

# Lakeland Oaks Office Park

3900 Lakeland Dr, Flowood, MS 39232



Presented by  
**T.L. Brown Properties**



## **Price: \$2,350,000**

Designed after a Georgia plantation mansion this picturesque three, two story Class A, garden style, office development was completed in 1989 and contributes an historic presence to Lakeland Drive's booming fast pace development. The 30,000 s/f leasable area is surrounded by an impressive landscape and features a generous number of covered parking for its professional guests. Buildings have elevators for tenants and guests.

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- Great Location
- Plenty of parking
- Visual Landmark
- Solid Tenant Mix
- Leasing upside of vacant suites
- Great Historical Tenant Retention

Price:	\$2,350,000
Building Size:	30,000 SF
Price/SF:	\$78.33
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Investment
Cap Rate:	8%
Occupancy:	89%
No. Stories:	2
Building Class:	B
Tenancy:	Multiple
Year Built:	1988



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**T.L. Brown Properties**  
1991 Lakeland Drive Suite J  
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Notes

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## Financials, Debt and Unit Mix

### Financial Summary

AnalysisType	Actual
Net Operating Income	\$172,000



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## Property Photos



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## Location



## Location Description

Located at the signalized corner of Lakeland Dr and Flynt Dr. next door to Blue Cross Blue Shield of MS. Surrounded by other professional businesses, retail, hotels and restaurants. Building has a monument sign on Lakeland Dr.