



We exist to help you prosper in a professional, convenient, safe and affordable environment, that provides an unbeatable collection of benefits for your business. You can enjoy premium quality space at non-premium prices. Discover the advantages below.

Welcome to 834 Wilson Drive. Our *flexspace* building is located in Ridgeland, Mississippi, near I-55, Highway 51 and the Natchez Trace. Flexspace is "the chameleon" of commercial real estate. Because it can be customized as professional office, warehouse, light industrial, research & development, laboratory, showroom or a combination of all these at once.

The building faces west and is comprised of 15,432 square feet. The layout consists of six sections (suites) that can be combined or divided as needed. The two northern and southern sections (approximately 5000 square feet each) are occupied by Office Innovations and ACOSTA (long term leases). Healthy.com occupies the middle of the building (Suite B and Suite C-1). Both suites are available individually offering almost 2500 square feet each. Or they can be combined together for approximately 5000 square feet.

Site area is 50,024 SF or 1.1484 acres. Construction is one story, pre-engineered metal frame and masonry on a concrete slab foundation; sidewalls of split face concrete block, painted block and synthetic stucco on front facade; metal panel roof; 5 overhead loading doors; aluminum frame windows, wood solid core, stain grade doors; drywall partitioning, lay-in acoustical tiles in ceilings, central HVAC, carpet, resilient tiles and ceramic floor coverings; 100% wet sprinkler throughout. Warehouses are optional. Typically they're open to the roof with up to 19 foot heights. The space below was formerly a computer data center with raised floor and a drop down ceiling built for (Inc. 5000) Venture Technologies www.ventech.com. Venture outgrew the space. Here's a look at the space now. It's ACOSTA's warehouse area.



Parking is within feet of your doorstep. You have 47 concrete and asphalt paved parking spaces (shared) with extra area for trucks (delivery, pickup, service) in the rear. Traffic flow is light compared to retail and mixed use centers.

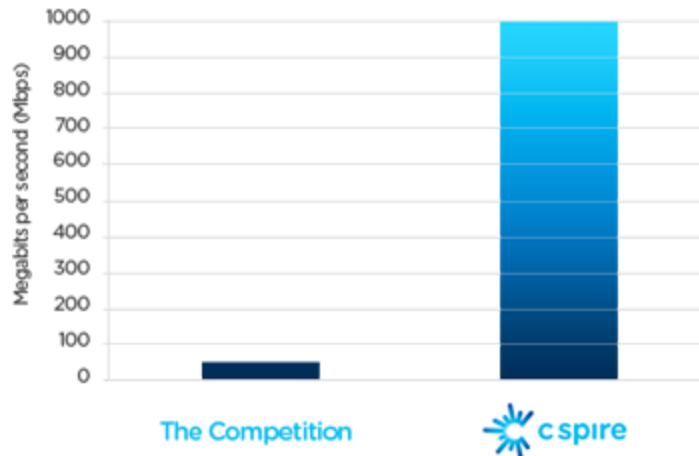
Tenants include ACOSTA, Office Innovations (Herman Miller), Healthy TV and Healthy.com. Here's some information about your neighbors ...

Acosta (www.acosta.com) is the world's largest food sales and marketing agency, serving packaged good retailers and retailers across the United States and Canada.

Office Innovations is the exclusive Herman Miller (www.hermanmiller.com) dealer for the state of Mississippi and the leading designer of workspaces including healthcare and "Living Office" Performance Environments. Herman Miller is the world's leading designer and manufacture of modern office furniture. Visit their showroom.

Healthy.com (www.healthy.com) is a leading website for healthy living. The company develops and markets a range of wellness products and produces digital content, including Healthy TV. Healthy.com's offerings empower beauty, fitness and wellness enthusiasts.

Suite C-1, the only suite available as of May 2017, is highly configurable and currently offers a multipurpose layout with **2,486 SF**. There's plenty of parking, front and rear entry, reception area, men and women restrooms, several private offices or equipment rooms, a small break/kitchen area with sink, and climate controlled warehouse with a roll-up door in the rear.



Comcast and AT&T communications nodes are on site offering cable internet services with basic performance. Yet 834 is an **on-net “lit” location with super fast c-spire Fiber Optic Internet** (the future of enterprise communications). Fiber offers a connection that’s up to 1,000 megabits per second versus 10 to 30 Mbps (up to 100X faster up and down). You get super fast uploads and downloads of files. Crystal clear TV like no other. And enhanced security and transmission reliability for cloud-based utilities (VOIP phone systems), software and storage. The c-spire www.cspire.com fiber node is on site.

Say goodbye to buffering, lag, disconnects and slow downloads or uploads of critical files for clients and partners. All you need to do is say hello or click and you’re there. Fiber is an advantage that can enhance productivity and competitiveness while preparing your business for future technology.

Property enhancements (on the near term horizon) include improving the parking lot (striping and resurfacing of front) and additional landscaping to increase curb appeal. The landlord aims to project a professional business image that empowers successful commerce for brands such as ACOSTA, Herman Miller and Healthy.com.

Businesses enjoy this area of Ridgeland. Neighbors (with long term commitments) include tenants such as TRANE (across the street) and HomeCare Plus.

Accommodating guests is easy. Several nice restaurants and hotels are within walking distance including Shapley's, Homewood Suites by Hilton and Residence Inn by Marriott.

The landlord is committed to serving tenants that enhance the upward trajectory of this area and create value for each other by cultivating high standards. Retail businesses (pawn shops, etc.) are prohibited. The objective is to provide unbeatable value. Flexspace at 834 delivers a unique collection of benefits to enable success for a select base of tenants.



How's the internet access?

Service is available from Comcast and AT&T. Yet, the CSpire Fiber Internet Service node is on site. That means **blazing fast speed...up to 100X faster**. This can empower all modern VOIP phone systems, email and web "cloud" based software applications. If you feel the need for speed (reliability and need to download or upload large files), this service will improve your life. The fiber optic cabling is buried 6 feet underground. In contrast, 20 year old copper hangs in the air. That makes it more susceptible to outages from weather or blackouts from traffic accidents.

How can this location help us take care of business?

Ridgeland is great place to be. The flex space at 834 Wilson Drive, provides a **safe, affordable and professional** location to grow your business and make life easier. Enjoy fast access to I-55, Highway 51, plus the best hotels, restaurants, shopping, business and city services. Everything you need to conduct business is close, usually within a few minutes drive. The result is that you can spend more time enjoying lunch breaks and less time frustrated by traffic and high gas bills. **"Taking care of business, in a flash"** was the motto of Elvis Presley. And that's what you can expect to accomplish from your location at 834 Wilson Drive. Here's a glimpse of what's close. Or just around the corner:

- Hilton, Homewood Suites, Embassy Suites, Marriott Residence Inn
- UPS, FedEx, USPS
- Trustmark, Regions
- Renaissance Mall (www.renaissanceatcolonypark.com)
- The Township
- Ridgeland City Hall
- Natchez Trace
- Apple Store, Lowes
- The Club, The Courthouse, Planet Fitness
- Whole Foods, Amerigo, Shapley's, Newks, Jason's Deli, Cock of the Walk

How can you get the perfect space with unbeatable value?

Flex space is "the chameleon" of commercial real estate. That's because it can be customized as office, warehouse, light industrial, research and development, laboratory, showroom or a combination of all these at once. Design your space to fit your exact needs. Make your interior as upscale and advanced or basic and budget-friendly as you like. You are the boss. Space is available starting at \$1 per square foot per month. So it offers extraordinary value for money.





This is a peek inside Office Innovation's Herman Miller Healthcare showroom at 834 Wilson Drive, in Ridgeland. This is the place to be for high-value brands and businesses.

The building at 834 Wilson Drive has been home to a variety of both publicly traded, private technology, media, healthcare and professional services businesses. Many have grown and remain in the area. These include:

- Herman Miller®, Office Innovations with Herman Miller® (Healthcare Showroom)
- Venture Technologies
- Healthy.com®, Healthy TV®
- Henry Schein® (Fortune 500 ... The world's largest dental supply company)
- Poole's Cable Service (Comcast®)
- Chick-fil-A® (Training Center)
- Home Care Plus (Medical & Pharmacy Supply)
- Advanced Business Systems (Medical & Legal Imaging)
- Schultz & Company (CPAs)
- Mendrop Engineering

Enjoy a dynamic, high-value and professional environment to bolster your business success for the long term. Create your perfect space.





The rate is \$1 per foot per month, with convenient modified gross lease terms. Unlike costly and unpredictable NNN lease terms, the landlord pays all operating costs including real-estate taxes, property insurance and routine building maintenance. Tenants only pay utilities. Thank you for considering 834 Wilson Drive. Join us. Let's create the perfect space that helps your team thrive and business prosper.