

OFFICE BUILDING FOR LEASE



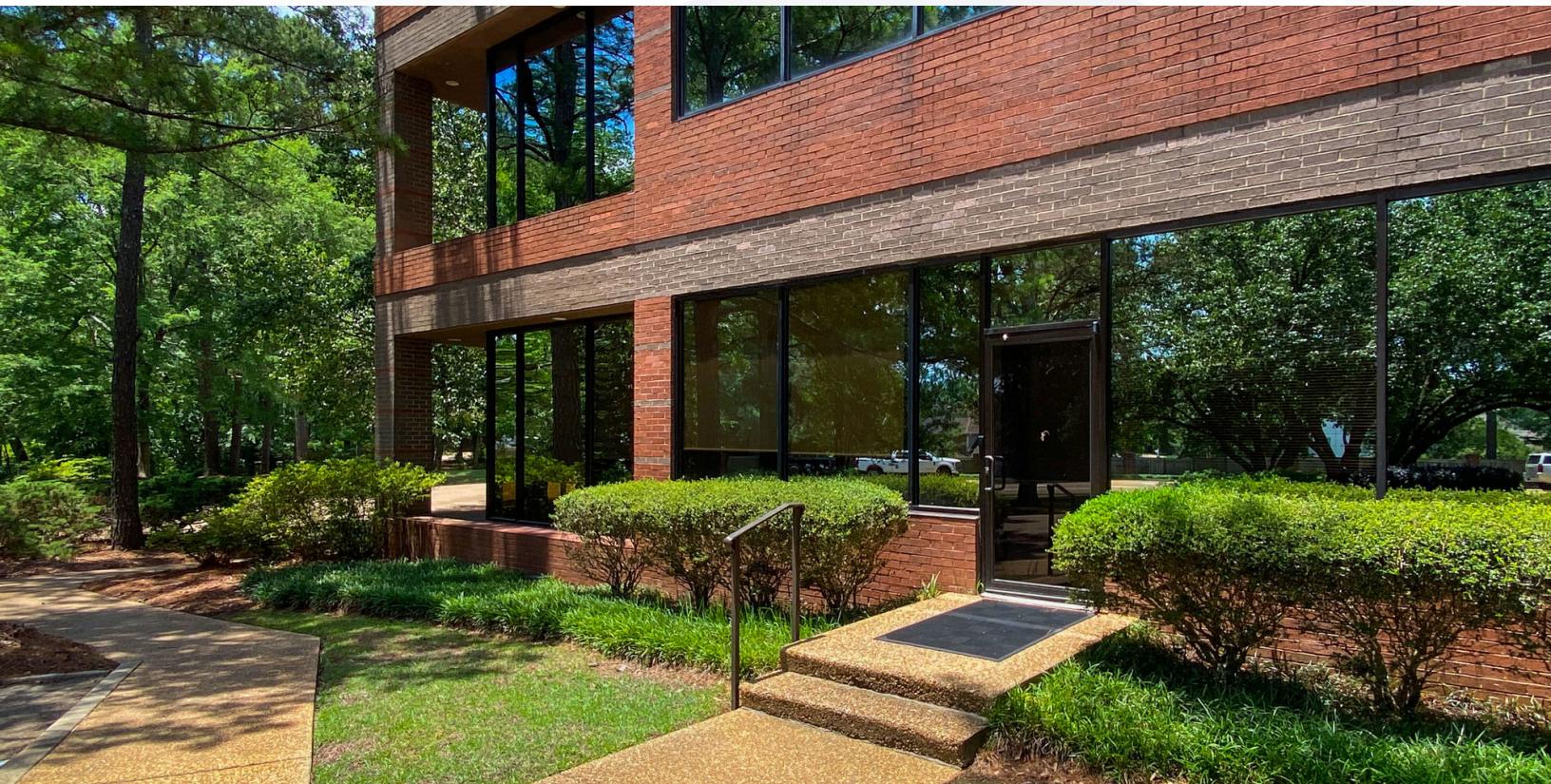
800 WOODLANDS PARKWAY

800 WOODLANDS PARKWAY , RIDGELAND , MS 39157

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PROPERTY DESCRIPTION

Positioned at the entrance of Woodlands Office Park, this two-story brick and glass office building stands as the park's signature landmark. Designed with both form and function in mind, it delivers a distinguished presence along with modern conveniences for today's workforce.

This Class A office building offers tenants a premier environment at a competitive value. Features include a covered delivery area, a dedicated mailroom with vending, and drop boxes for USPS and express carriers. Inside, you'll find locker rooms with showers—ideal for tenants who take advantage of the park's scenic walking and jogging trails.

Locally owned and professionally managed, 800 Woodlands is maintained with an emphasis on quality, service, and distinction.

Located on the east end of County Line Road in Ridgeland, just north of Jackson, the property is surrounded by retail, restaurants, and financial services, as well as some of the area's most established neighborhoods. Despite the convenience, the setting within Woodlands Office Park feels calm and secluded.

The location offers quick access to I-55, the Natchez Trace Parkway, Ross Barnett Reservoir, and Jackson-Evers International Airport. Downtown Jackson is only minutes away, with multiple entry points making access simple for clients and employees alike.

OFFERING SUMMARY

Building Size:	26,331 SF
Stories/Floors:	2
Year Built:	1988
Year Renovated:	2023
Available SF:	1,201 - 2,790 SF
Price per Foot:	\$20.00 SF/yr (Full Service)
Monthly Rent:	\$2,001.67 to \$5,873.33
Parking Space:	214
Parking Ratio:	8.13
Zoning:	C-1 Low Intensity Commercial District
Traffic Count:	15,000ADT
Market	Jackson, MS
Sub-market:	Ridgeland, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,994	42,056	108,955
Total Population	11,791	93,970	249,235
Average HH Income	\$53,397	\$81,506	\$76,117

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ADDITIONAL PHOTOS



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,201 - 3,524 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103	Available	1,201 SF	Full Service	\$20.00 SF/yr	1,201 square feet of full service executive office space. Total monthly rent: \$2,001.67
208	Available	3,524 SF	Full Service	\$20.00 SF/yr	3,524 square feet of full service executive office space. Total monthly rent: \$5,873.33

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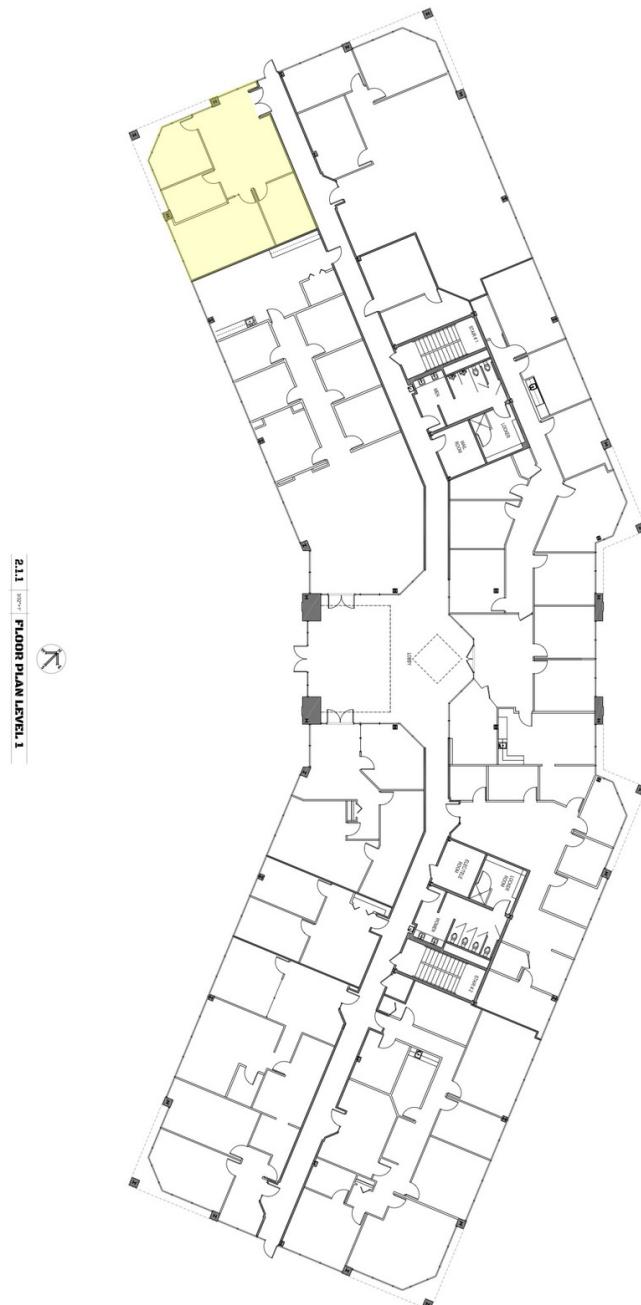
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FLOOR PLANS

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FLOOR 1
A21

Woodlands Office Park Building I
800 Woodlands Parkway
Ridgeland, Mississippi 39157

DA
DENTON
ARCHITECTURE

REVISIONS

Suite 103: 1,201 SF

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WOODLANDS RETAILER MAP

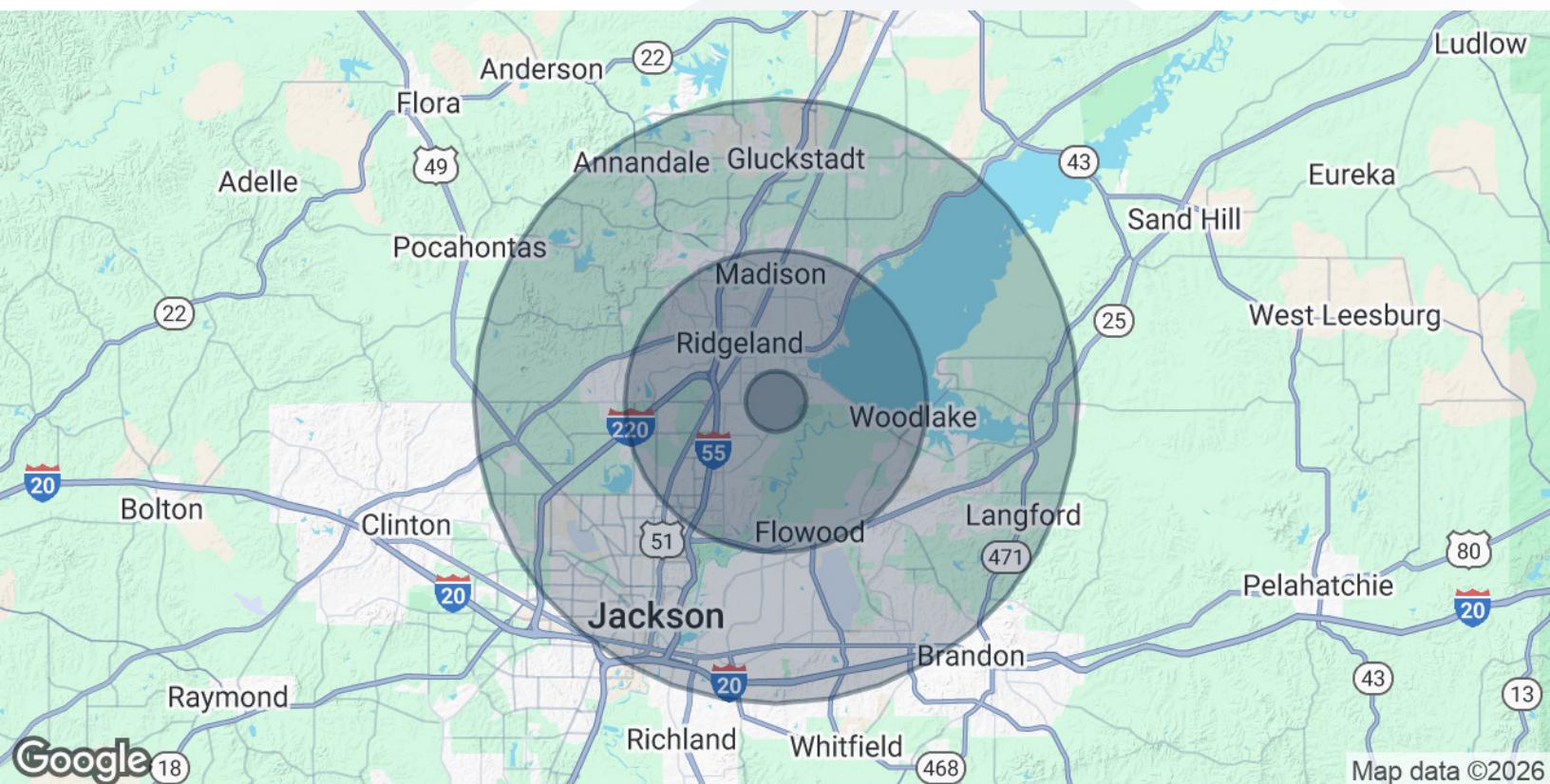


Map
data
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,791	93,970	249,235
Average Age	35.0	37.8	38.3
Average Age (Male)	33.0	36.1	37.7
Average Age (Female)	37.8	39.6	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,994	42,056	108,955
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,397	\$81,506	\$76,117
Average House Value	\$126,028	\$178,452	\$177,204

2020 American Community Survey (ACS)

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MS #B19487

PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

EDUCATION

University of Maryland, Bachelor of Arts 1995

CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR

MCAR

NAR

CCIM

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