

OFFICE BUILDING FOR LEASE



800 WOODLANDS PARKWAY

800 WOODLANDS PARKWAY , RIDGELAND , MS 39157

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PROPERTY DESCRIPTION

Positioned at the entrance of Woodlands Office Park, this two-story brick and glass office building stands as the park's signature landmark. Designed with both form and function in mind, it delivers a distinguished presence along with modern conveniences for today's workforce.

Tenants enjoy modern amenities including locker rooms with showers, a dedicated mailroom with vending, and convenient USPS and express carrier drop boxes. Scenic walking and jogging trails weave through the park, offering a natural retreat just steps from the office. Professionally managed by a local team, the building emphasizes quality, service, and value—making it a top choice for both national and local tenants.

Located on the east end of County Line Road in Ridgeland, just north of Jackson, the property is surrounded by retail, restaurants, and financial services, as well as some of the area's most established neighborhoods. Despite the convenience, the setting within Woodlands Office Park feels calm and secluded.

With quick access to I-55, the Natchez Trace Parkway, Ross Barnett Reservoir, and Jackson-Evers International Airport, as well as multiple ingress and egress points, the property ensures effortless connectivity for clients and employees alike. Downtown Jackson is just minutes away, keeping business close without sacrificing serenity.

OFFERING SUMMARY

Building Size:	26,331 SF
Stories/Floors:	2
Year Built:	1988
Year Renovated:	2023
Available SF:	1,201 - 2,790 SF
Price per Foot:	\$20.00 SF/yr (Full Service)
Monthly Rent:	\$2,001.67 to \$5,873.33
Parking Space:	214
Parking Ratio:	8.13
Zoning:	C-1 Low Intensity Commercial District
Traffic Count:	15,000ADT
Market:	Jackson, MS
Sub-market:	Ridgeland, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,994	42,056	108,955
Total Population	11,791	93,970	249,235
Average HH Income	\$53,397	\$81,506	\$76,117

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ADDITIONAL PHOTOS



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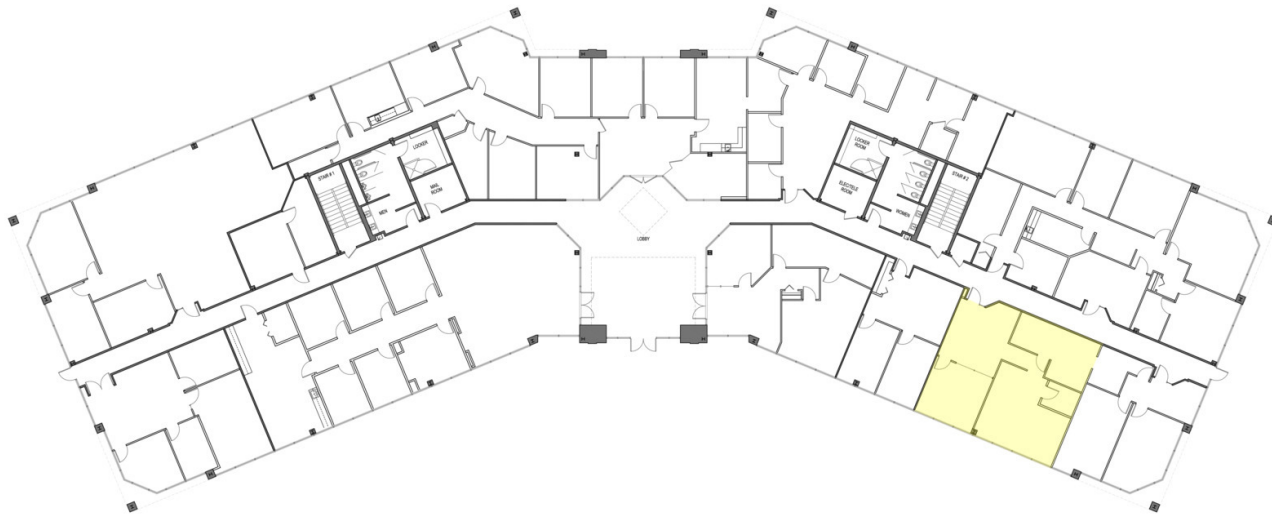


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LEASE SPACES



2.1.1 FLOOR PLAN LEVEL 1



Woodlands Office Park Building I
800 Woodlands Parkway
Ridgeland Mississippi 39157

Suite 108 Floor plan

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,201 - 1,254 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
103	Available	1,201 SF	Full Service	\$20.00 SF/yr	1,201 square feet of full service executive office space. Total monthly rent: \$2,001.67
108	Available	1,254 SF	Full Service	\$20.00 SF/yr	1,254 square feet of full service executive office space. Total monthly rent: \$2,090.00

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WOODLANDS RETAILER MAP



Map data
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Google

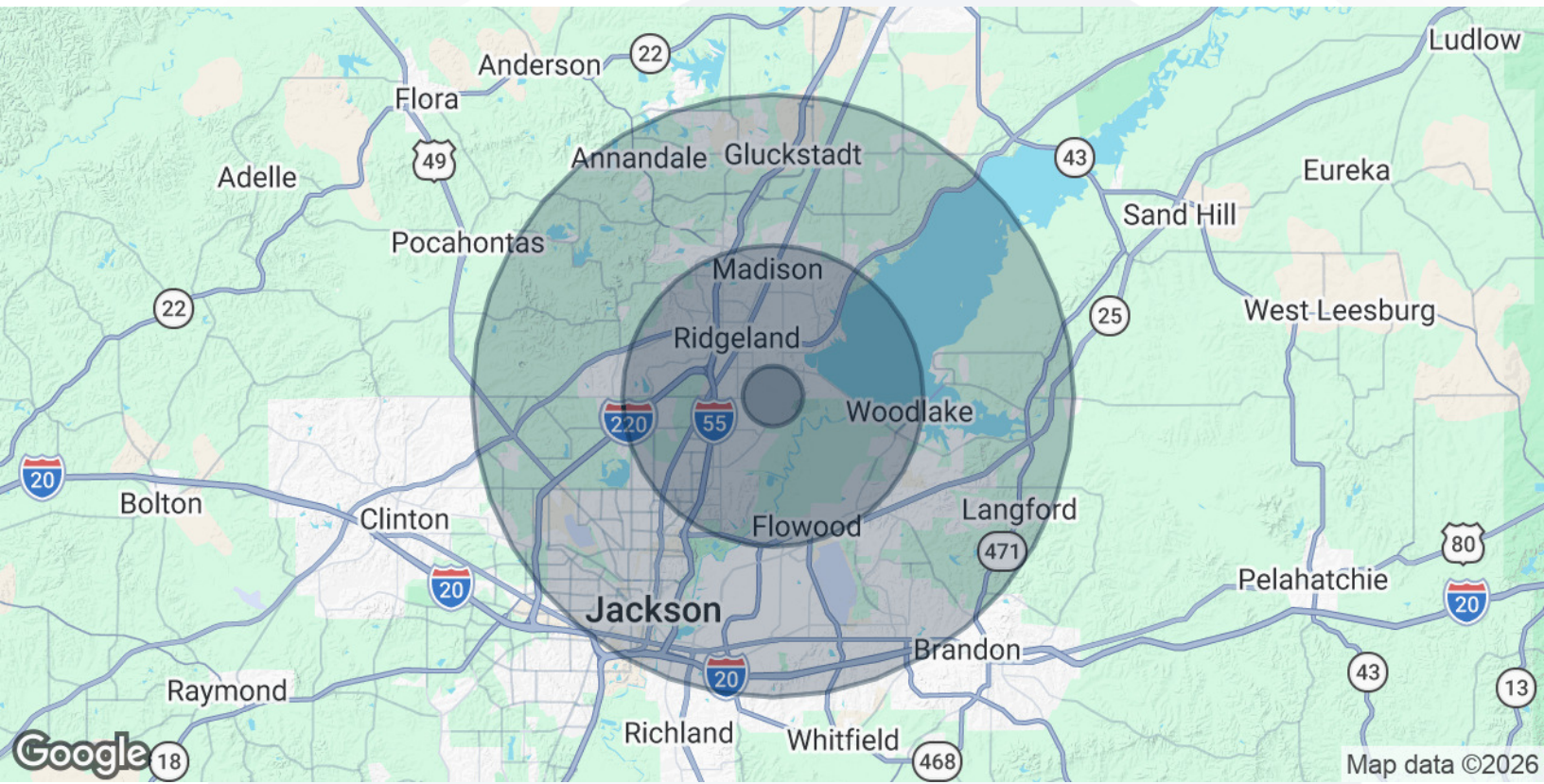
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,791	93,970	249,235
Average Age	35.0	37.8	38.3
Average Age (Male)	33.0	36.1	37.7
Average Age (Female)	37.8	39.6	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,994	42,056	108,955
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,397	\$81,506	\$76,117
Average House Value	\$126,028	\$178,452	\$177,204

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Born into a multigenerational real estate family, Amanda Principe Overby carries forward a legacy deeply rooted in development, brokerage, and construction. The daughter and sister of builders and granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry her entire life. A third-generation Washingtonian with a lifelong appreciation for art and architecture, she earned her undergraduate degree in Art History and Archaeology from the University of Maryland, College Park.

Licensed since 1998, Amanda began her career in Northern Virginia, where she quickly established herself as a top-producing buyer's agent. Her expertise in both residential and commercial real estate brought her to Jackson, Mississippi, in 2003, where she expanded her business and built a strong regional network. In 2004, she earned the prestigious Accredited Buyer's Representative (ABR) designation, underscoring her commitment to excellence and client advocacy.

In 2025, Amanda achieved the Certified Commercial Investment Member (CCIM) designation—one of the highest professional recognitions in the commercial real estate industry—reflecting her advanced knowledge in financial analysis, market research, and investment strategy.

Today, Amanda's practice spans the full spectrum of real estate, with a strong emphasis on commercial sales, leasing, and investment properties. Known for her integrity, discretion, and results-driven service, she is a trusted advisor to clients ranging from first-time investors to established businesses and developers.

Amanda and her husband reside in the Greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. Dedicated to giving back, she is a sustaining member of the Junior League of Jackson and an active supporter of the Mississippi Children's Museum Partners.

For Amanda, real estate is not just about property—it's about strategy, lifestyle, and long-term value. Whether helping clients reposition assets, expand portfolios, or identify the right space to grow their business, her goal remains the same: to deliver expert guidance and exceptional results with professionalism and purpose.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
MCAR
NAR
CCIM

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