

OFFICE BUILDING FOR LEASE



750 WOODLANDS PARKWAY

750 WOODLANDS PARKWAY , RIDGELAND , MS 39157

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PROPERTY DESCRIPTION

This timeless brick-and-glass, two-story office building offers a distinguished presence within Woodlands Office Park. Designed with both convenience and comfort in mind, the property features a front entrance and a side patio. 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.

Ideally situated on the east end of County Line Road in Ridgeland, just north of Jackson, the property is surrounded by restaurants, retail, financial services, and established neighborhoods. Despite the central location, Woodlands Office Park provides a calm, park-like setting.

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

Lease Rate:	\$16 - 20 SF/yr (Full Service)
Available SF:	749 - 4,349 SF
Building Size:	26,331 SF
Stories/Floors:	2
Year Built:	1987
Year Renovated:	2024
Parking Spaces:	96
Parking Ratio:	3.65
Zoning:	C-1 Low Intensity Commercial District
Market:	Jackson, MS
Sub-Market	Ridgeland, MS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,061	41,518	107,968
Total Population	11,909	93,118	246,975
Average HH Income	\$53,368	\$82,615	\$76,697

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ADDITIONAL PHOTOS



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	749 - 4,349 SF	Lease Rate:	\$16 - \$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	4,349 SF	Full Service	\$16.00 SF/yr	4349 square feet of full service executive office space. Total monthly rent: \$5,798.67
102	Available	749 SF	Full Service	\$20.00 SF/yr	749 square feet of full service executive office space. Total monthly rent: \$1,248.33

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WOODLANDS RETAILER MAP



Map data ©2025 Google

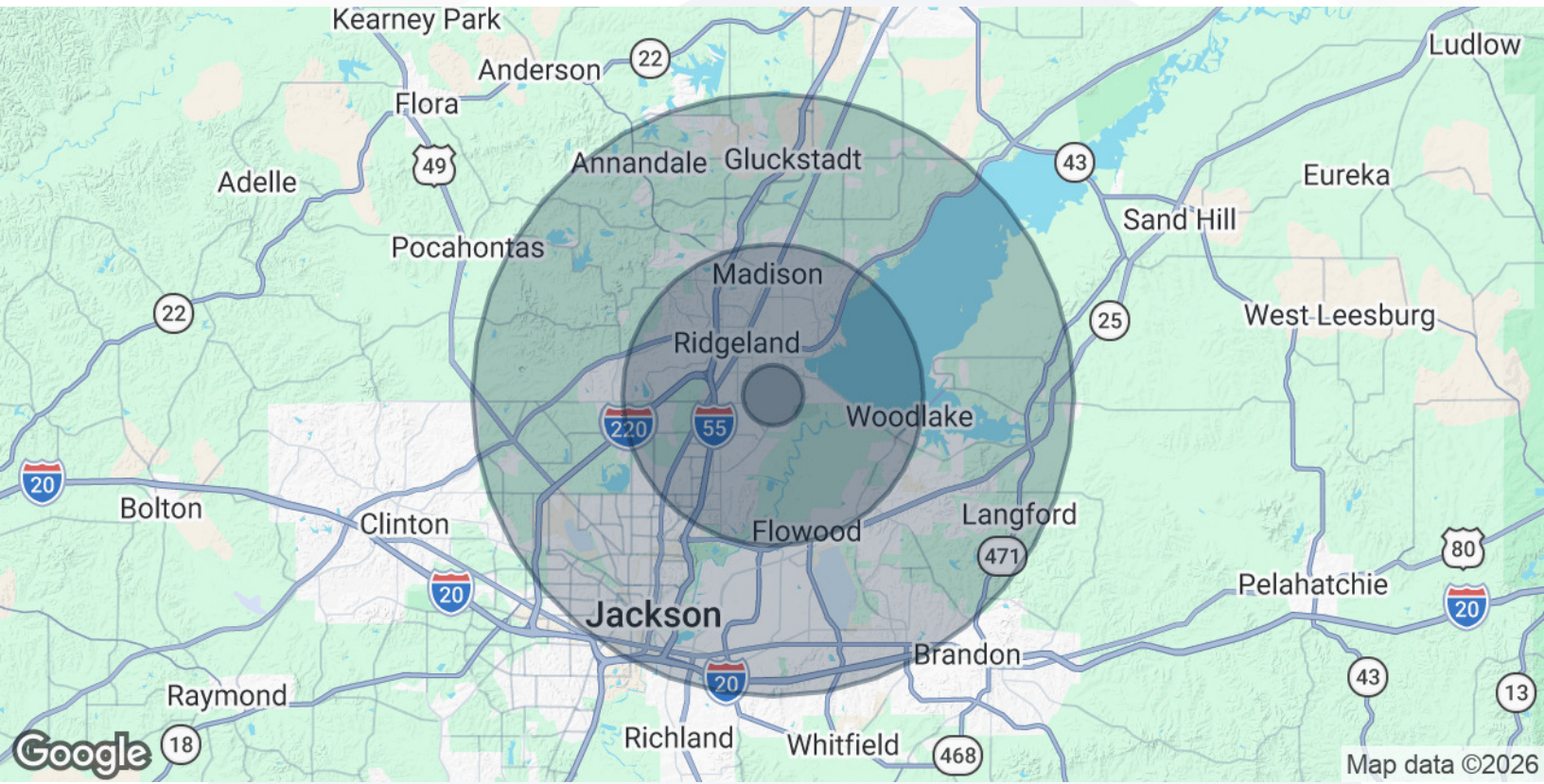
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,909	93,118	246,975
Average Age	34.4	37.9	38.3
Average Age (Male)	32.0	36.2	37.7
Average Age (Female)	37.2	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,061	41,518	107,968
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,368	\$82,615	\$76,697
Average House Value	\$128,894	\$180,932	\$178,718

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
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NAR
CCIM

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