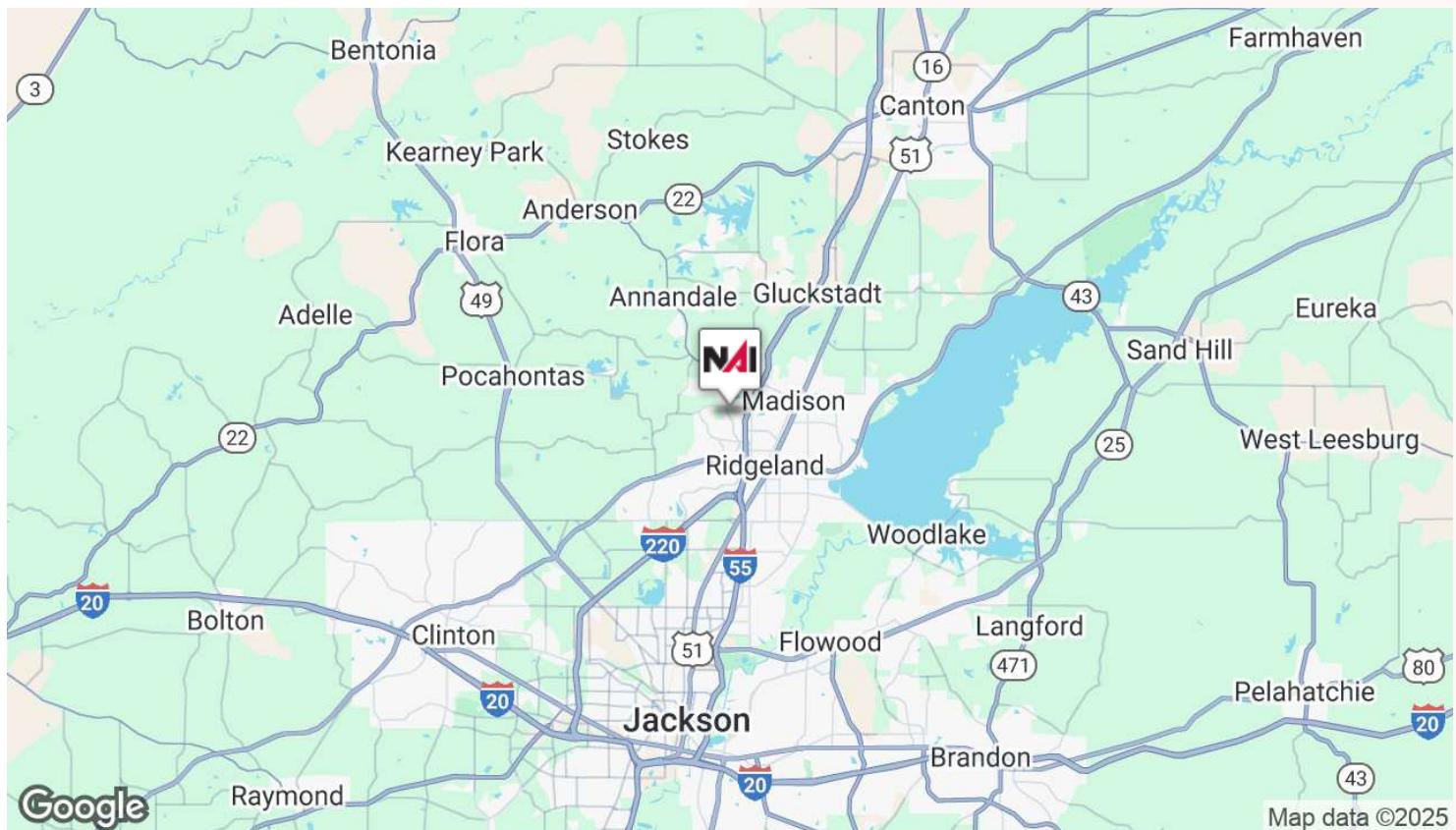
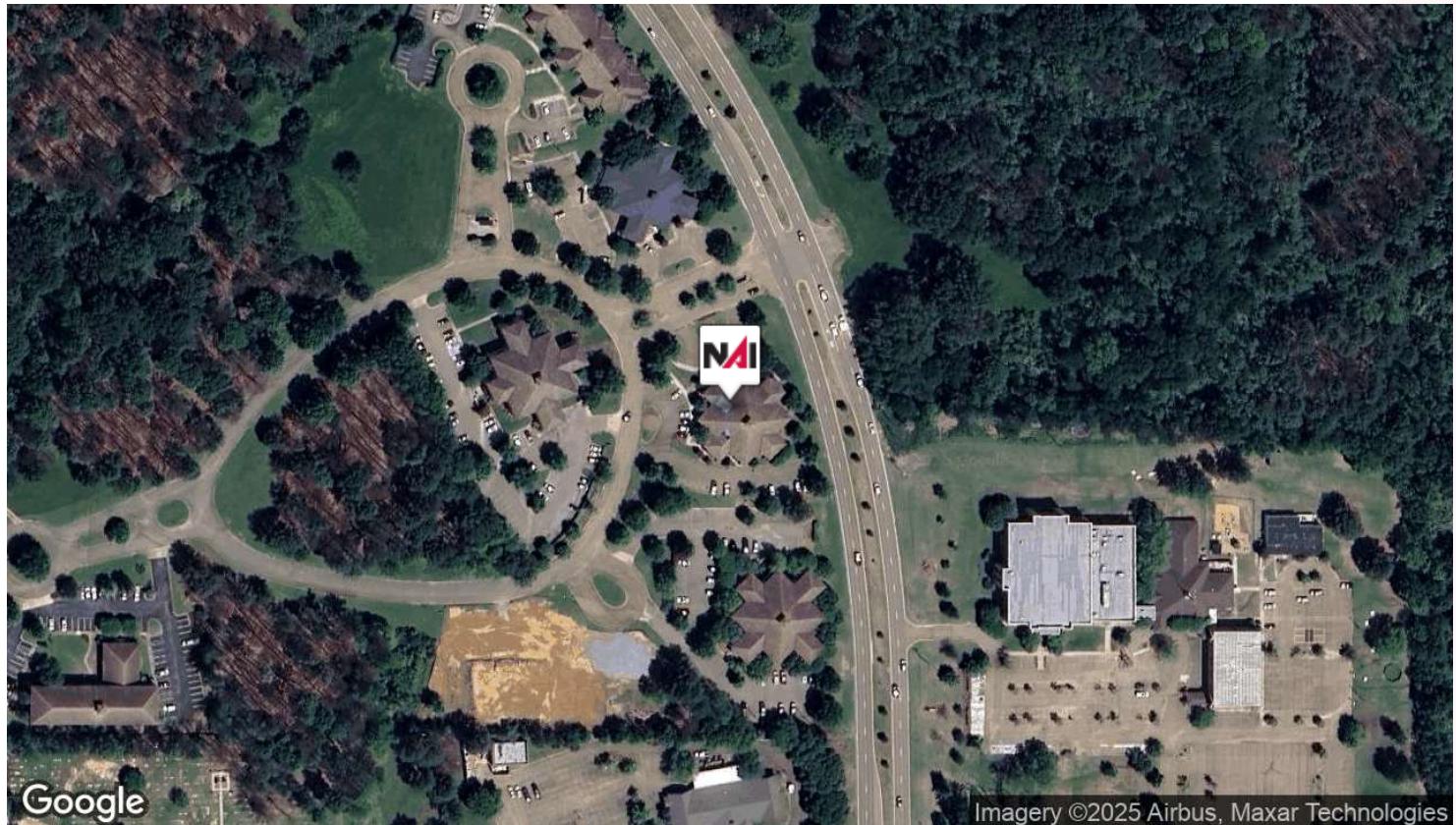
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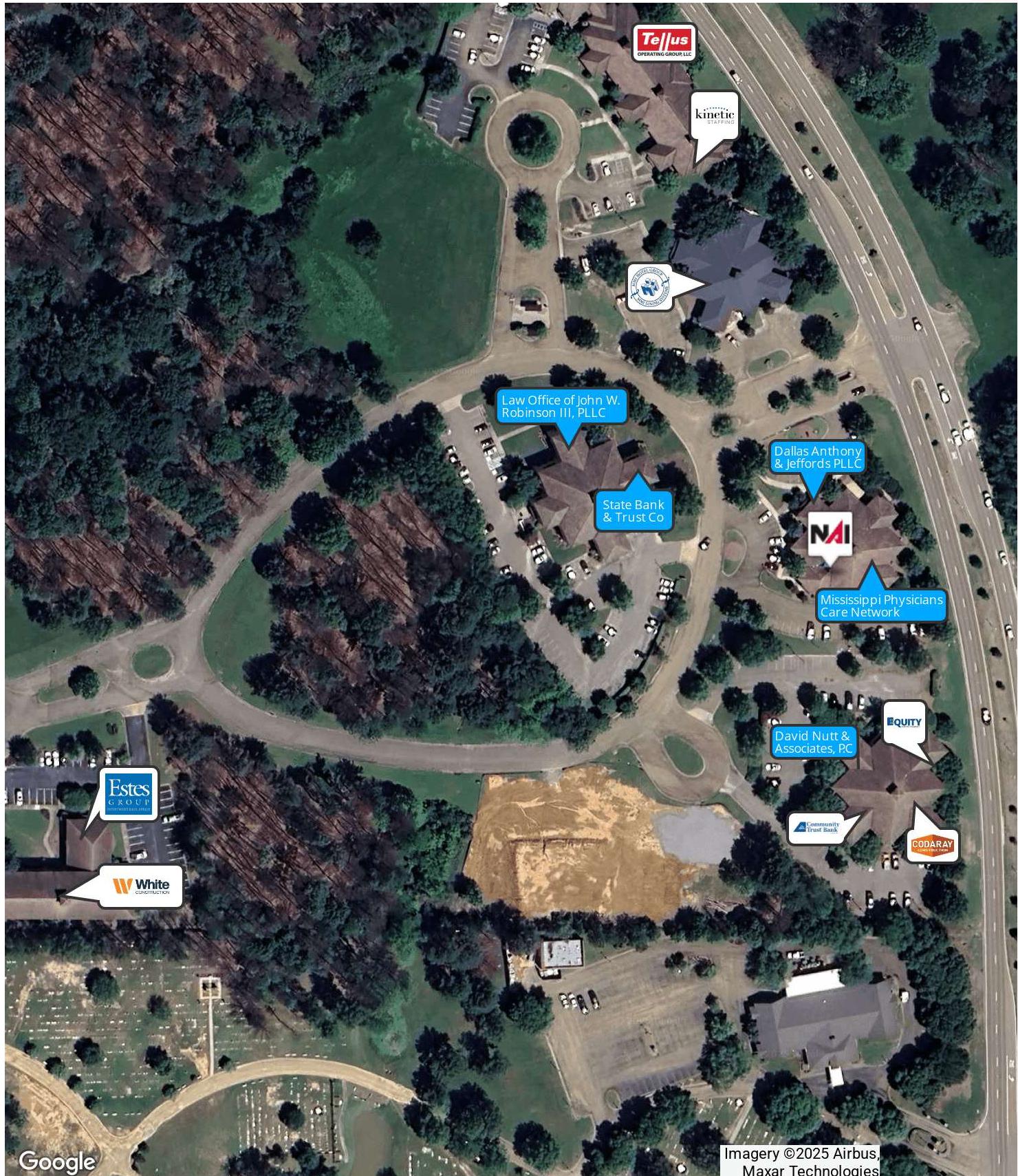
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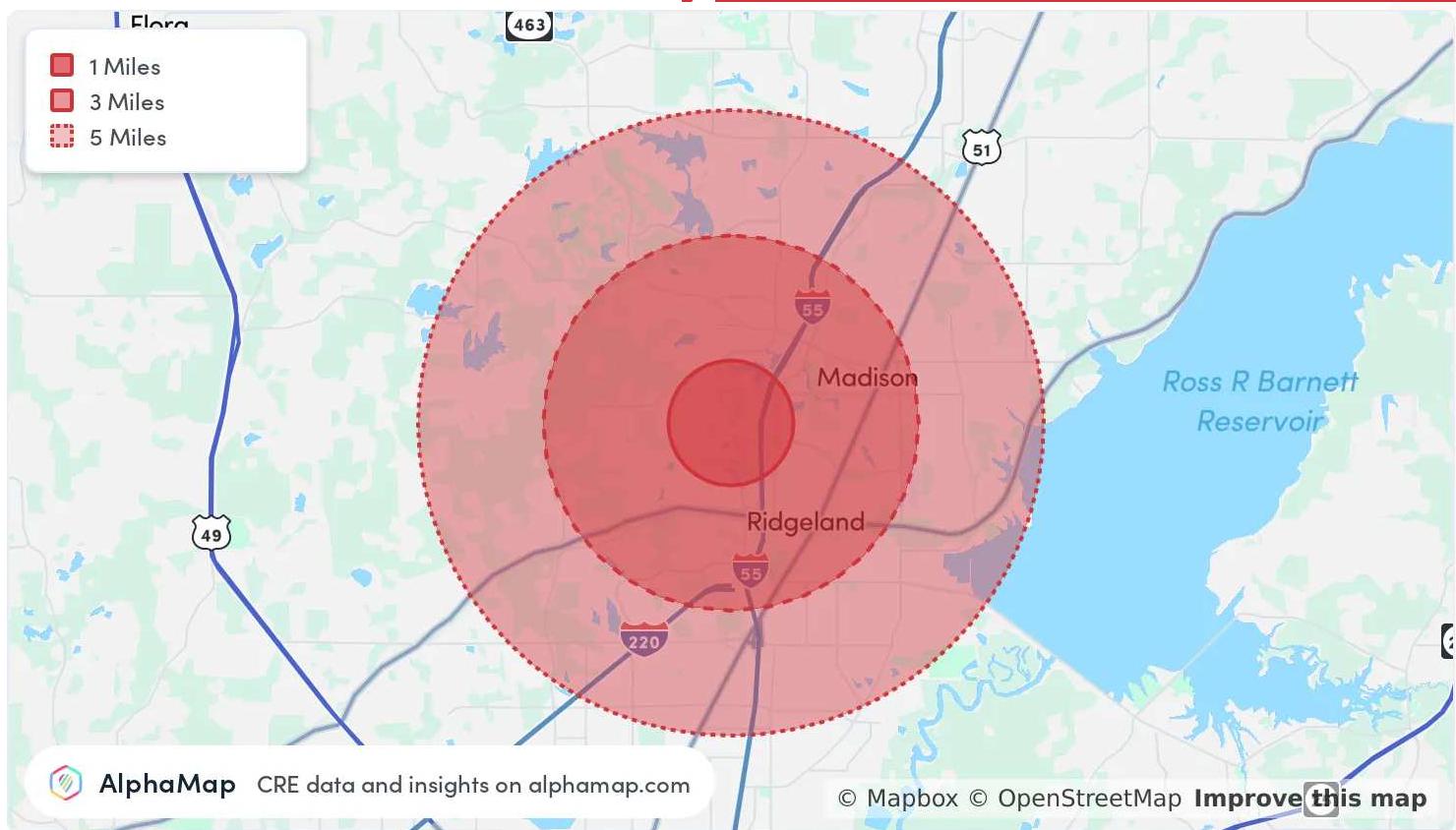
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,721	21,418	70,414
Average Age	49	44	41
Average Age (Male)	46	42	40
Average Age (Female)	50	46	43

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	658	8,182	28,883
Persons per HH	2.6	2.6	2.4
Average HH Income	\$176,135	\$141,477	\$117,793
Average House Value	\$529,788	\$409,178	\$342,820
Per Capita Income	\$67,744	\$54,414	\$49,080

Map and demographics data derived from AlphaMap