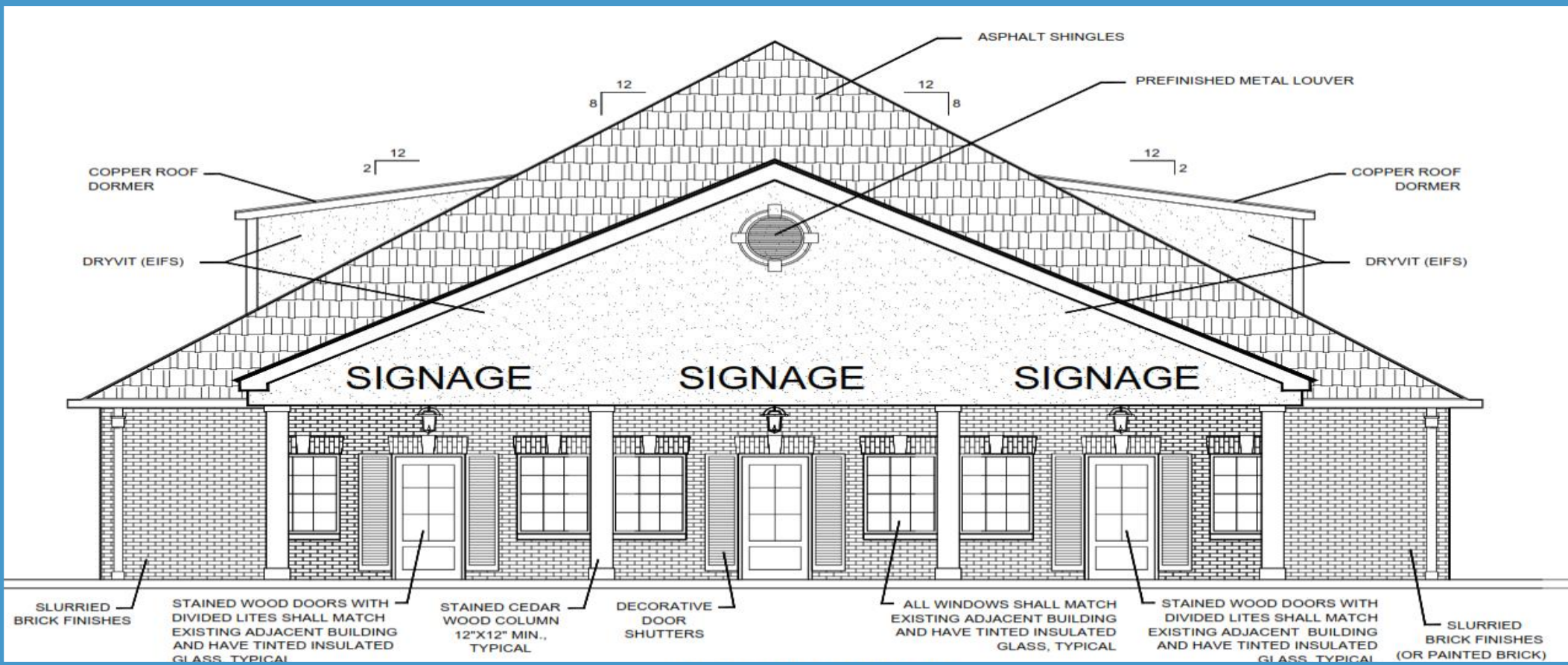




Randall Commercial Group, LLC

Investment Real Estate Optimized

www.randallcommercialgroup.com



Office Building | For Lease

2696 West Oxford Loop | Oxford, MS 38655

\$20 per sq. ft. | Up to 6,000 sq. ft. | NNN Lease | Build to Suit (Negotiable TI Allowance)

Highly visible office space located in a growing commercial district right off Jackson Ave in Oxford.

Disclaimer/Terms of Use for Offering Memorandum:

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 regarding the accuracy or completeness of the information provided. The information may have been estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions 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 offering 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 financial condition or future plans for this location. You and your advisors should conduct a careful, independent 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.

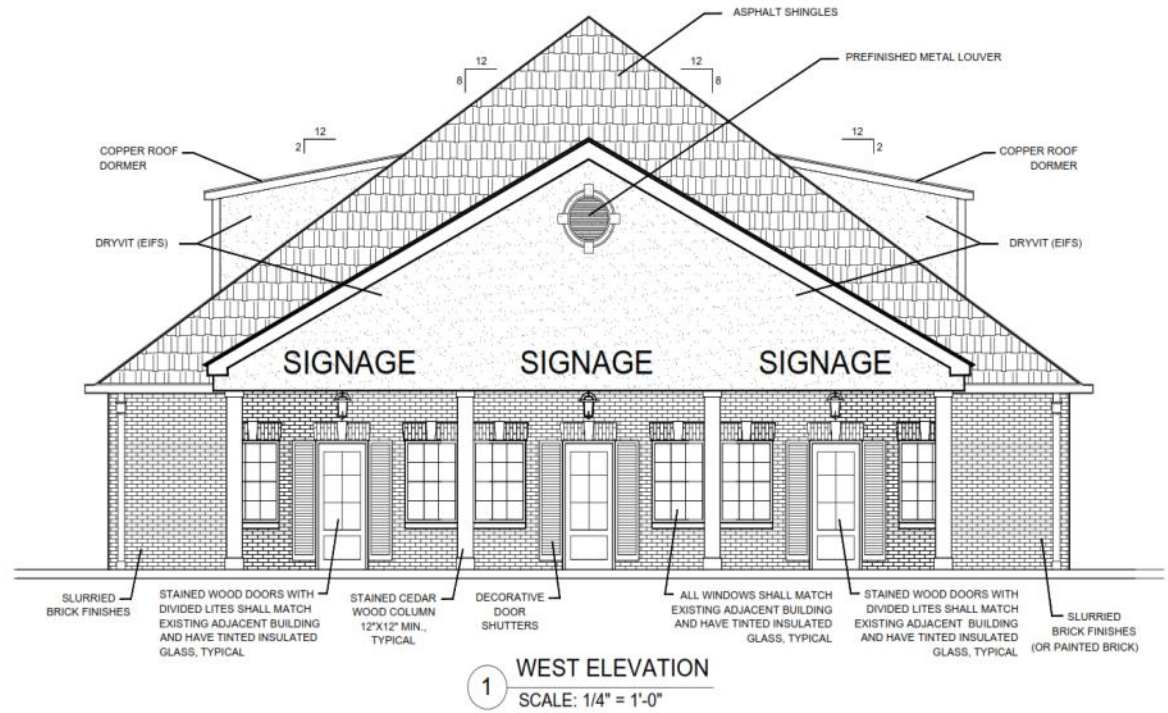
Past performance, expected or projected performance do not guarantee future performance. Property owners/buyer bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size and square footage of the property and improvements are estimated and should be independently 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 Randall 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 agreement 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.

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Exclusively Listed By:

Randall Commercial Group, LLC

Elizabeth J. Randall, CCIM

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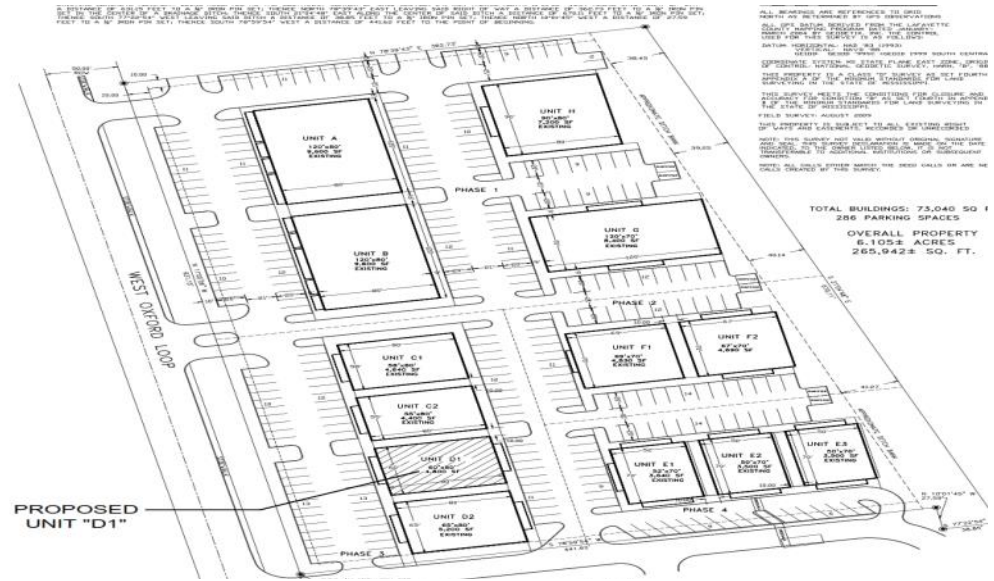
LEASE HIGHLIGHTS:

Asking Rent:	\$20 per sq. ft.
TI Allowance:	Negotiable
Lease Term:	Negotiable
Lease Type:	Triple Net Lease (NNN)
Signage:	Available

PROPERTY INFORMATION:

Address:	2696 West Oxford Loop, Oxford, MS 38655
Available Space Size:	6,000 sq. ft.* (Devisable)
Property Description	Shell Space (Build to Suit)
Year Built	2019
No. of Stories:	Two
Foundation:	Conventional
Exterior:	Masonry
Parking Surface:	Asphalt

*Source: Landlord Provided Data-Site Plan



LOCATION SUMMARY:

- Conveniently located in the growing Parkway Centre off of West Oxford Loop
- Available Property is currently in shell condition that can be built to suit
- Close proximity to restaurants, retail, and professional buildings



± 37,481

Population within
a 5-Mile Radius



± 14,091

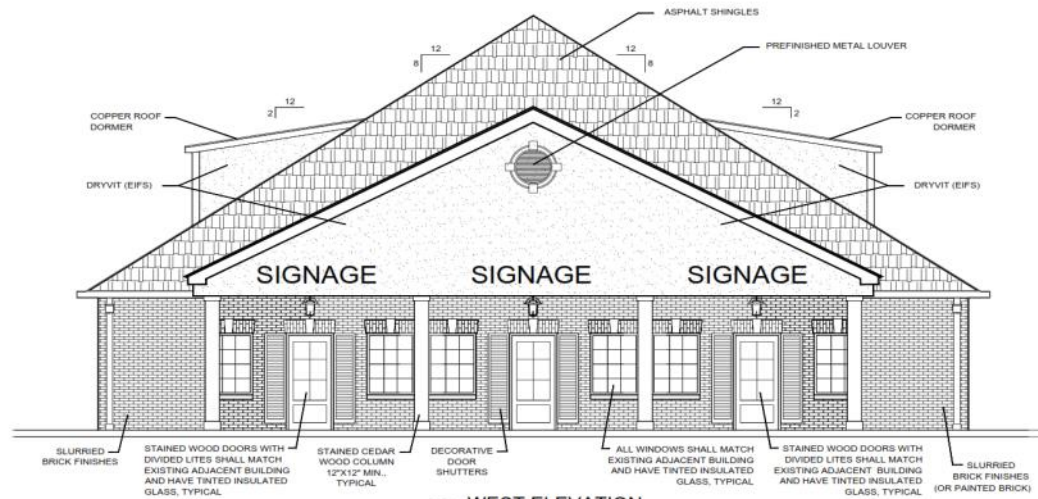
Households within a 5-
Mile Radius



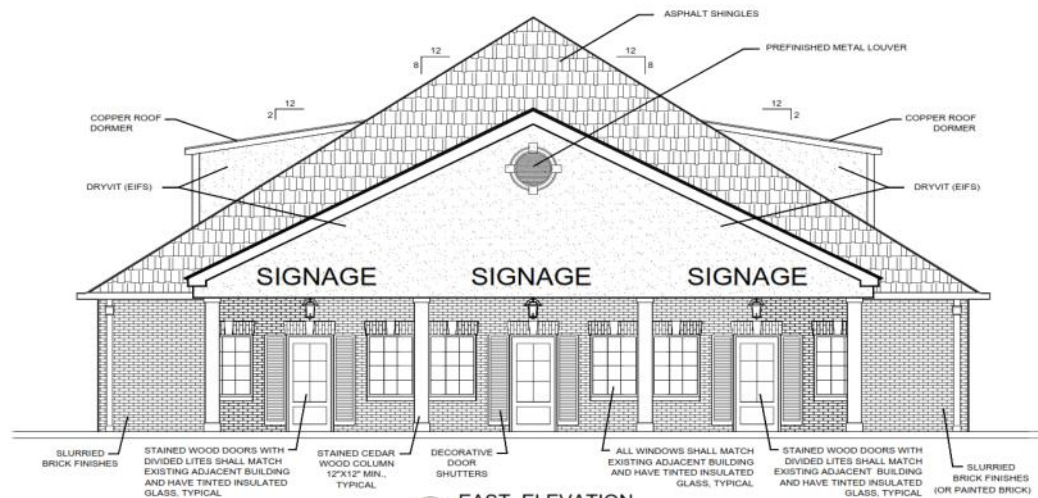
± \$67,466

Avg. Household Income
within a 5-Mile Radius

FRONT ELEVATION



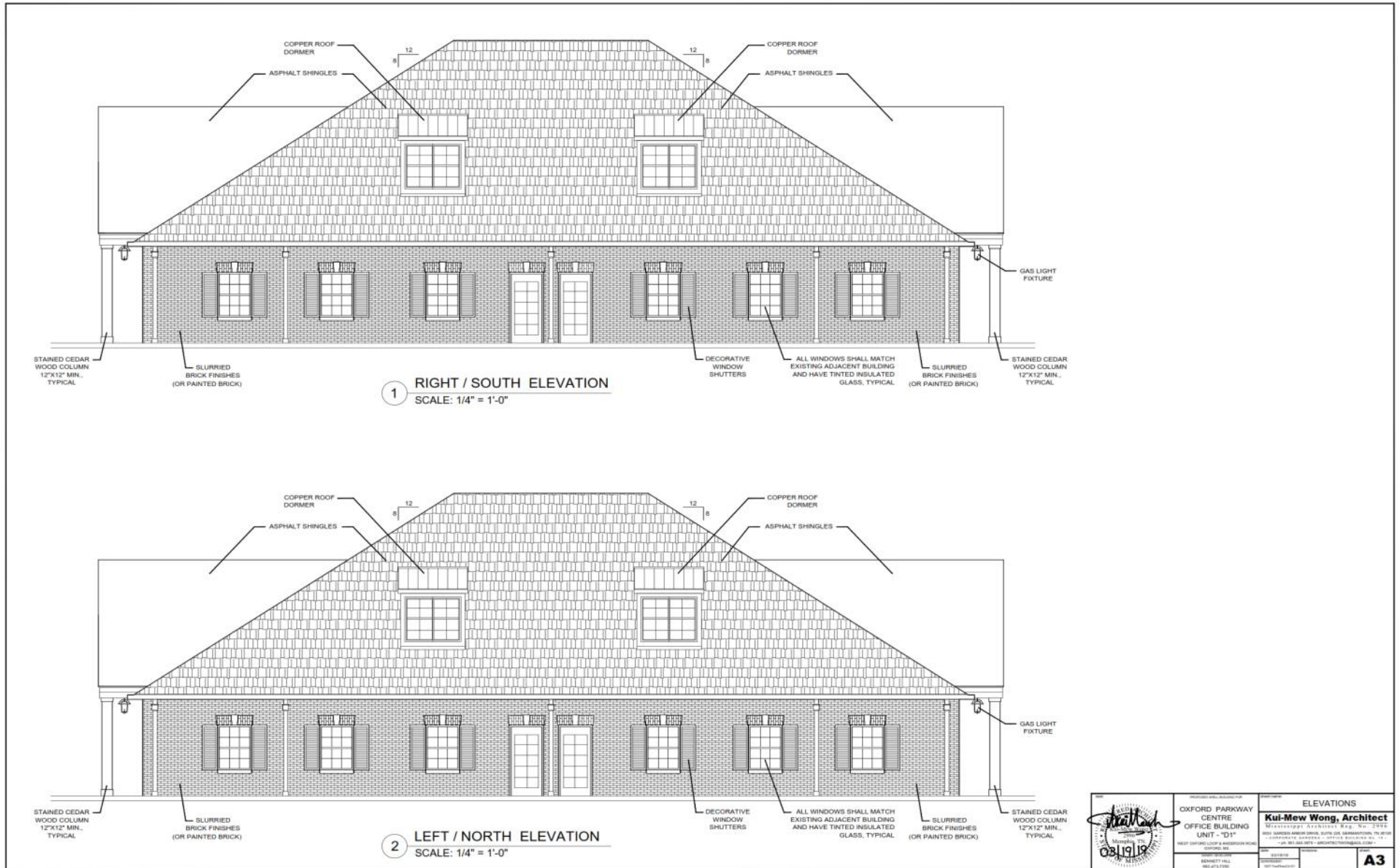
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

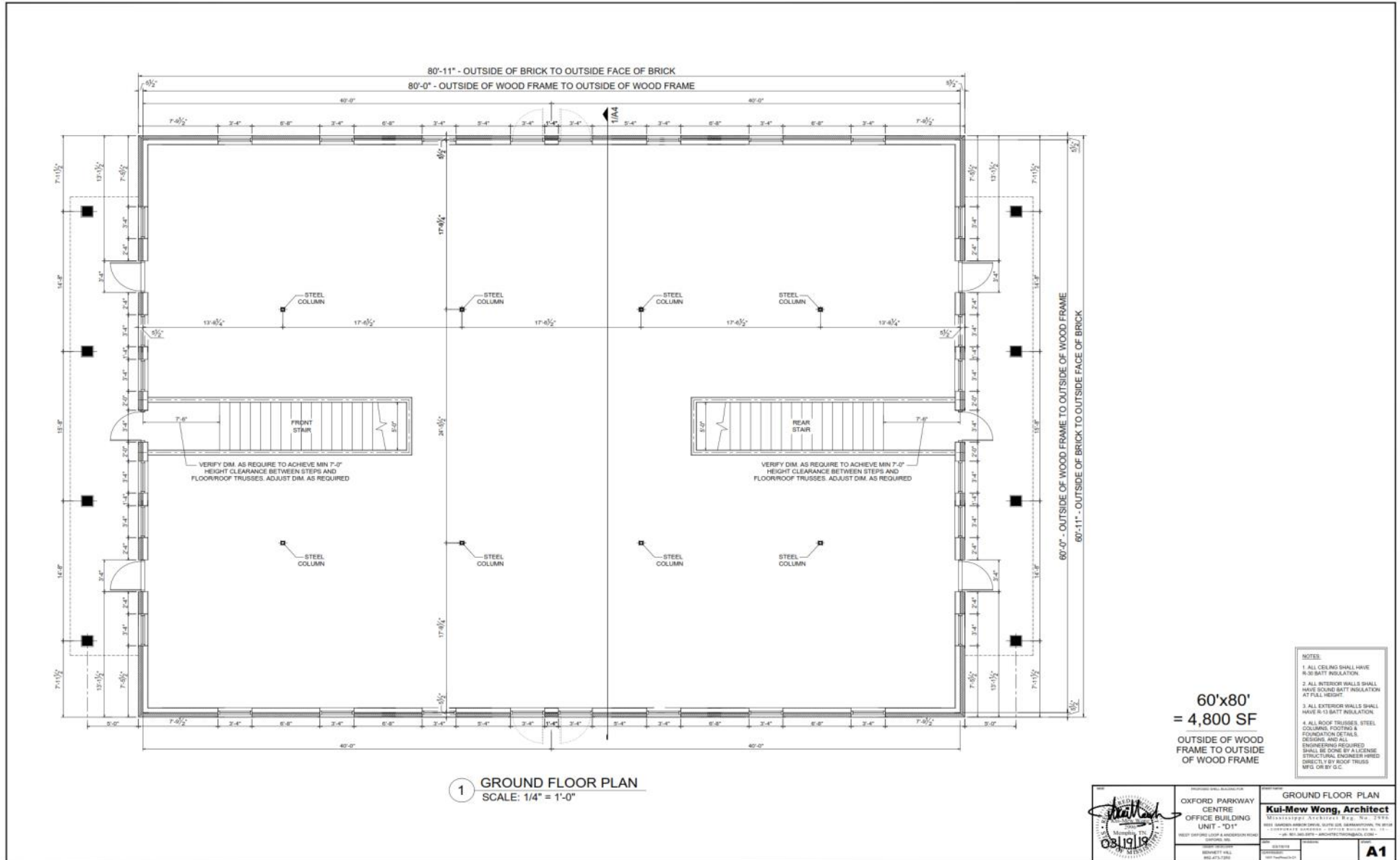
	OXFORD PARKWAY CENTRE OFFICE BUILDING UNIT - "D1"	ELEVATIONS Kul-Mew Wong, Architect Mississippi Architect Reg. No. 2098 800 S. GARDNER AVENUE, SUITE 205, MEMPHIS, TN 38104 (901) 521-1111 www.kulmewwong.com
	SHEET NO. 081919	DATE: 08/19/19 DRAWN BY: [Name] CHECKED BY: [Name]

SIDE ELEVATION

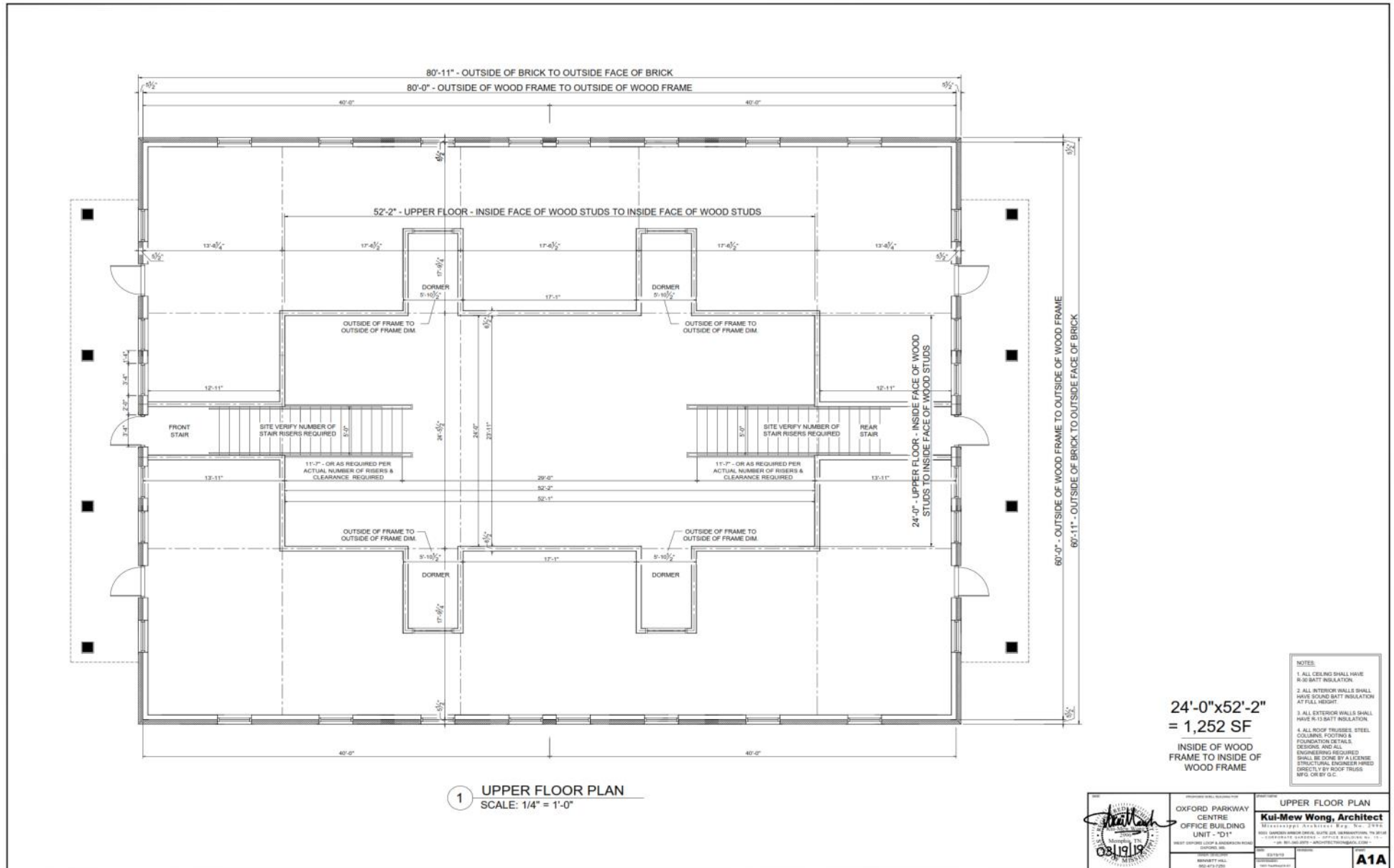


	PROJECT: OXFORD PARKWAY CENTRE OFFICE BUILDING UNIT - 1011 SHEET: EXTERIOR LOOP & ANDERSON ROAD CORNER 101	ELEVATIONS Kul-Mew Wong, Architect Mississippi Architect Reg. No. 21978 4000 SANDY SPRING DRIVE, SUITE 200, MEMPHIS, TN 38125 (901) 948-2878 • ARCHITECT@KMWGA.COM
	DATE: 08/19/19 DRAWN BY: [Name] CHECKED BY: [Name]	SHEET NO.: [Number] TOTAL SHEETS: [Number]

GROUND FLOOR PLAN



UPPER FLOOR PLAN



AREA MAP



Property Location

Oxford is a city in, and the county seat of, Lafayette County, Mississippi, United States. Founded in 1837, it was named after the British university city of Oxford and home to the University of Mississippi. Founded in 1848, the University of Mississippi, affectionately known to alumni, students and friends as *Ole Miss*, is Mississippi's flagship university. With more than 24,000 students, Ole Miss is the state's largest university and is ranked among the nation's fastest-growing institutions.

2019 Demos*	1-Mile	3-Mile	5-Mile
Population	4,519	23,962	37,481
Median Age	26.3	23.8	25.4
Avg. HH Income:	\$76,473	\$67,974	\$67,466

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Location Highlights:

- Rated #1 on Kiplinger's "10 Great College Towns to Retire To"
- Highest growth rate in the State of Mississippi since 2010
- Featured in the Walton Family Foundation Fellow's May 2018 *Micropolitan Success Stores from the Heartland*.
- Home to the University of Mississippi (Ole Miss)
- Ole Miss offers 14 graduate programs ranked in the top 100 among public institutions—*US News & World Report*
- Ranked #1 in Best Beautiful College Campus by USA Today (2016)
- Patterson School of Accounting ranked #8 by The Journal of Public Accounting Report



NET LEASE GROUP

Exclusively Listed By:

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About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.