

THE METRO'S NEWEST, MOST EFFICIENT A+ OFFICE BUILDING

FOR LEASE-THE HORNE BUILDING

661 SUNNYBROOK ROAD, RIDGELAND, MS 39157



PROPERTY DESCRIPTION

The Cress Group is pleased to offer space for lease in the newly constructed HORNE building. The HORNE building is a Class A+ facility with three floors and 95,000 square feet of office space, cutting-edge design, energy management practices and amenities. HORNE will occupy two thirds of the building and employ over 250 people in the location. With over 20 locations across the United States and Puerto Rico, HORNE focuses its industry knowledge and experience in banking construction, franchise, government, healthcare, and private wealth.

The building offers unparalleled visibility for occupants with traffic counts of over 100,000 vehicles/day as well as convenient access to Interstate 55 for tenants and customers. Other notable tenant's include Priority One Bank, Smith ShellNut Wilson and The Cress Group. This building is ready for occupancy and will have on-site management and operating services provided by The Cress Group.

PROPERTY HIGHLIGHTS

- Two available space configurations
- First Floor Available Space 1- 3,888 SF
- First Floor Available Space 2- 5,448 SF
- Located on Interstate 55 in Ridgeland
- Tenant Improvement Allowance
- Onsite management services

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Gross)
Available SF:	3,888 - 5,448 SF
Building Size:	94,998 SF

CHAD HIRN

Principal Broker/Investment Brokerage
601.499.4203
chirn@cresscre.com



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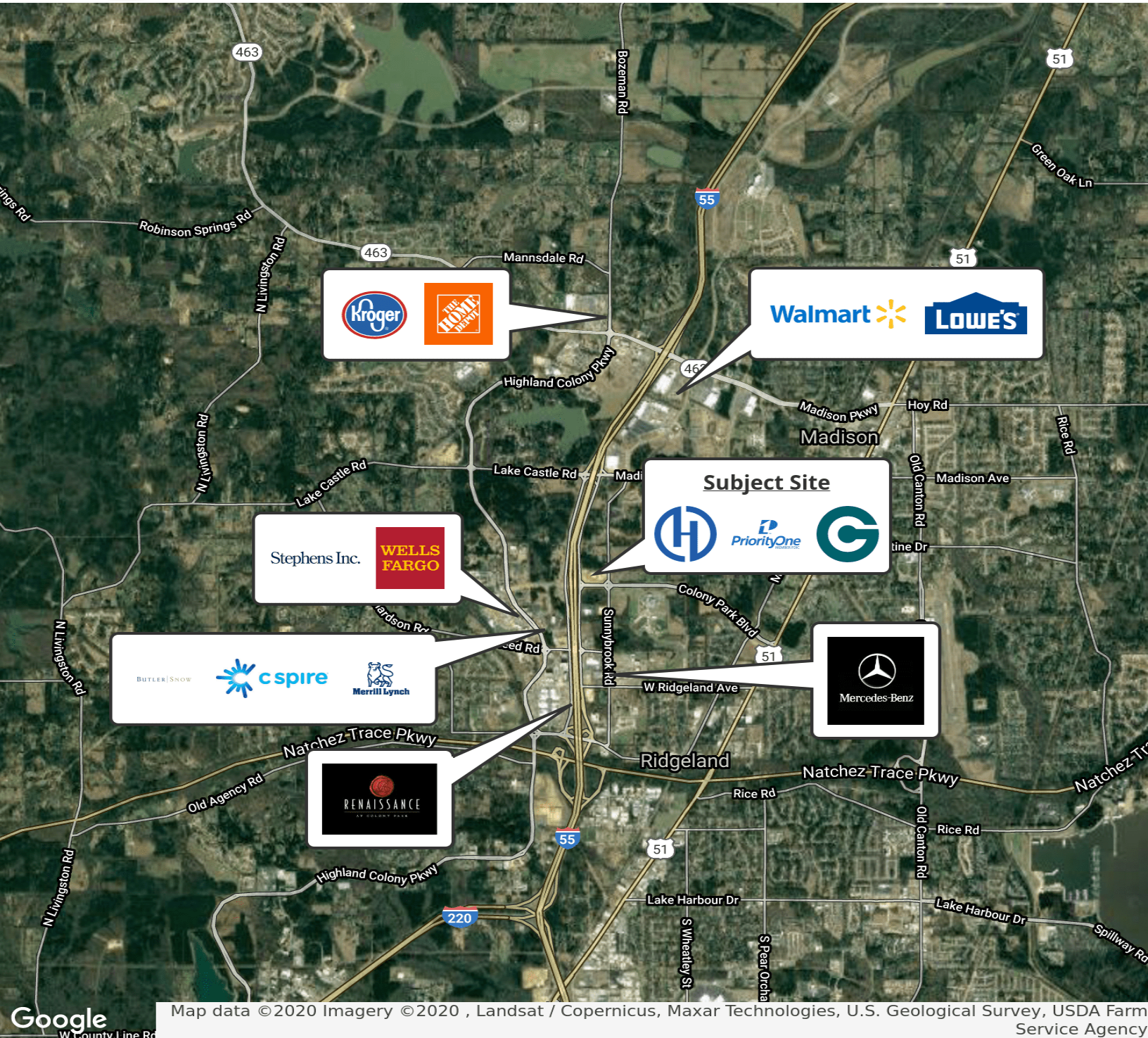


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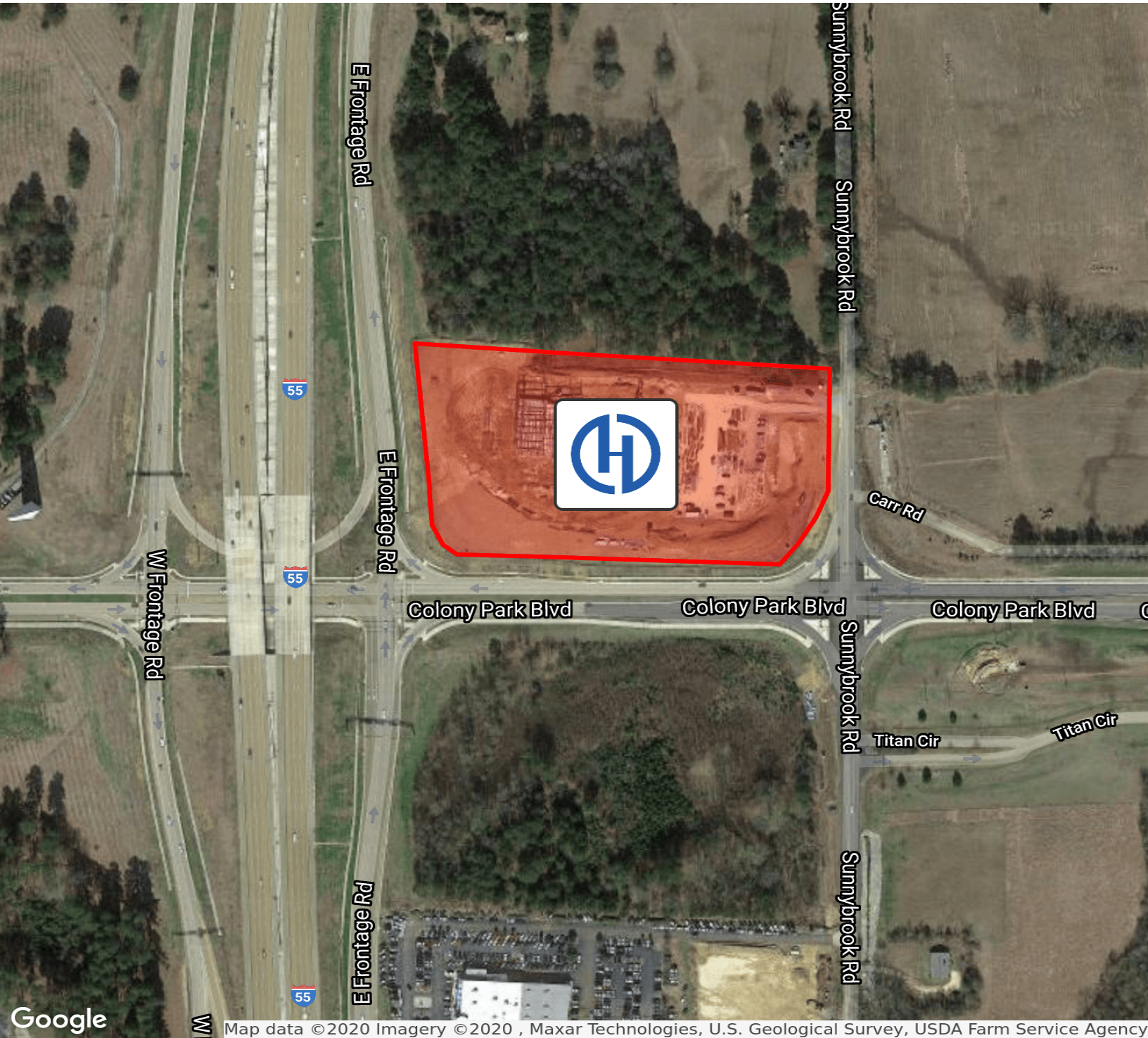


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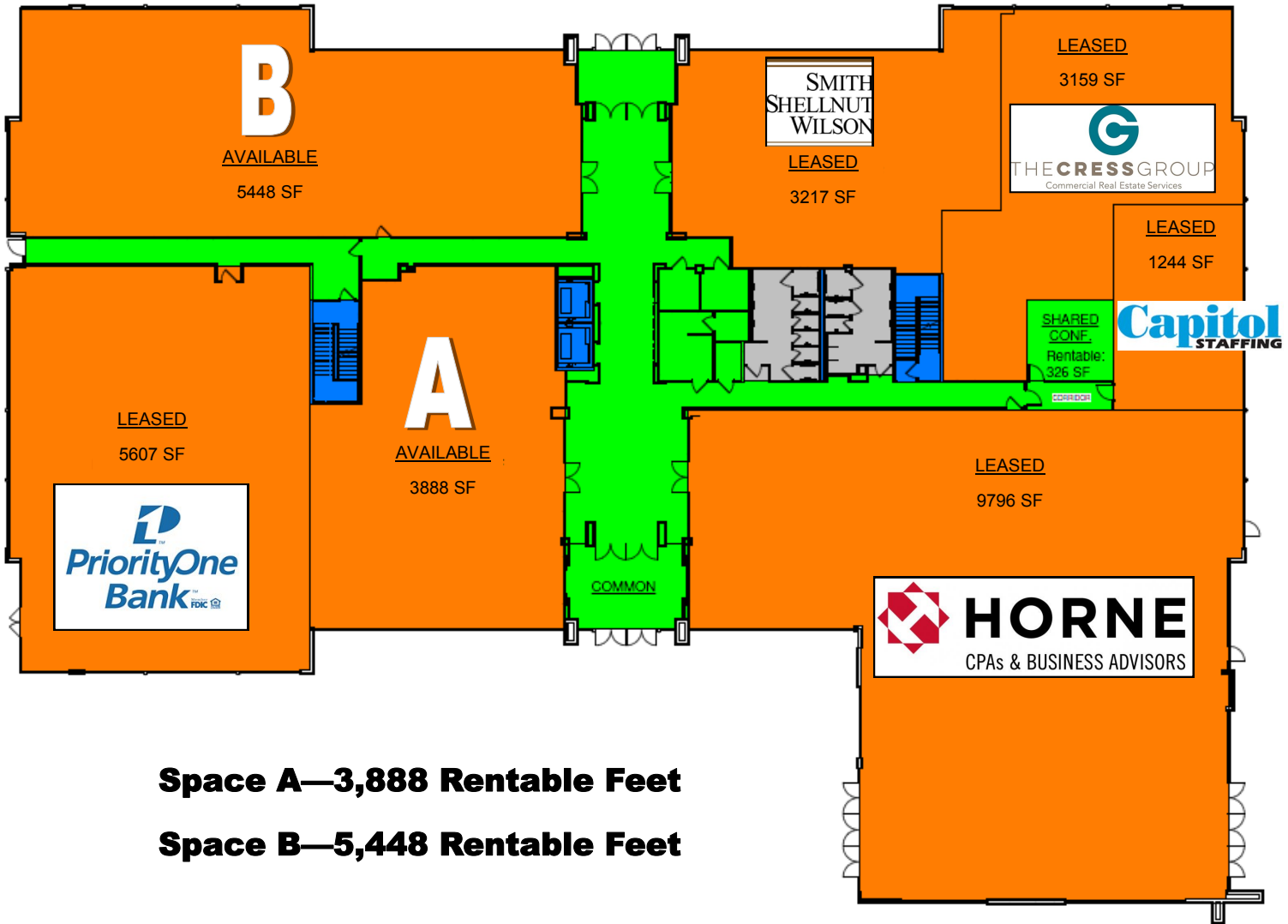


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Space A—3,888 Rentable Feet

Space B—5,448 Rentable Feet

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