



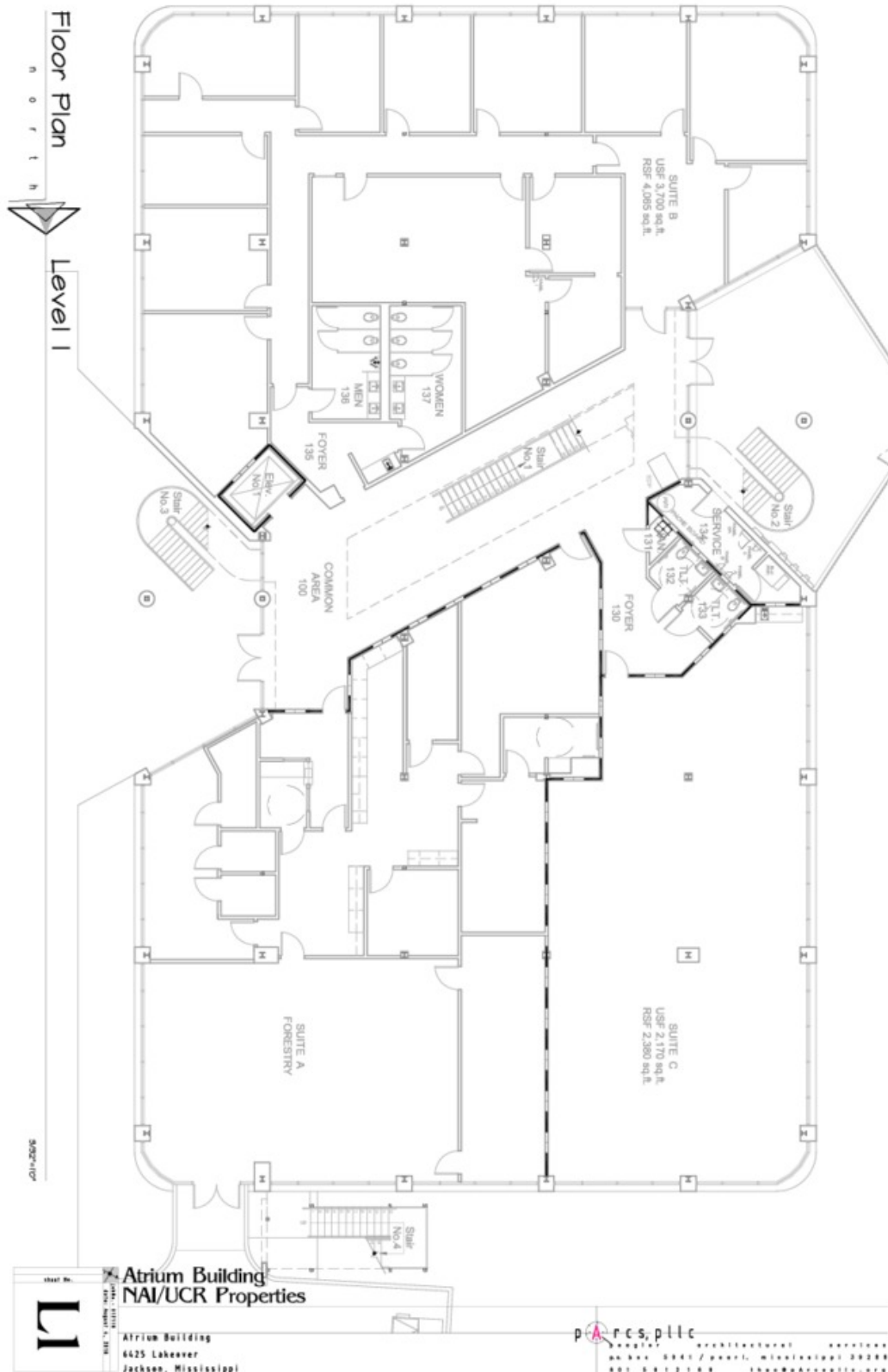
Offering Summary

Lease Rate:	\$18.50 SF/yr (FS)
Building Size:	23,745 SF
Available SF:	2,380 - 4,065 SF
Suite B:	4,065 SF
Suite C:	2,380 SF
Year Built:	1989
Renovated:	2021
Zoning:	C-2 Commercial District
Market:	Jackson Metro Area
Submarket:	220 Business Park

Property Overview

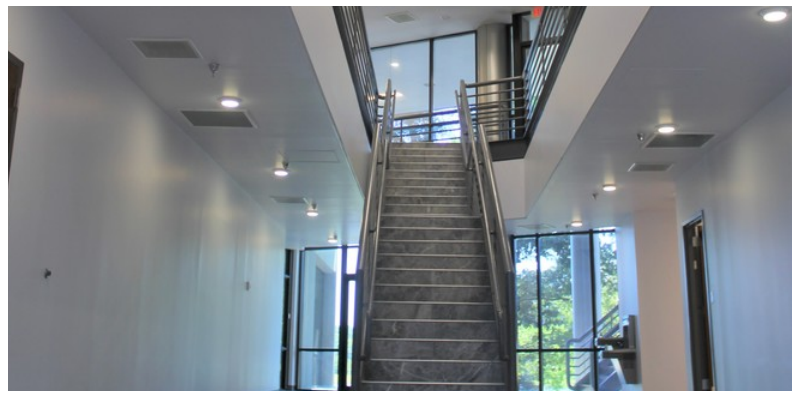
The property is located in the The Twin Lakes Office Park of Lakeover, which is a part of I-220 Submarket near Highland Colony Parkway. The Atrium Building is currently 64% occupied by the U.S. Forest Service (USFS) as the Supervisor's Office for National Forests in Mississippi. The property has 2 vacant suites that can be leased.

The Atrium building has been owned by the original developer and has been very well maintained over the years. In 2021 the building received interior and exterior renovations bringing the building up to the current markets' Class A building standards. The renovations included expanding the parking lot, structural upgrades, all new LED Exterior and Interior lighting, all new common area finishes, and substantial replacement of the HVAC units, as well as a the property received a new roof in 2016.



The Atrium Building

6425 Lakeover Road | Jackson, MS
For Lease | \$18.50 SF | Office Space

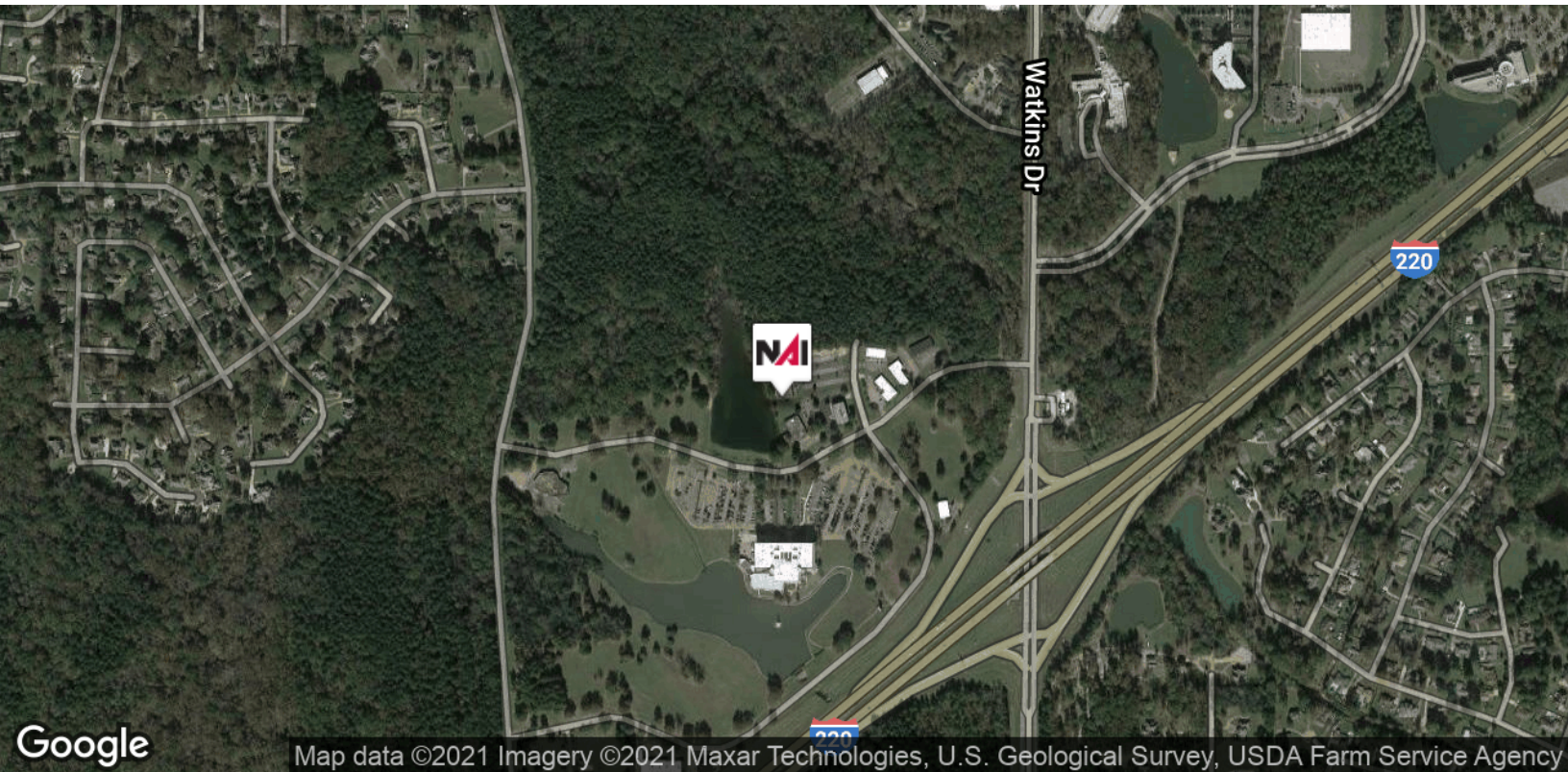
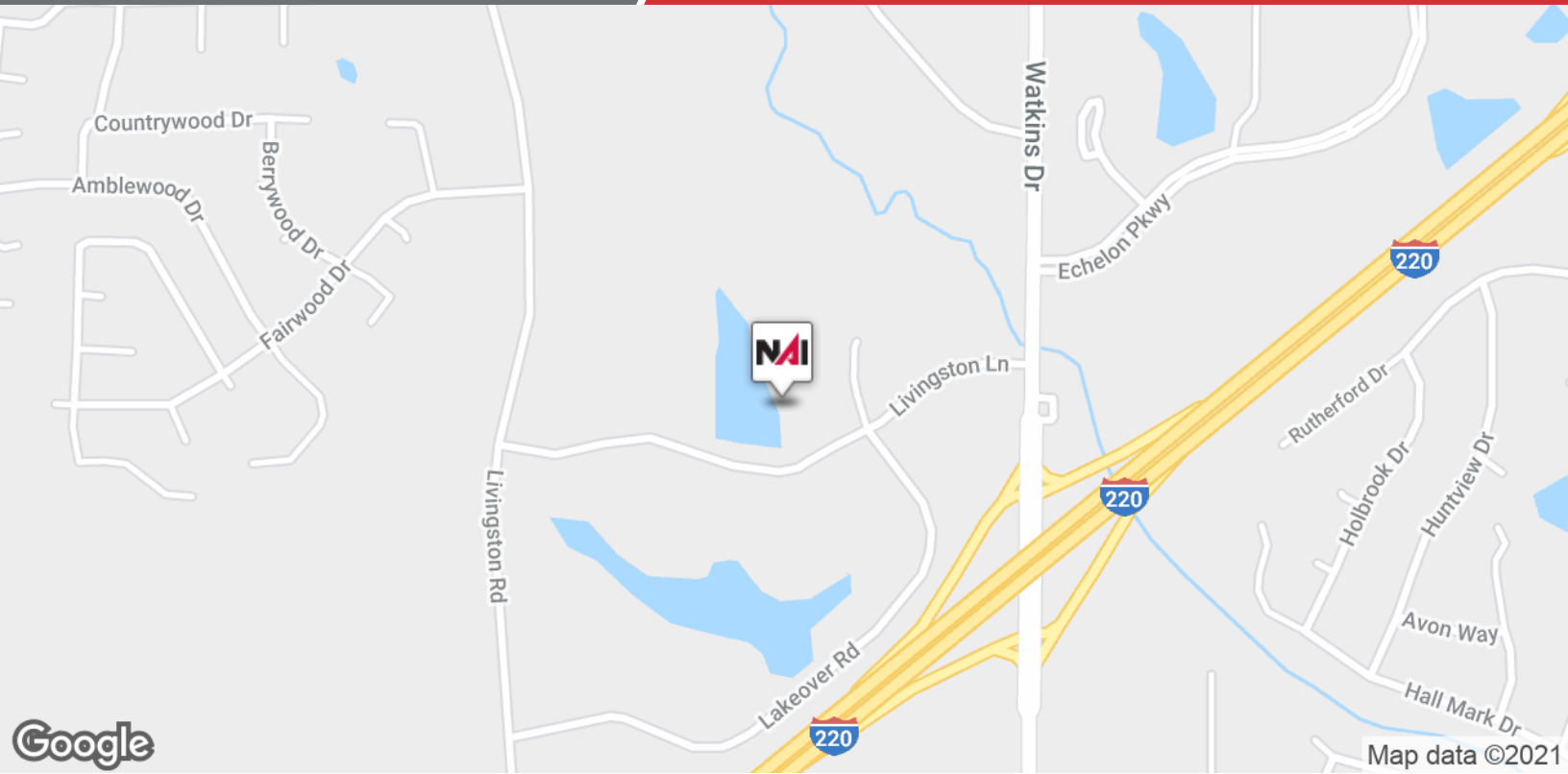


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660 Katherine Drive, Suite 304
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com

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