

FOR LEASE

OFFICE BUILDING

4855

Interstate 55 North

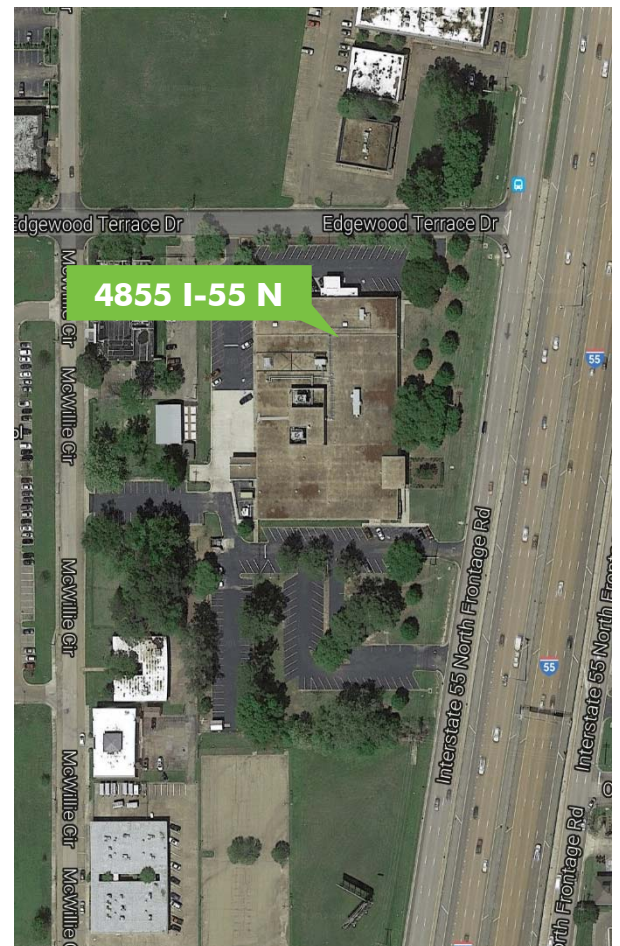
Jackson, MS 39206



PROPERTY OVERVIEW

CBRE is pleased to offer for lease 4855 Interstate 55 North located in Jackson, Mississippi, minutes away from the Mississippi State Capitol. This single-story building provides 56,900 rentable square feet of Class B office space and is well-positioned adjacent to Interstate 55, with direct frontage and branding off of the interstate and its frontage road, allowing ease of access from a wide area of the surrounding Jackson market and MSA.

SIZE	56,900 RSF (Demising options available)
SITE SIZE	± 5.72 AC
FLOORS	One (1)
PARKING	240 total spaces;
YEAR BUILT	1967; Full Renovation in 2007
LEASE RATE	\$16.00/SF/Year, Full Service
ZONING	C-2 Commercial



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I-55 NORTH
Jackson, MS 39206

PROPERTY HIGHLIGHTS

OVERVIEW

4855 I-55 North is a single-story office building consisting of 56,900 RSF completed in 1967 to serve as a corporate operations center. The building is equipped with a $\pm$ 240-space surface parking facility and is located within 10 minutes of downtown Jackson with immediate access to Interstate 55.

LOCATION AND ACCESS

4855 I-55 North is situated on 5.72 acres with direct frontage visibility from Interstate 55, freeway-facing building signage, and additional signage/branding opportunities. The property offers exceptional access throughout the Jackson MSA via Interstate 55.



BUILDING DETAILS

INFRASTRUCTURE

4855 I-55 North was built for use as a banking operations center and offers exceptional state-of-the-art infrastructure such as redundant HVAC capacity, back-up generation system, UPS system, secure storage, raised floor data/computer space, loading docks, training facilities and auditorium.

The building is equipped with an incredible array of above-standard building systems, such as an 800 kW back-up generator, HVAC with full building redundancy, UPS system, raised floor computer and data facility, secure storage area, security camera and monitoring system, security access system, loading docks, training facilities, and conferences rooms.

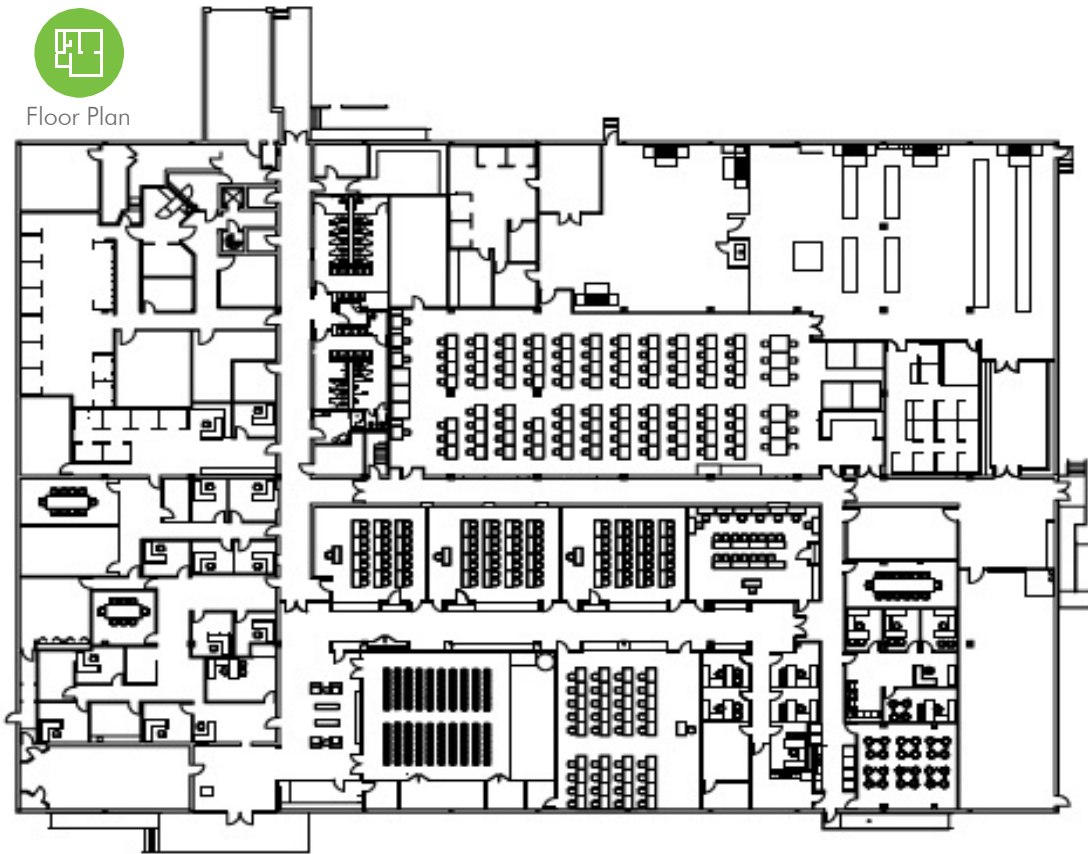


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Floor Plan



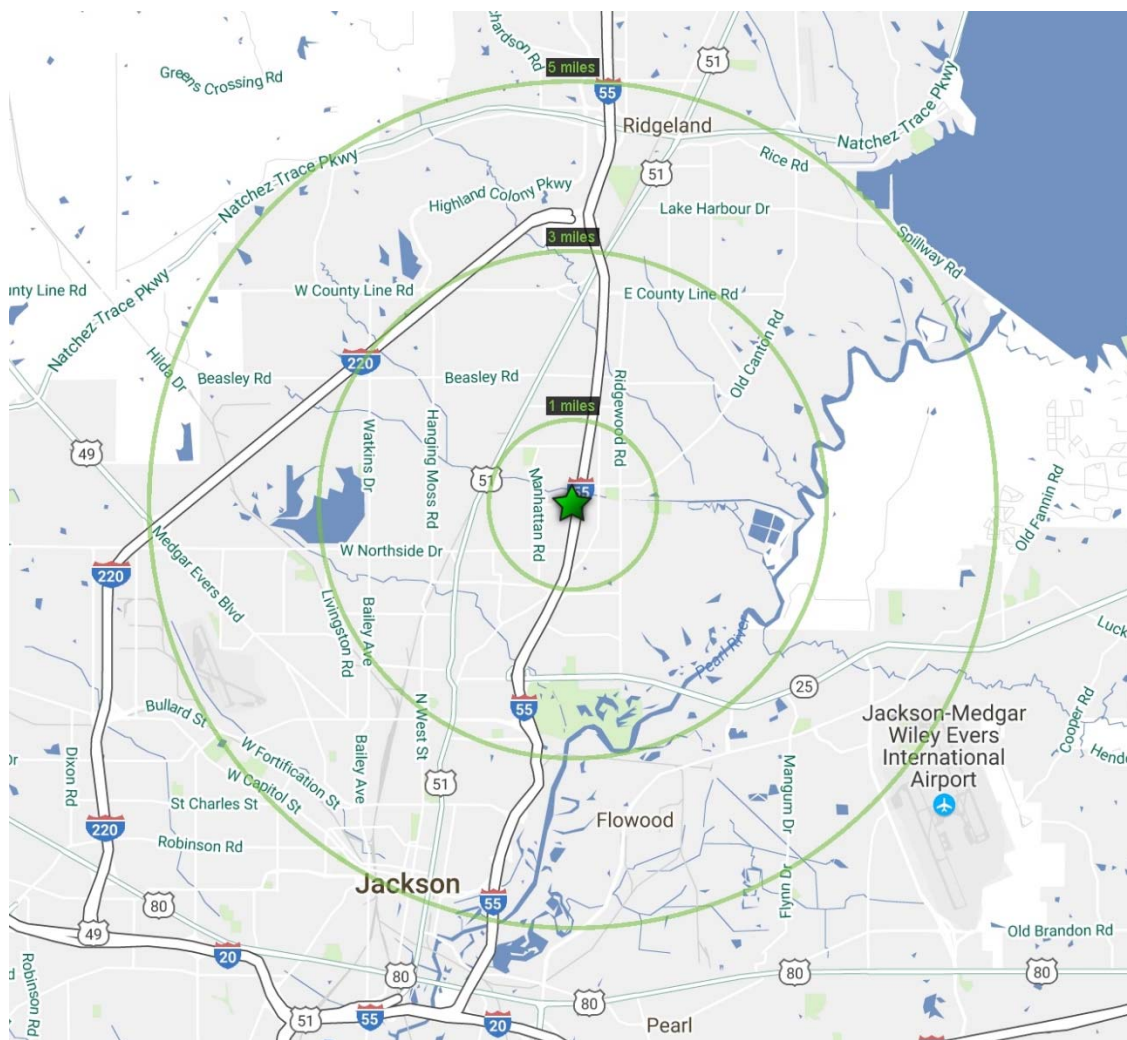
SITE PLAN



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JACKSON, MS DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,492	56,127	110,067
Total Population with High School Diploma	1,027 (15.4%)	5,321 (14.4%)	11,166 (15.4%)
Total Population with Associate's Degree	432 (6.5%)	2,464 (6.7%)	4,932 (6.8%)
Total Population with Graduate or Professional Degree	1,233 (18.5%)	6,779 (18.3%)	12,576 (17.4%)
2016 Median Household Income	\$40,585	\$43,102	\$40,586
2016 Per Capita Income	\$26,877	\$27,474	\$26,454
2016 Civilian Population 16+ in Labor Force	5,683	29,906	58,850
2016 Employed Civilian Population 16+	5,433 (95.6%)	28,062 (93.8%)	54,603 (92.8%)
2016 Unemployed Population 16+	250 (4.4%)	1,845 (6.2%)	4,247 (7.2%)



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GREATER JACKSON MARKET

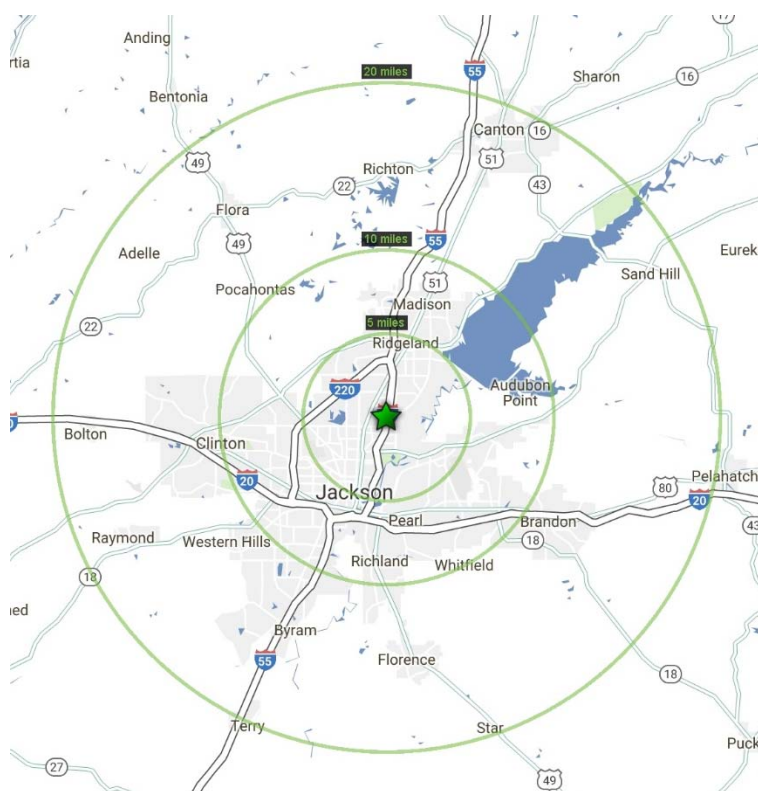
MARKET OVERVIEW

4855 Interstate 55 is located in the city of Jackson, the capital and largest city of the State of Mississippi and located primarily in Hinds County, serving as one of its two county seats. Jackson, named after General Andrew Jackson to honor his victory at the Battle of New Orleans during the War of 1812, was established in 1821. Only 10 minutes from downtown Jackson and the state capitol and directly fronting Interstate 55 and its frontage road that runs adjacent to the interstate, 4855 I-55 North is ideally located to support a growing commuter workforce from around the region. Jackson's population is currently 173,514 according to the 2010 census with a total population of 539,057 for the five county Jackson metropolitan area (Copiah, Hinds, Madison, Rankin, and Simpson).



BUSINESS COMMUNITY

Known as the "Best of the New South," Jackson and the Greater Jackson MSA is a major business force in Mississippi with a 2015 Gross Domestic Product (GDP) of approximately \$29 billion.



CONTACT US

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