



231 W Peace St

231 W Peace St, Canton, MS 39046



Christy Bledsoe

Better Jackson Homes

,Canton, MS 39046

Betterjacksonhomes@gmail.com

(601) 918-3034



231 W Peace St

\$52.92 - \$60.00 /SF/YR

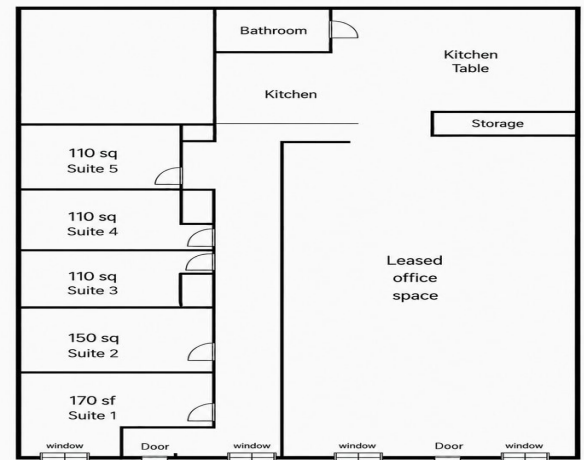
We have 5 private office spaces available in a newly finished, modern office setting located just 3 doors from the historic Canton square on Peace Street. Limited availability.

Office includes:

- * Private glass door with keypad lock
- * Secure building access with keypad entry
- * Alarm system + 24/7 recorded security cameras - exterior and common spaces (hallways and breakroom)
- * Clean, professional environment

Shared...

- Each office features a glass door with key pad.
- Building is fully secured with key pad and security alarm.
- 24/7 cameras outside and in common spaces for security purposes.
- Wifi is available.
- Monthly cleaning for shared common areas.
- Located within quick access to 1-55, Hwy 22, Hwy 16, Hwy 43, and just minutes from Courthouses, Amazon, and Nissan.



Rental Rate: \$52.92 - \$60.00 /SF/YR

Property Type: Office

Building Class: C

Rentable Building Area: 2,760 SF

Year Built: 1900

Walk Score ®: 40 (Fairly friendly)

Rental Rate Mo: \$4.41 /SF/MO

1st Floor Ste 1

Space Available	170 SF
Rental Rate	\$52.92 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	2 - 3 Years

* 170 SF - \$750/month (1 available) Large window providing a great city street view and lots of natural light. Office includes:* Private glass door with keypad lock* Secure building access with keypad entry* Alarm system + 24/7 recorded security cameras - exterior and common spaces (hallways and breakroom)* Clean, professional environmentShared amenities:* Break Room with Refrigerator, Oven and Microwave* Restroom* Utilities Included within normal use* WiFi* Monthly professional cleaning of common areas* On-street parking (Peace Street)Tenant will be required to maintain a minimum of \$1,000,000 in general liability insurance and provide proof of coverage prior to move-in.Furnished options available in select offices (limited desks(3) and chairs available).Offices is move-in ready and ideal for professionals needing a quiet, secure workspace.Located within quick access to 1-55, Hwy 22, Hwy 16, Hwy 43, and just minutes from Courthouses, Amazon, and Nissan.Message now to check availability or schedule a showing.

1

1st Floor Ste 2

Space Available	147 SF
Rental Rate	\$53.04 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	2 - 3 Years

* 147 SF - \$650/month (1 available)Office includes:* Private glass door with keypad lock* Secure building access with keypad entry* Alarm system + 24/7 recorded security cameras - exterior and common spaces (hallways and breakroom)* Clean, professional environmentShared amenities:* Break Room with Refrigerator, Oven and Microwave* Restroom* Utilities Included within normal use* WiFi* Monthly professional cleaning of common areas* On-street parking (Peace Street)Tenant will be required to maintain a minimum of \$1,000,000 in general liability insurance and provide proof of coverage prior to move-in.Furnished options available in select offices (limited desks(3) and chairs available).Offices is move-in ready and ideal for professionals needing a quiet, secure workspace.Located within quick access to 1-55, Hwy 22, Hwy 16, Hwy 43, and just minutes from Courthouses, Amazon, and Nissan.Message now to check availability or schedule a showing.

2

1st Floor Ste 3

Space Available	110 SF
Rental Rate	\$60.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	2 - 3 Years

* 110 SF - \$550/month (3 available)Office includes:* Private glass door with keypad lock* Secure building access with keypad entry* Alarm system + 24/7 recorded security cameras - exterior and common spaces (hallways and breakroom)* Clean, professional environmentShared amenities:* Break Room with Refrigerator, Oven and Microwave* Restroom* Utilities Included within normal use* WiFi* Monthly professional cleaning of common areas* On-street parking (Peace Street)Tenant will be required to maintain a minimum of \$1,000,000 in general liability insurance and provide proof of coverage prior to move-in.Furnished options available in select offices (limited desks(3) and chairs available).Offices is move-in ready and ideal for professionals needing a quiet, secure workspace.Located within quick access to 1-55, Hwy 22, Hwy 16, Hwy 43, and just minutes from Courthouses, Amazon, and Nissan.Message now to check availability or schedule a showing.

3

1st Floor Ste 4

Space Available	110 SF
Rental Rate	\$60.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	2 - 3 Years

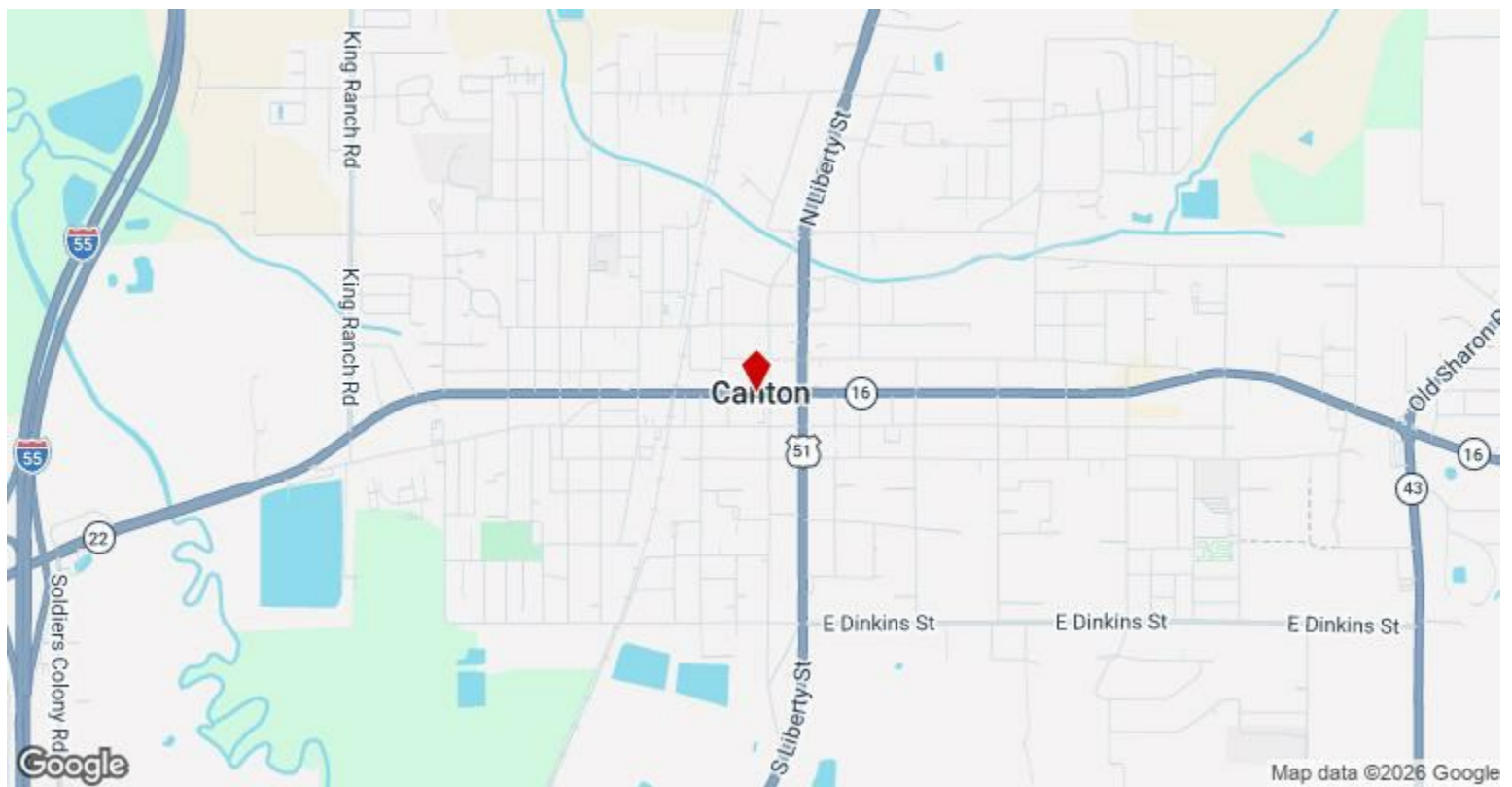
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4

1st Floor Ste 5

Space Available	110 SF
Rental Rate	\$60.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	2 - 3 Years

* 110 SF - \$550/month (3 available)Office includes:* Private glass door with keypad lock* Secure building access with keypad entry* Alarm system + 24/7 recorded security cameras - exterior and common spaces (hallways and breakroom)* Clean, professional environmentShared amenities:* Break Room with Refrigerator, Oven and Microwave* Restroom* Utilities Included within normal use* WiFi* Monthly professional cleaning of common areas* On-street parking (Peace Street)Tenant will be required to maintain a minimum of \$1,000,000 in general liability insurance and provide proof of coverage prior to move-in.Furnished options available in select offices (limited desks(3) and chairs available).Offices is move-in ready and ideal for professionals needing a quiet, secure workspace.Located within quick access to 1-55, Hwy 22, Hwy 16, Hwy 43, and just minutes from Courthouses, Amazon, and Nissan.Message now to check availability or schedule a showing.



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Shared amenities:

- * Break Room with Refrigerator, Oven and Microwave
- * Restroom
- * Utilities Included within normal use
- * WiFi
- * Monthly professional cleaning of common areas
- * On-street parking (Peace Street)

Office Sizes & Pricing

- * 170 SF w/window-\$750/month (1 available) Large window providing a great city street view and lots of natural light.
- * 147 SF - \$650/month (1 available)
- * 110 SF - \$550/month (3 available)

Tenant will be required to maintain a minimum of \$1,000,000 in general liability insurance and provide proof of coverage prior to move-in.

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Property Photos

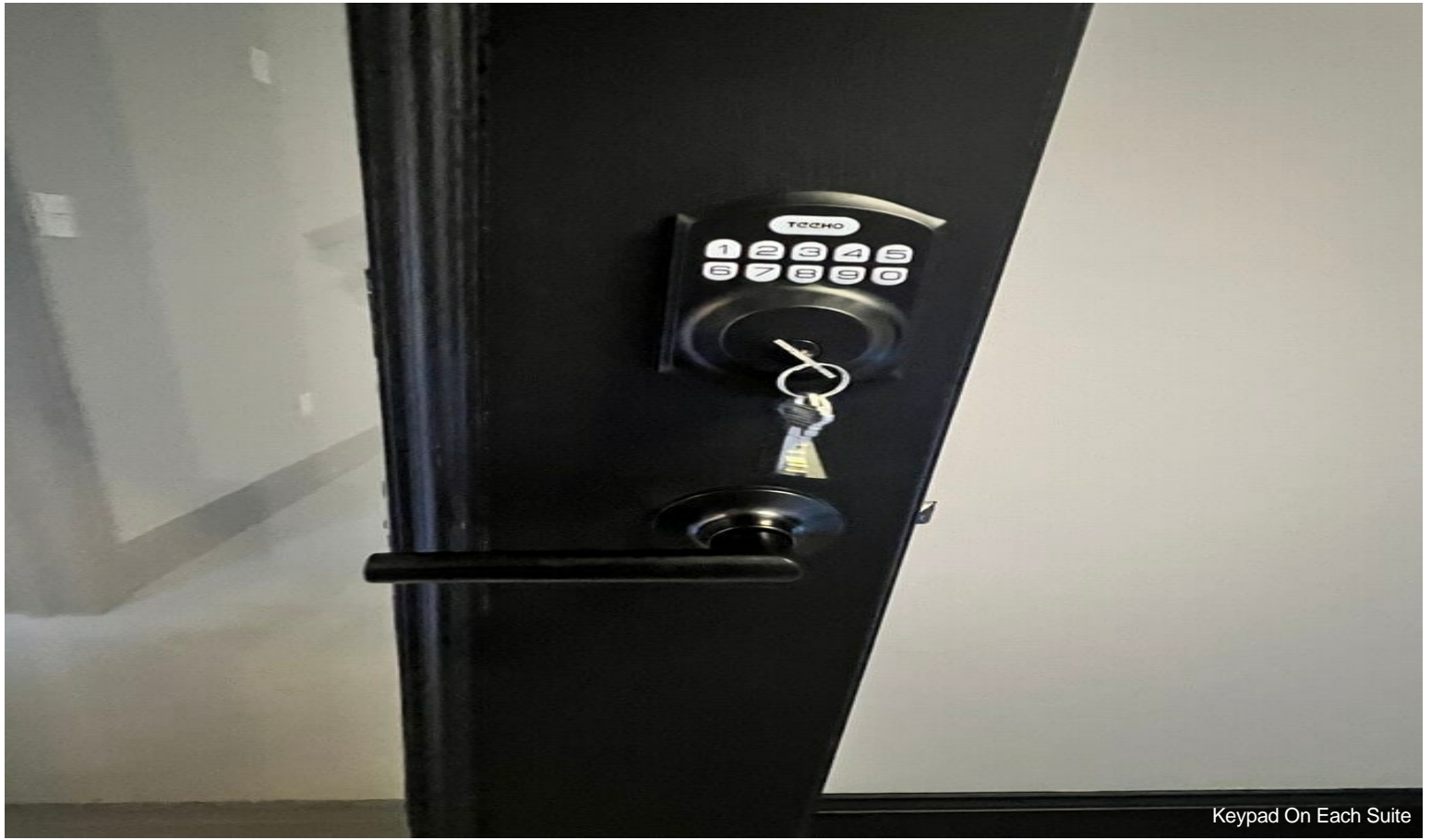


Suite 1 W/ Window 170 sf



Suite 1 W/ Window 170 sf

Property Photos

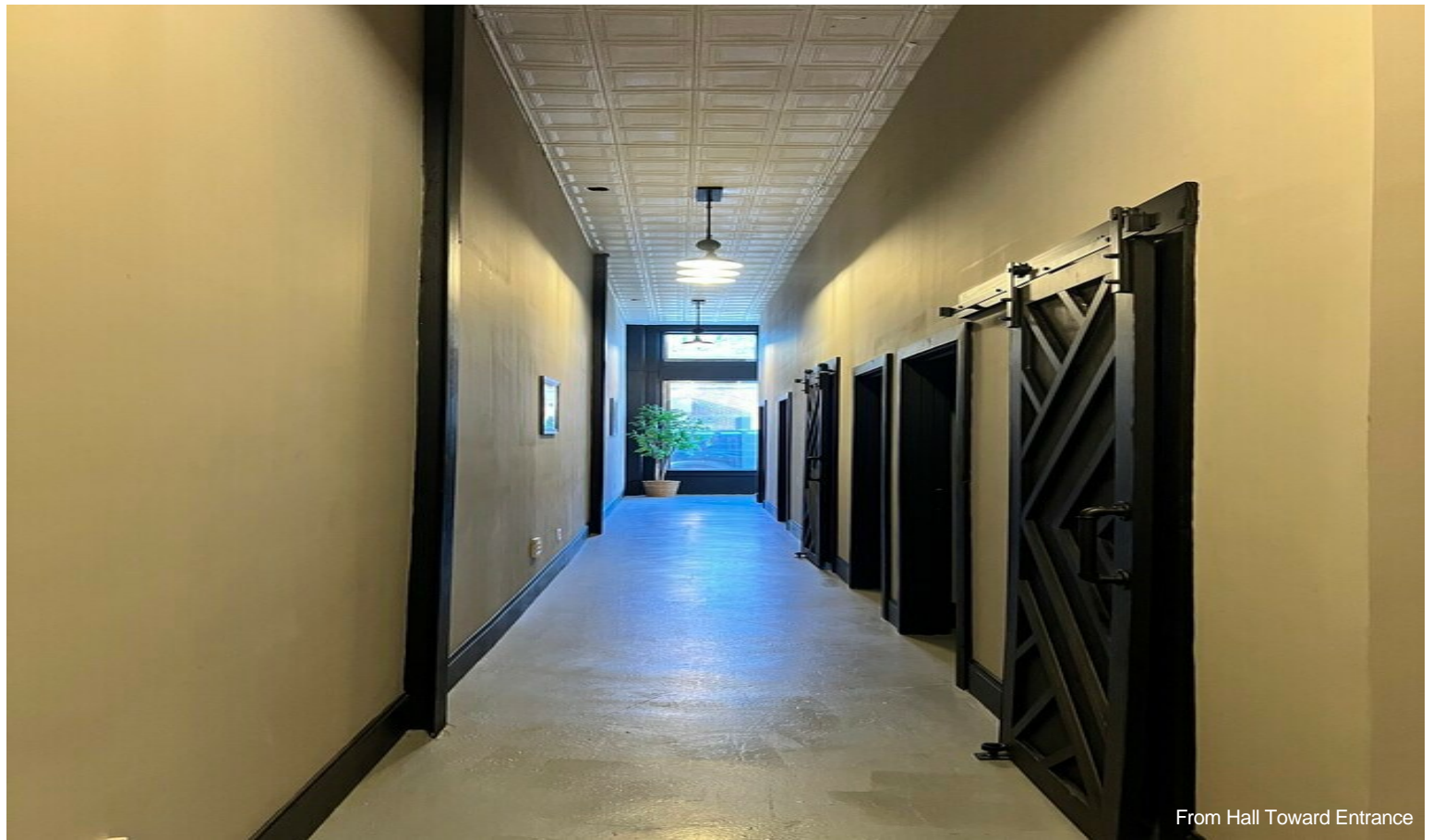


Keypad On Each Suite

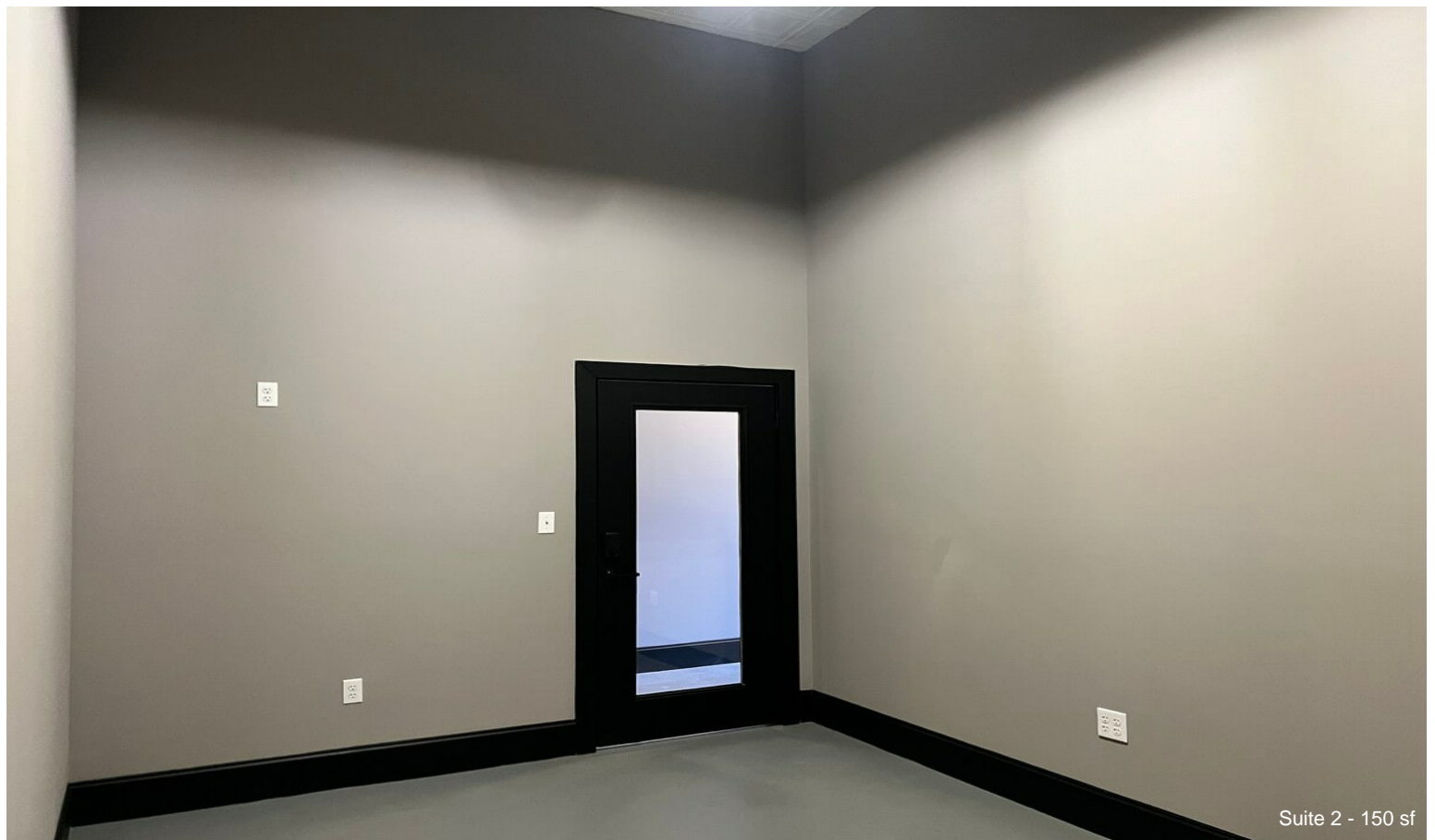


From Hall Toward Entrance

Property Photos



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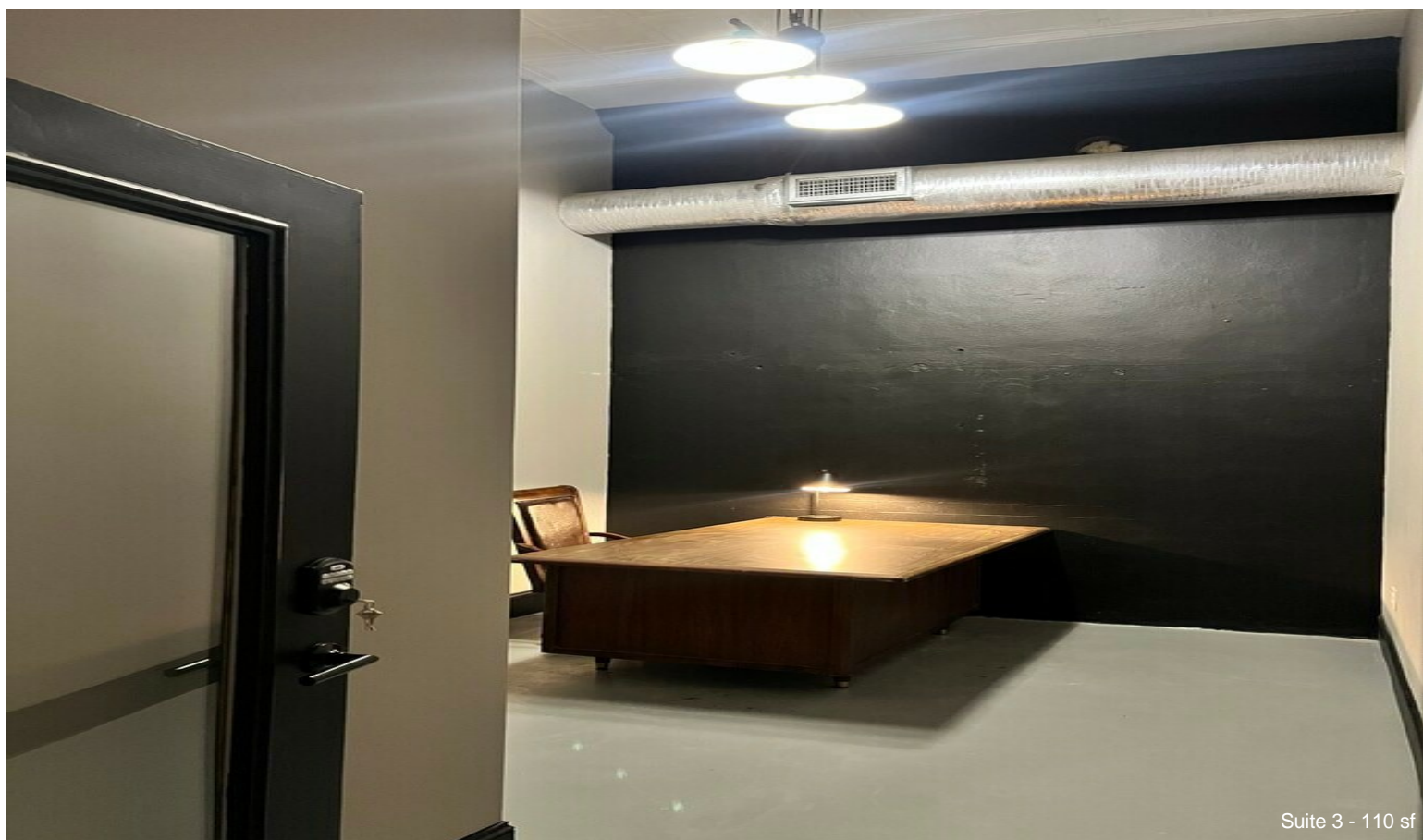


Suite 2 - 150 sf

Property Photos



Suite 2 - 150 sf



Suite 3 - 110 sf

Property Photos



Property Photos



From Entrance Towards Back of Office

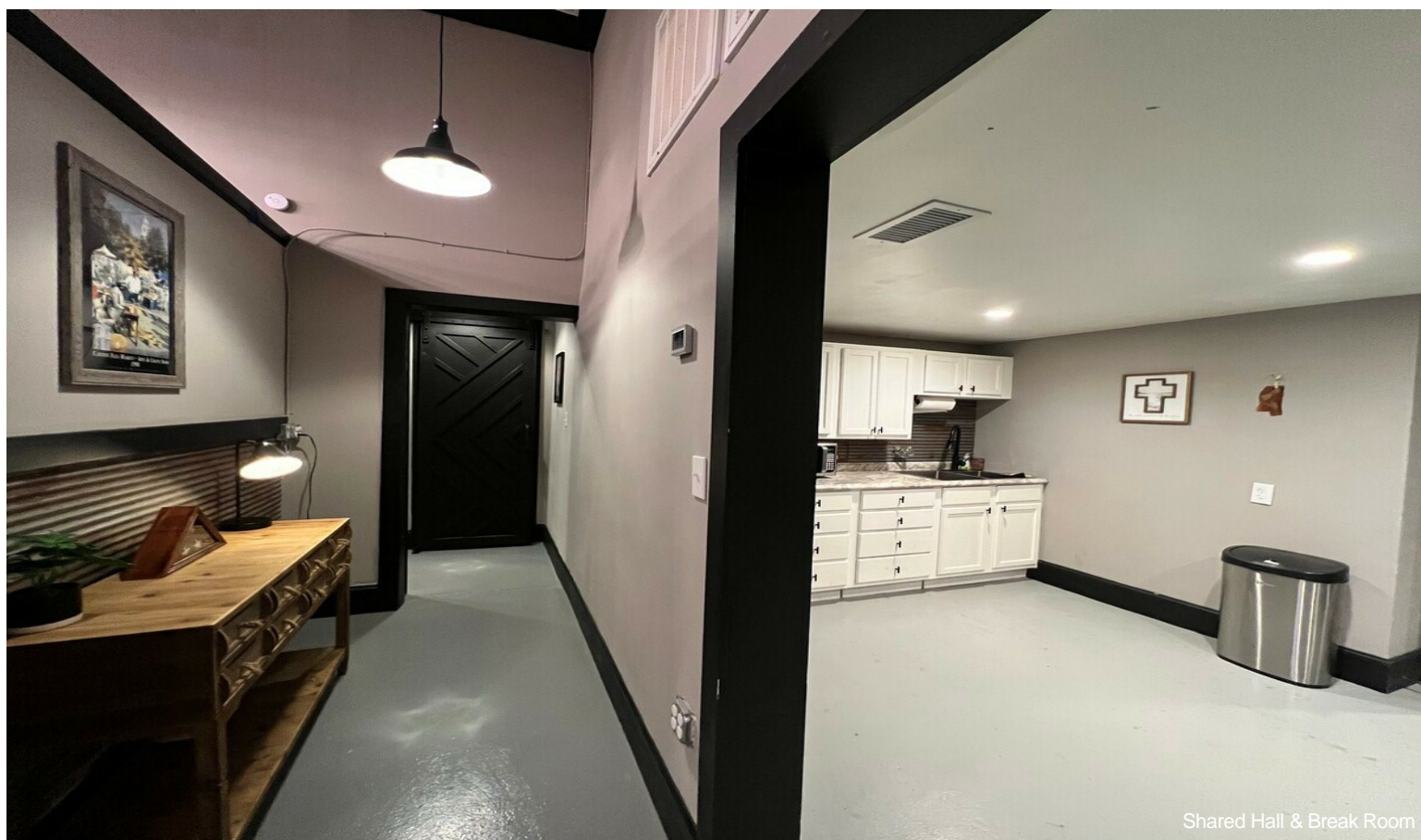


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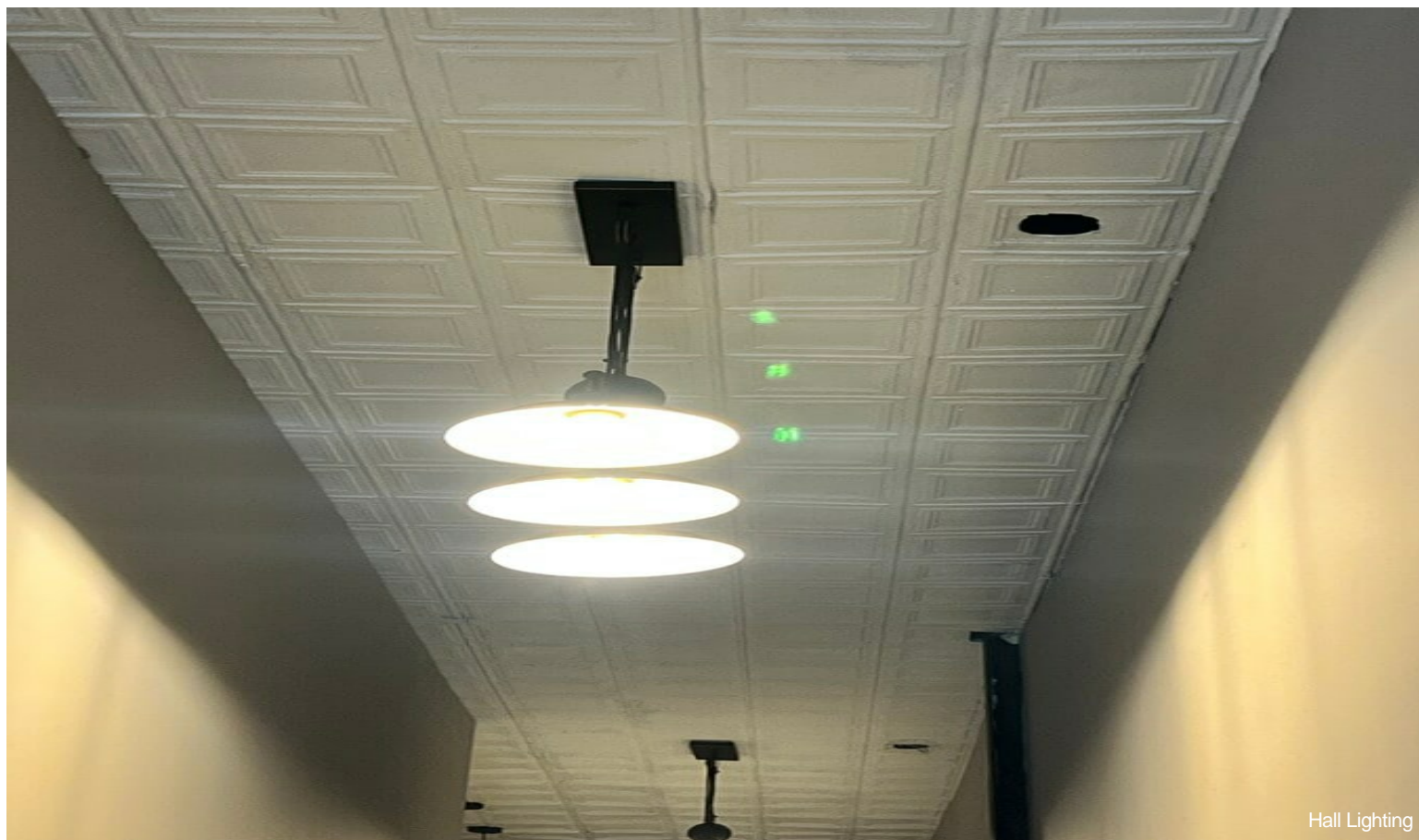


IMG_8285



Shared Hall & Break Room

Property Photos



Hall Lighting



IMG_9701