



Oxford, MS—Professional Office Space

Parkway Center Building H — FOR LEASE

2716 West Oxford Loop | Oxford, Mississippi 38655 | Lafayette County

Suite 179: 1,420 sq. ft.*—\$2,425.83 per month

Modified Gross Lease

Executive Office Suites: \$450 to \$550 per month

Full Service Lease



This professional office building is located in the Parkway Centre Business Campus. The property is exceptionally located on West Oxford Loop next to Galleria II. The property currently has a 1,420 sq. ft. office space available as well as three (3) executive office suites. The executive offices suites share a reception area, breakroom and restrooms. The office space is offered as a modified gross lease while the executive office suites are full service. This building is professionally managed and all common areas are cleaned and maintained by the landlord. Call today for more information!

*Owner provided data



www.randallcommercialgroup.com



Disclaimer.....	3
Executive Summary-Available Space.....	4
Floor Plan.....	5
Map.....	6
Demographics.....	7
Market.....	8
Contacts.....	9



Disclaimer/Terms of Use for Offering Memorandum: 2716 West Oxford Loop, Oxford, MS

The information provided within this Marketing Package has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever re-garding the accuracy or completeness of the information provided. The information has been may be estimated or generalized and is prepared to provide a sum-mary of highlights and only a preliminary level of information regarding the project. Any interested party must inde-pendently investigate the subject property, particularly from a physical, financial, tenant, and overall development stand-point. Any projections, opinions, as-sumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offer-ing memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the finan-cial condition or future plans for this location. You and your advisors should conduct a careful, inde-pendent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be inde-pendently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Ran-dall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agree-ment of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property.

By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.



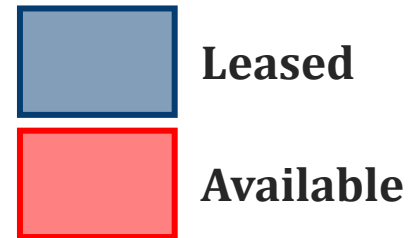
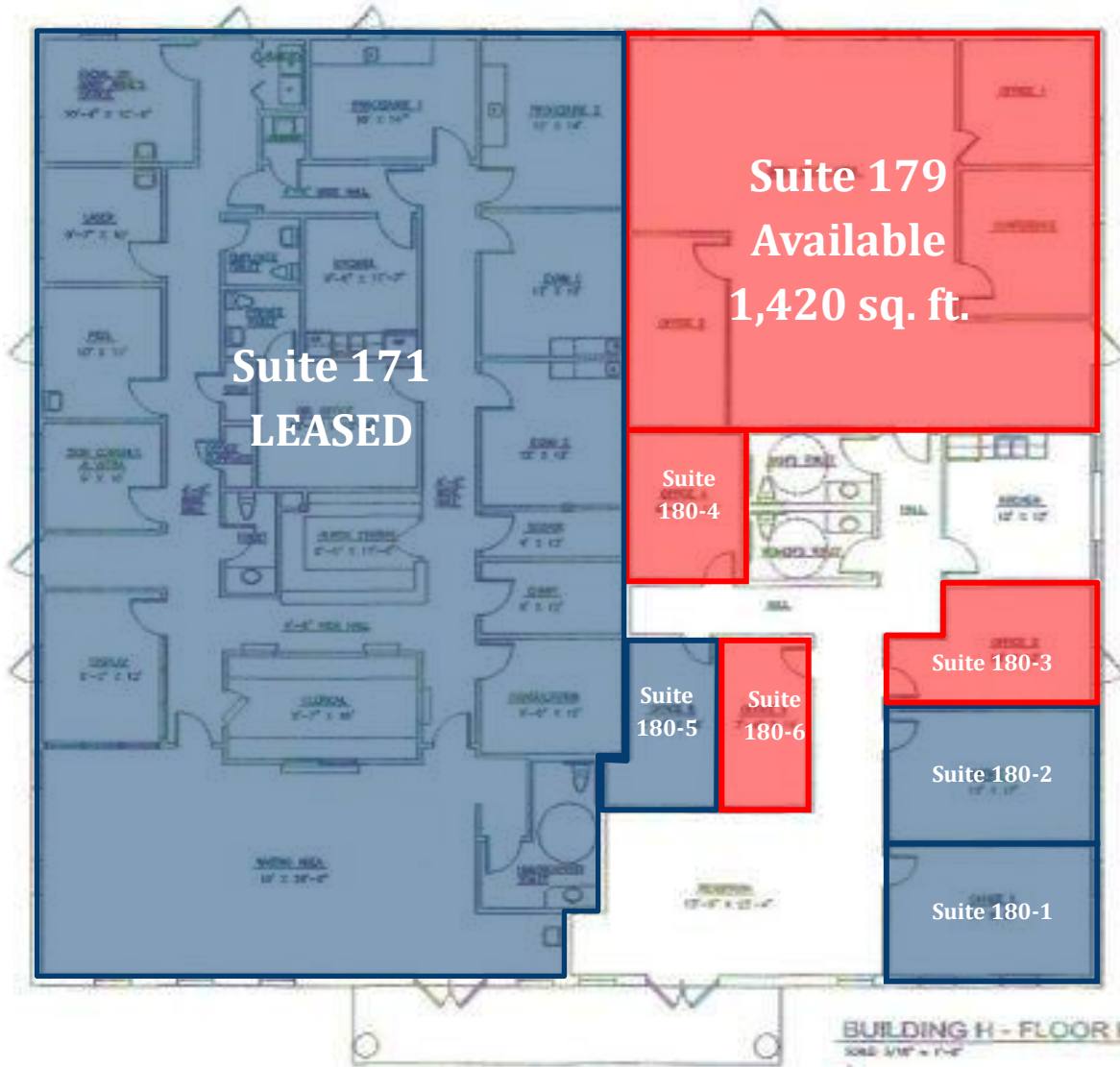
www.randallcommercialgroup.com

Executive Summary

A full-service lease is being offered in this well-maintained professional office building with the tenant responsible only for their renter's insurance. Located on West Oxford Loop amid a variety of amenities, this space is perfect for a variety of businesses including law, accounting, wealth management, real estate, and many others. Located within minutes of the property are numerous restaurants, retail, office parks, banks, the Ole Miss campus, and Highway 6.

Property Type:	Professional Office
Address:	2716 West Oxford Loop, Bldg. H Oxford, Mississippi 38655
Building Size:	7,200 sq. ft.*
Parking:	Surface, shared
Year Built	2009
Lease Type:	Suite 179: Modified Gross Office Suites: Full Services
Management:	Association Administered & Professionally Managed
Office Suites:	Individual Offices included shared break room, reception area, restrooms, etc.





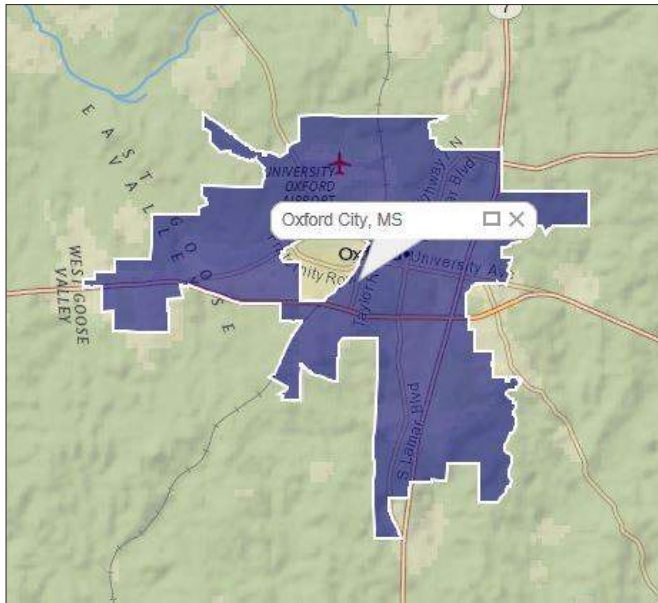
Suite #	Monthly Rent
Suite 171	N/A—Leased
Suite 179	\$2,425.83
Suite 180-1	N/A—Leased
Suite 180-2	N/A—Leased
Suite 180-3	\$550
Suite 180-4	\$450
Suite 180-5	N/A—Leased
Suite 180-6	\$450



Oxford City Limits

38655 Zip Code

Lafayette County



2015	Oxford City Limits
Population	20,899
w/ Students	40,077
Households	9,576
Avg. HH Income	\$51,768

2015	38655 Zip Code
Population	40,774
w/ Students	59,952
Households	17,629
Avg. HH Income	\$57,401

2015	Lafayette County
Population	52,324
w/Students	71,502
Households	20,349
Avg. HH Income	\$56,284

Source: Site To Do Business (ESRI); The University of Mississippi

Oxford, Mississippi > Quick Facts

- ℞ Home of The University of Mississippi—Ole Miss
- ℞ Ole Miss (Oxford Campus) Total Enrollment—20,827 students
- ℞ 80 miles south of Memphis, TN & 160 miles north of Jackson, MS
- ℞ 81% increase in gross retail sales from 2003 to 2013 in Oxford City Limits
- ℞ 11.44% increase in Bank Deposits in the Oxford City Limits since 2009
- ℞ 43.36% increase in Oxford's population from 2000 to 2013
- ℞ 35% increase in Ole Miss's Oxford Campus enrollment from 2008 to 2013
- ℞ 74% increase in # of students entering 1st grade compared to students entering 12th grade in Oxford School District
- ℞ Median Home & Condo Price—\$221,114.00



- ℞ Ranked #1 on Kiplinger's "10 Smart Places to Retire" list for 2014
- ℞ 1,007 retiree households bringing assets of \$323 million and over \$33 million annually in discretionary income.
- ℞ Lafayette County (Oxford) has Mississippi's top growth rate since 2010
- ℞ Oxford's daytime population grows by 40% (2010)
- ℞ Oxford ranks #11 out of 576 U.S. Metropolitans in Economic Strength (2013)
- ℞ 34% increase in total enrollment for the Oxford School District since 2000; 30% increase in Lafayette School District since 2003

For a complete report on Oxford's demographic and market information, go to: <http://randallcommercialgroup.com/2014/08/rcgs-oxford-market-profile-numbers-behind-southeast-hottest-market/>

Photo of Oxford's renowned Square Books, voted Best Independent Book Store in America



Elizabeth Randall

President/Associate Broker

Telephone: 662-234-4043

Email: erandall@randallcg.com

Brian P. Phillips

Principal Broker

Telephone: 662-638-0722

Email: bphillips@randallcg.com



About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm that focuses on real estate transactional services and development opportunities throughout the southeastern United States for clients based throughout the country. Through our affiliate company, Randall Commercial Advisory, LLC, our clients are provided with real estate consulting, solutions, and financial analysis services to maximize the potential of real estate holdings and to overcome challenges with their properties. We operate with a diligent and specialized ten person team that is committed to exceptional client service and outcome. Our team is structured with intentional diversity in our members' educational backgrounds, professional experiences, and areas of expertise. Through proprietary research, continual education, creativity, and collaborative perseverance, we are focused on creating and preserving client wealth while building meaningful and long-term relationships with our clients.

Through a myriad of brokerage and consulting services, we serve institutional and individual investor clients as well as end users on projects and properties ranging up to \$50 million in estimated market value. By focusing on a range of properties types and uniquely specialized services, we are better able to accommodate diverse client interests whether a small single tenant property or a large mixed-use development. We provide a professional platform for owning and disposing of real estate assets directly. We cover a large geographical area, which allows us to operate with more opportunistic focus rather than one that is tightly bound by a single city or state. *Our corporate strategy is simple: client first.*

Over the years, we have learned that by diligently embodying our "client first" mantra, we have built meaningful client relationships that provide us a thorough understanding of each client's particular circumstances and goals. This has allowed us to become more effective in client outcome and more passionate about our work. *Ultimately, our clients are better served.*



www.randallcommercialgroup.com