

OFFICE BUILDING FOR LEASE



775 WOODLANDS PARKWAY

775 WOODLANDS PARKWAY , RIDGELAND , MS 39157

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PROPERTY DESCRIPTION

Discreetly set back from County Line Road, 775 Woodlands is a three-story brick and glass office building that offers both presence and privacy in the heart of Ridgeland. This Class A property delivers an exceptional workplace experience with amenities designed for today's tenants, including locker rooms with showers, a covered delivery area, a mailroom with vending, and convenient USPS and express carrier drop boxes. Scenic walking and jogging trails throughout the park provide a natural escape just steps from your office.

Professionally managed by a local team, 775 Woodlands is maintained with a focus on quality, service, and value.

Positioned in Ridgeland, just north of Jackson, the building is surrounded by retail, banking, restaurants, and some of the area's most established neighborhoods. Despite its central location, the Woodlands Office Park offers a calm, park-like atmosphere that feels worlds away.

Tenants enjoy immediate access to I-55, the Natchez Trace Parkway, Ross Barnett Reservoir, and Jackson-Evers International Airport. Downtown Jackson is only minutes away, and multiple ingress and egress points make access simple for employees and clients alike.

OFFERING SUMMARY

Building Size:	26,331 SF
Stories/Floors:	3
Building Size:	1988
Year Renovated:	2024
Available SF:	1,997 - 2,312 SF
Lease Rate:	\$22.00 SF/yr (Full Service)
Monthly Rent:	\$3,661.17 to \$4,238.67
Parking Space:	241
Parking Ratio:	9.15
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	6,148	41,512	107,850
Total Population	12,134	93,045	246,693
Average HH Income	\$53,561	\$82,473	\$76,556

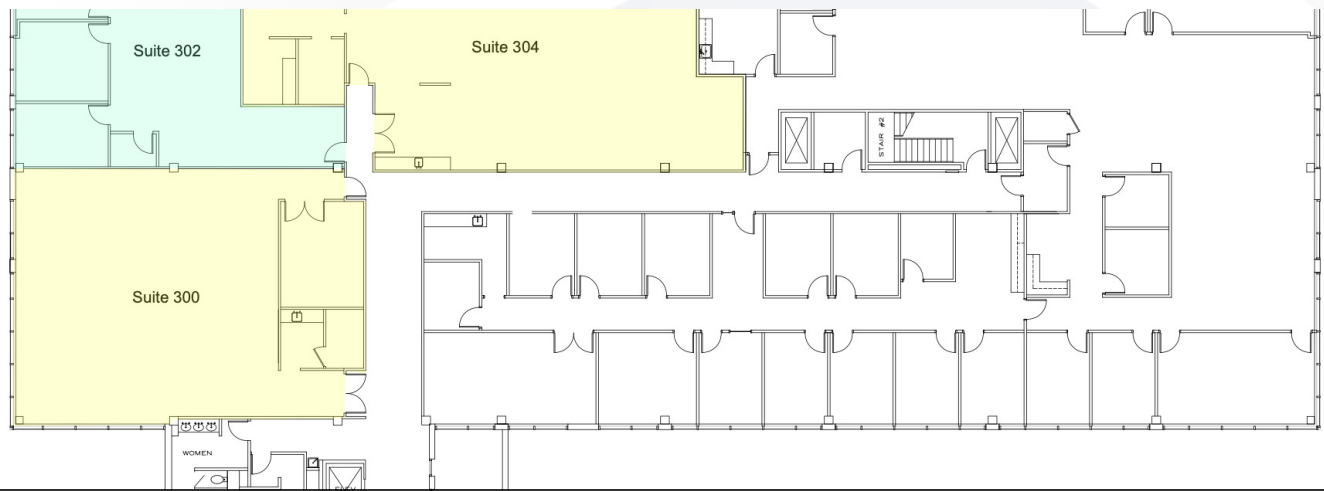
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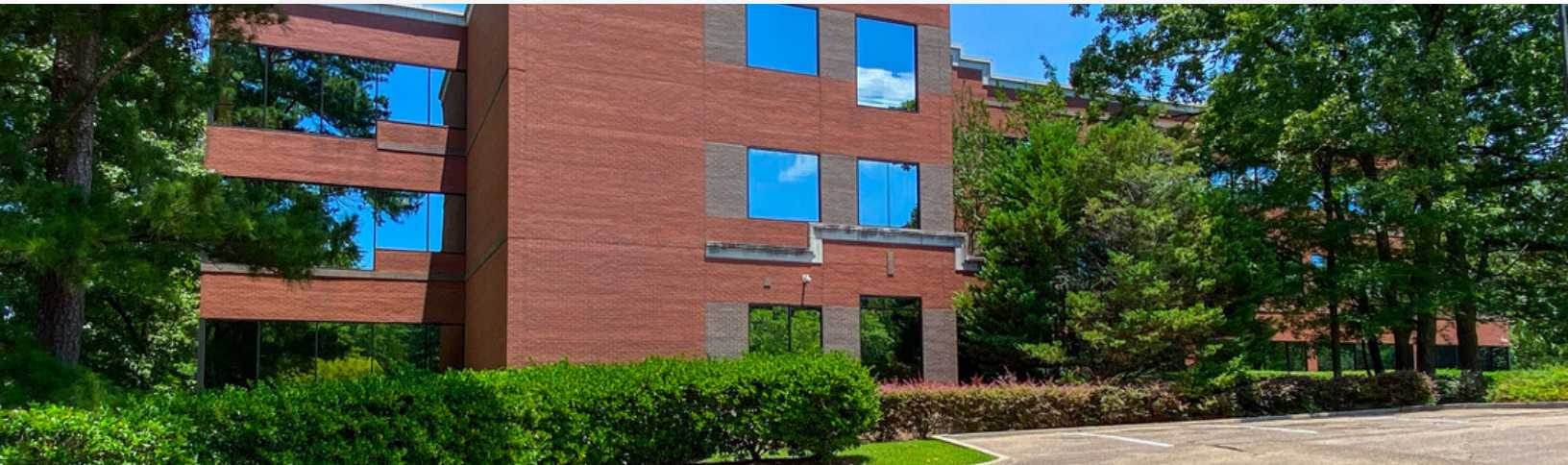


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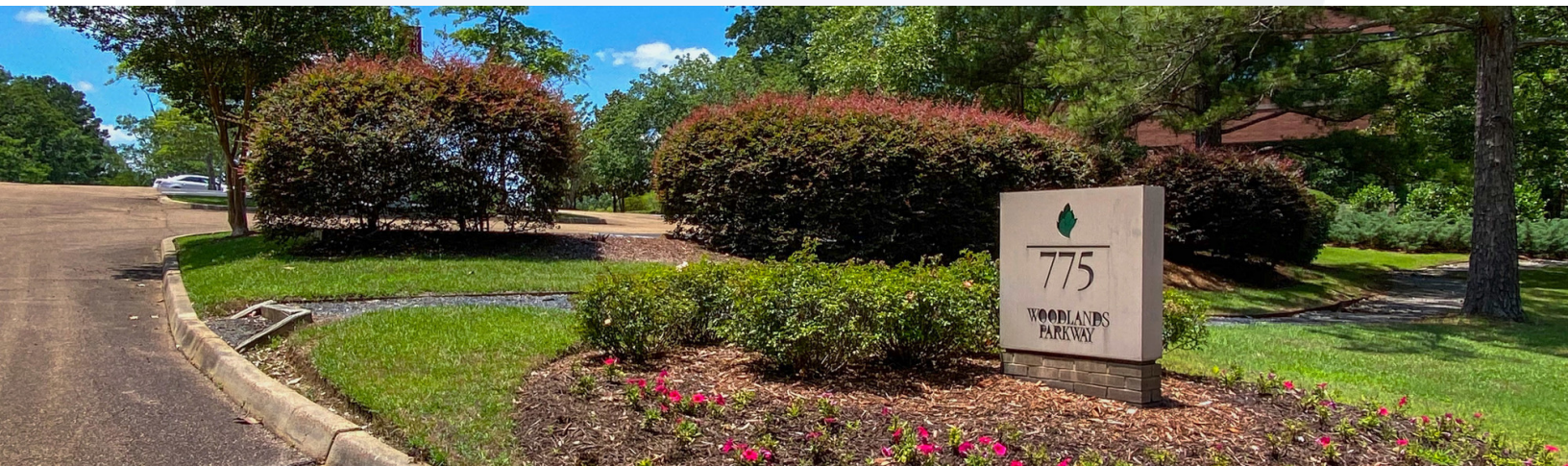
ADDITIONAL PHOTOS



Suite 300, 302 and 304 can be combined for a total of 6,488 SF



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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,997 - 2,312 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	2,312 SF	Full Service	\$22.00 SF/yr	2,312 square feet of full service executive office space. Total monthly rent: \$4,238.67
Suite 302	Available	1,997 SF	Full Service	\$22.00 SF/yr	1,997 square feet of full service executive office space. Total monthly rent: \$3,661.17
Suite 304	Available	2,179 SF	Full Service	\$22.00 SF/yr	2,179 square feet of full service executive office space. Total monthly rent: \$3,994.83

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WOODLANDS RETAILER MAP

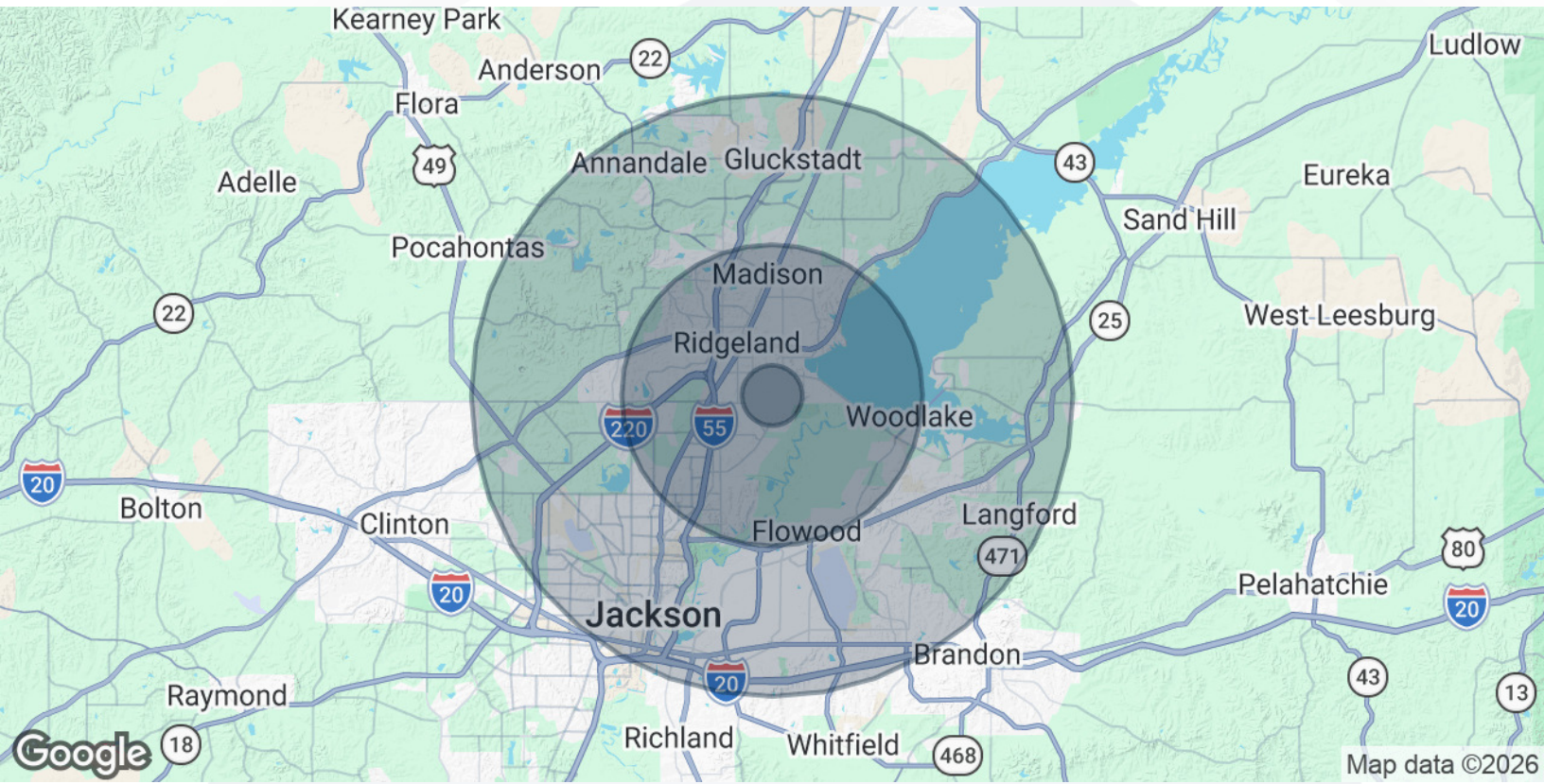


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,134	93,045	246,693
Average Age	34.4	37.9	38.3
Average Age (Male)	32.0	36.2	37.7
Average Age (Female)	37.2	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,148	41,512	107,850
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,561	\$82,473	\$76,556
Average House Value	\$129,033	\$180,658	\$178,406

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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