

# REGIONS PLAZA



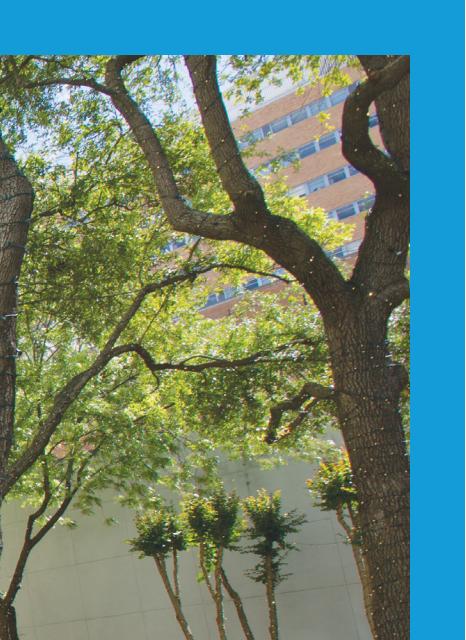
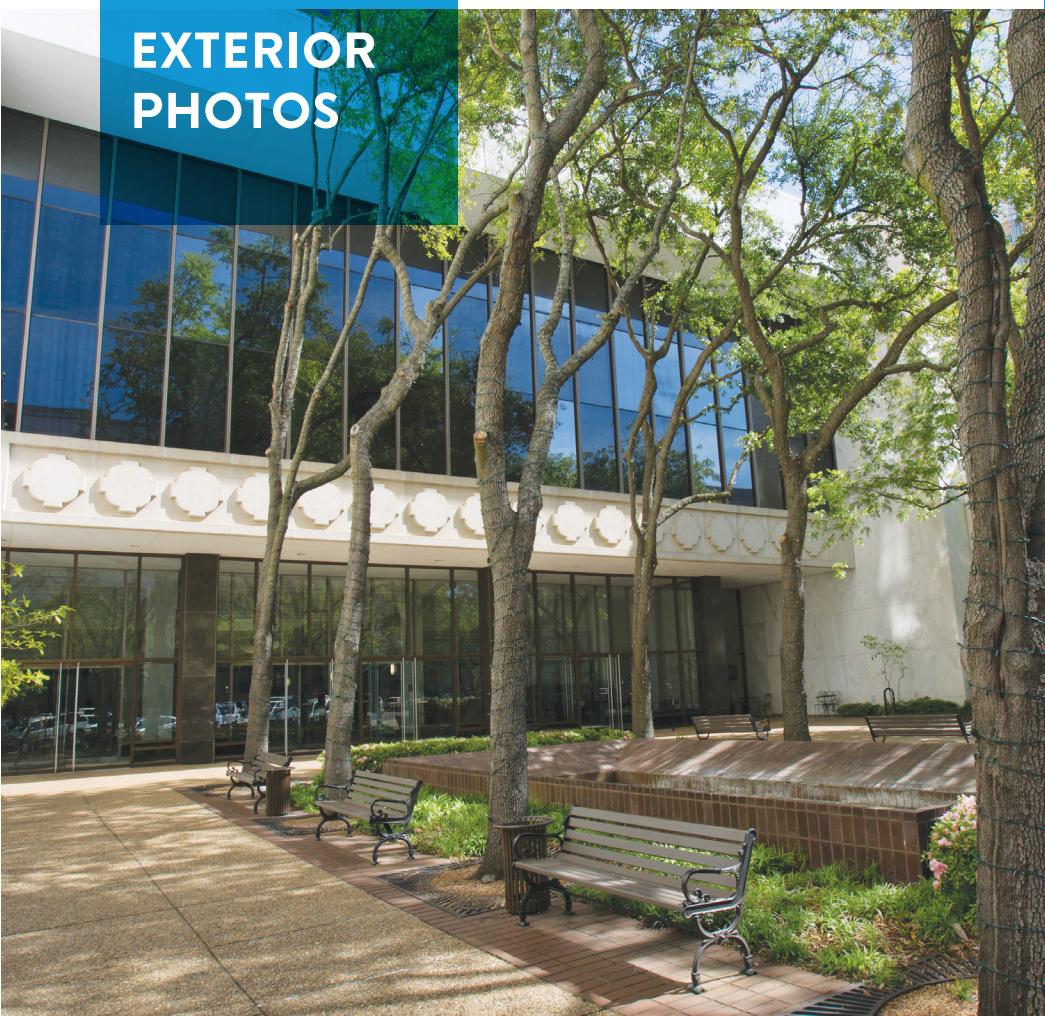
Prime Class-A Office Building in  
the Heart of Downtown Jackson

210 East Capitol Street  
Jackson MS 39201



**PINPOINT**

## EXTERIOR PHOTOS



Regions Plaza offers office, retail and restaurant space in the heart of Jackson Central Business District.

The property is a 22-story Class-A office building with an enclosed nine-level parking garage. A great anchor for Jackson's skyline, Regions Plaza is the tallest building in downtown Jackson. Sporting the best features of both glass and stone construction, the concrete grid embraces each side of the inner glass tower like a modern skyscraper emerging from the cocoon of historic architecture. Distinctive signage and floodlights at the setbacks help demonstrate this structure's height.

22-Story Class-A Office Building:  
345,000 SF

Centrally located in Jackson's CBD with excellent walkability

Ground-level retail + restaurant-ready space

Flexible suite layouts-from single offices to full floors

On-site management, engineering, janitorial teams

Covered nine-level parking garage (632 spaces) - a major premium in downtown Jackson

24/7 access and enhanced security protocols

Under new ownership; extensive capital improvements planned

## PARKING: A DOWNTOWN MUST

- Nine-level climate-controlled garage with 632 spaces
- Rare onsite parking availability in Downtown Jackson

## CAPITAL IMPROVEMENT PLAN

Ownership is in the process of exploring upgrades to elevate tenant experience and building appeal including:

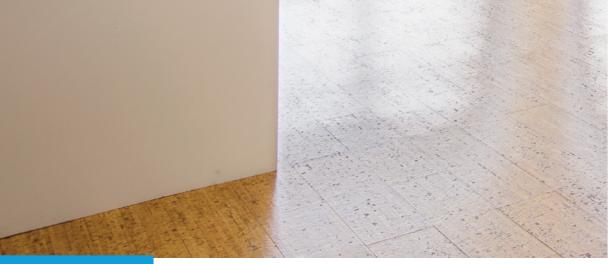
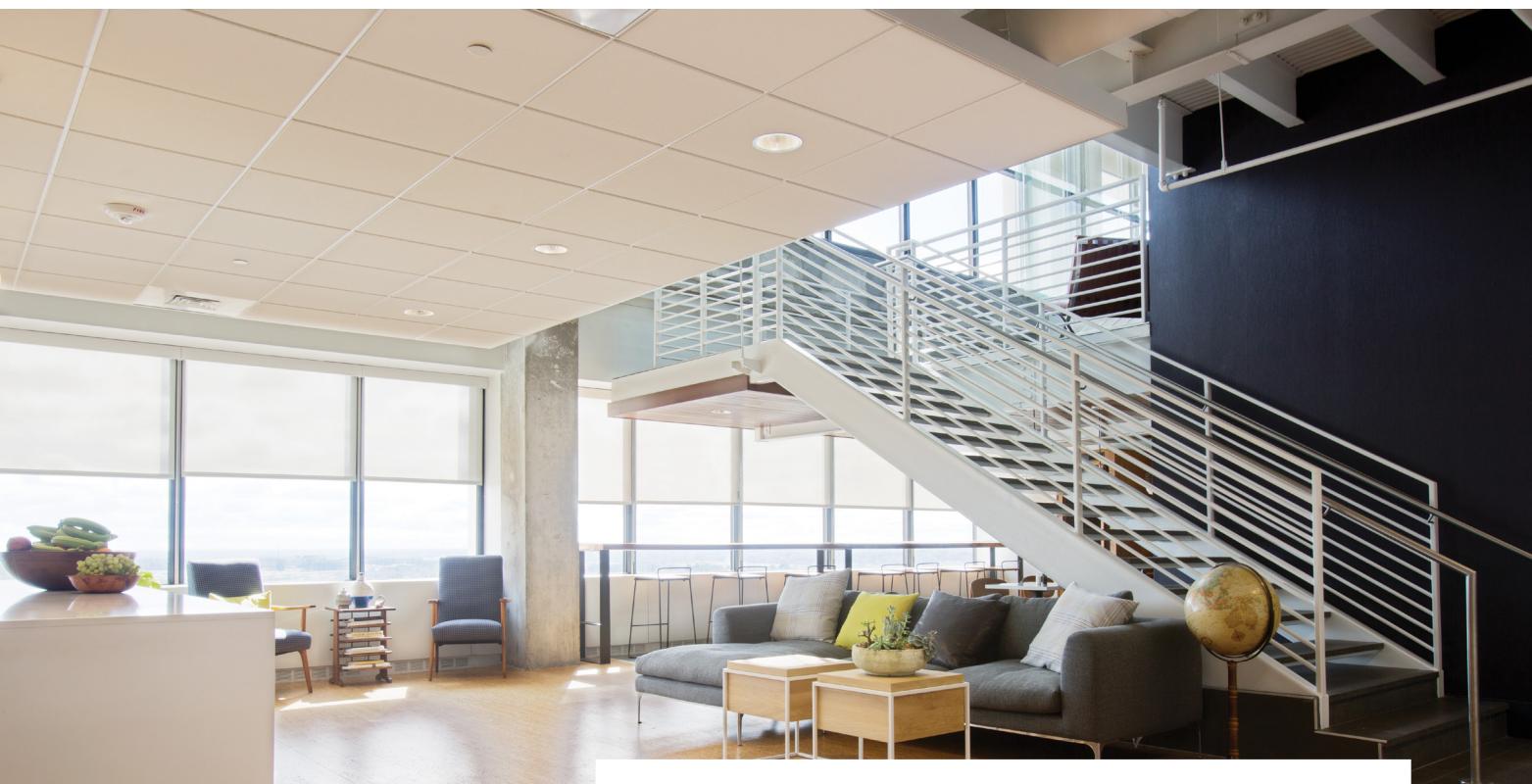
- Lobby and common area renovations
- Restroom and elevator upgrades
- New carpeting on select floors
- Modernized signage and branding
- Window cleaning and potential tinting
- Installation of valet service and improved garage amenities
- Updated interior landscaping
- Select suites may be white-boxed for immediate occupancy

## SUSTAINABILITY & CONNECTIVITY

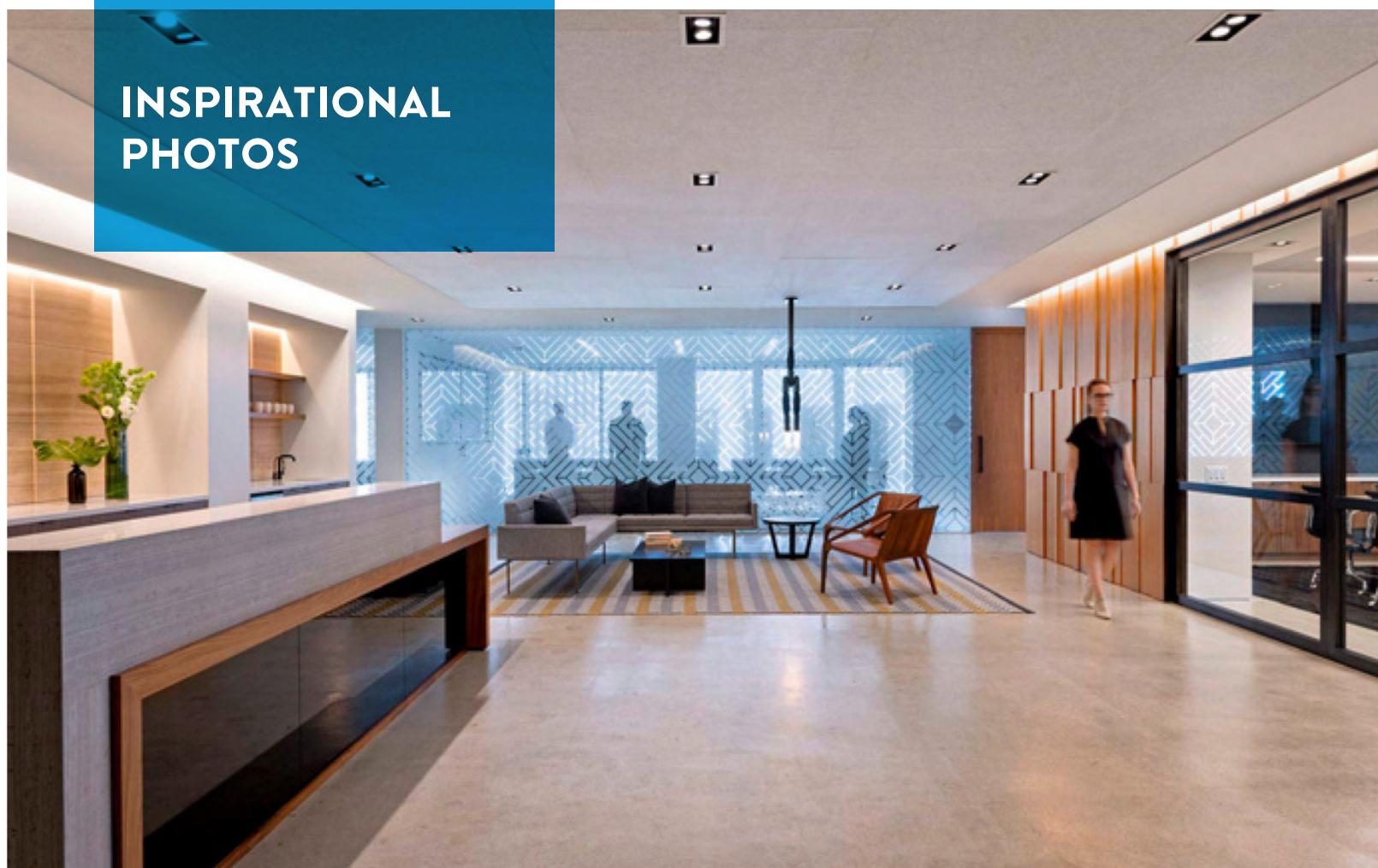
- LED lighting, HVAC, and recycling initiatives planned
- EV charging nearby and on-site bike racks



## INTERIOR PHOTOS



## INSPIRATIONAL PHOTOS



**REGIONS PLAZA is centrally located in the heart of Downtown Jackson within walking distance of hotels, restaurant, & retailers.**



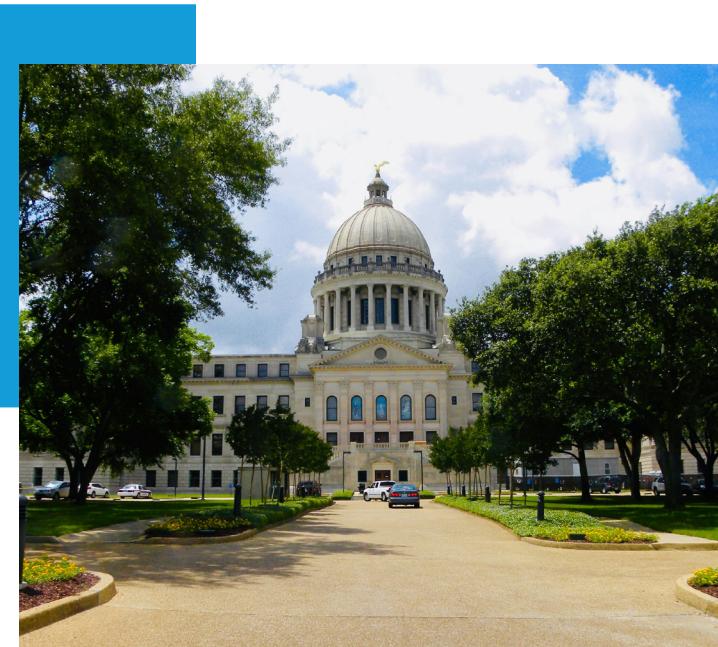
## CULTURAL & TRAIL HIGHLIGHTS

### ON-SITE DINING & RETAIL

- Subway (ground floor)
- Ground-floor coffee shop opening soon

### NEARBY DINING & AMENITIES

- Mayflower Cafe
- The Hen & Egg  
(new restaurant opening in the Sun-n-Sand hotel)
- The Iron Horse Grill
- Hal & Mal's
- Estelle Wine Bar & Bistro  
(The Westin)



### HOTELS & ACCOMMODATIONS

- King Edward Hotel (Hilton Garden Inn)
- The Westin Jackson
- Old Capitol Inn



### NEIGHBORHOOD BENEFITS

- Access to government, legal, and financial institutions
- Vibrant cultural district and public green spaces
- Transit and highway accessibility
- Bike-friendly infrastructure and walkability

DOWNTOWN  
JACKSON  
HIGHLIGHTS



## JOIN JACKSON'S REVIVAL

A premier property for tenants seeking a central, connected, revitalizing downtown environment-with forward-moving ownership and planned enhancements.

## LEASING CONTACT

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Information considered reliable but not guaranteed. Subject to change.