



Professional Office Space—FOR LEASE

2088 Old Taylor Road | Oxford, Mississippi

Property Information:

Location: 2088 Old Taylor Road | Oxford, MS

Zoning: Suburban Center District

Building Size: 4,866 sq. ft. (Divisible)

Asking Rent: \$21/ SF NNN

Term: Negotiable

Property Highlights:

- High End Newer Construction Office Building*
- Approximately 525 yards from Ole Miss Campus*
- Convenient access to HWY 6 off Old Taylor Road*
- Ample Parking*
- Numerous Amenities and Private Offices*



*High End Professional Office Space
Available for Lease*



Randall Commercial Group, LLC

850 Insight Park Avenue, University, Mississippi 38677

Post Office Box 1600, Oxford, Mississippi 38655

Main Office: (662) 234-4044

Website: www.randallcommercialgroup.com

Contact:

Elizabeth Randall, CCIM

Direct Office: 662-234-4043

Cellular: 662-820-9243

Email: erandall@randallcg.com

Port Company

Direct Office: 662-638-0730

Cellular: 901-674-2761

Email: pcampany@randallcg.com



Professional Office Space—FOR LEASE

2088 Old Taylor Road | Oxford, Mississippi

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 has been may be 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 stand-point. 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.**

Elizabeth Randall | Direct Line: 662-234-4043 | Mobile: 662-820-9243 | Email: erandall@randallcg.com

Port Campany | Direct Line: 662-638-0730 | Mobile: 901-674-2761 | Email: pcampany@randallcg.com

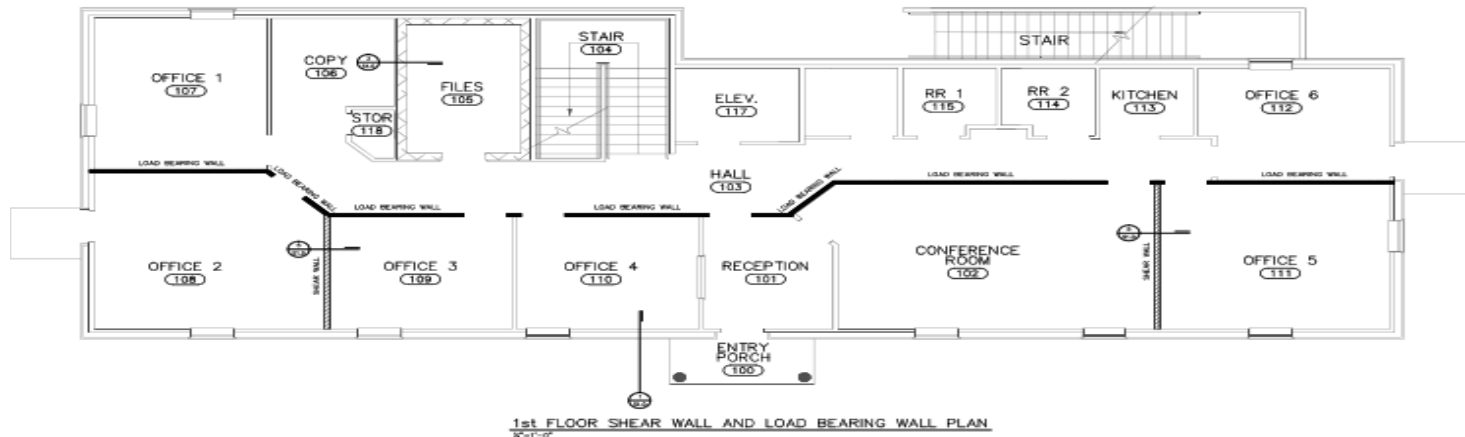
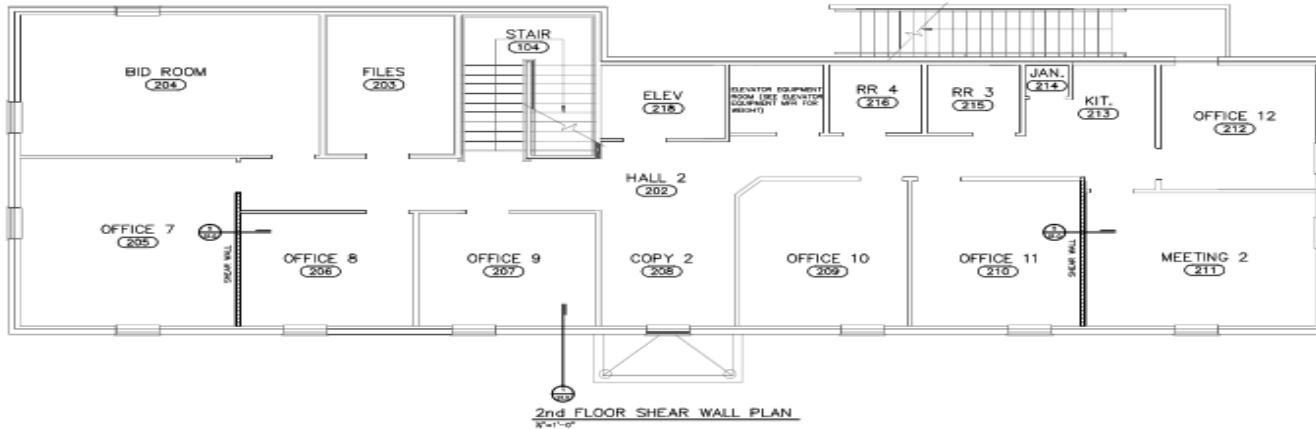
Randall Commercial Group, LLC 850 Insight Park Avenue, University, Mississippi 38677 Post Office Box 1600, Oxford, Mississippi 38655



Professional Office Space—FOR LEASE

2088 Old Taylor Road / Oxford, Mississippi

Floor Plan—As Built



Elizabeth Randall | Direct Line: 662-234-4043 | Mobile: 662-820-9243 | Email: erandall@randallcg.com

Port Campany | Direct Line: 662-638-0730 | Mobile: 901-674-2761 | Email: pcampany@randallcg.com

Randall Commercial Group, LLC 850 Insight Park Avenue, University, Mississippi 38677 Post Office Box 1600, Oxford, Mississippi 38655



Professional Office Space—FOR LEASE

2088 Old Taylor Road | Oxford, Mississippi



Elizabeth Randall | Direct Line: 662-234-4043 | Mobile: 662-820-9243 | Email: erandall@randallcg.com

Port Campany | Direct Line: 662-638-0730 | Mobile: 901-674-2761 | Email: pcampany@randallcg.com

Randall Commercial Group, LLC 850 Insight Park Avenue, University, Mississippi 38677 Post Office Box 1600, Oxford, Mississippi 38655



Professional Office Space—FOR LEASE

2088 Old Taylor Road | Oxford, Mississippi



Elizabeth Randall | Direct Line: 662-234-4043 | Mobile: 662-820-9243 | Email: erandall@randallcg.com

Port Campany | Direct Line: 662-638-0730 | Mobile: 901-674-2761 | Email: pcampany@randallcg.com

Randall Commercial Group, LLC 850 Insight Park Avenue, University, Mississippi 38677 Post Office Box 1600, Oxford, Mississippi 38655



Professional Office Space—FOR LEASE

2088 Old Taylor Road | Oxford, Mississippi

**Elizabeth Randall, CCIM, President,
Associate Broker**

Direct Line: 662-234-4043

Email: erandall@randallcg.com

Port Campany, Salesperson

Direct Line: 662-638-0730

Email: pcampany@randallcg.com

Website: www.randallcommercialgroup.com

Main Office: 662-234-4044



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 cli-

Elizabeth Randall | Direct Line: 662-234-4043 | Mobile: 662-820-9243 | Email: erandall@randallcg.com

Port Campany | Direct Line: 662-638-0730 | Mobile: 901-674-2761 | Email: pcampany@randallcg.com

Randall Commercial Group, LLC 850 Insight Park Avenue, University, Mississippi 38677 Post Office Box 1600, Oxford, Mississippi 38655