

# Spring Street Office Spaces For Lease

111 S Spring St. Tupelo, MS 38804



# Executive Summary

TRI Inc is pleased to present office space for lease in the central business district of historic downtown Tupelo. This space can be leased as either 2,300 SF or 3,225 SF; or a total of 5,525 SF. The asking rate is a moderate \$16.00 per SF / year, modified gross. The owner will improve or offer an allowance for creditworthy tenants. The space is located on the 2nd level of the landmark property occupied by the renowned Reed's Department Store, above the Reed's Bookstore. The parking opportunities are a shared-public environment which is the case for most of downtown Tupelo. This space is ideal for a business which would benefit from modestly-priced professional office space in a high-traffic, landmark building. Neighbors include other noteworthy retailers, restaurants and professional office users such as headquarters for Cadence and Renasant banks, Vanelli's Deli, and Mitchell McNutt and Sams law firm.



<b>Available Spaces:</b>	<b>2,300 SF</b>	<b>3,225 SF</b>	<b>5,525 SF</b>
<b>Asking Rent:</b>	<b>\$16.00 / SF / yr.</b>	<b>Lease Type:</b>	<b>Mod Gross</b>
<b>Parking:</b>	<b>Shared / Public</b>	<b>Space Type:</b>	<b>Professional Office</b>

# Aerial View



Greer Pipkin Russell  
Dent: Leathers Jeffrey D

Nautical Whimsey Italian  
Italian

Vanelli's Bistro

Amsterdam Deli  
Sandwich • \$\$

Citizens Style

Event Zona

W Main St

W Main St

W Main St

ATM (Regions Bank)

325

Renasant Insurance

Community Bank

GumTree Museum of Art

Relias Healthcare

Reed's  
Department store

Regions Bank

Fleet Feet Tupelo  
Running store

Edward Jones -  
Financial Advisor...

BankFirst

129

Hardy Reed

Western Union

Downtown Tupelo  
Main Street

Mississippi Methodist  
Senior Services

MLM Clothiers  
Mens clothing store

Shawn King - State  
Farm Insurance Agent

Rogers Realty &  
Appraisal Co., Inc

D'Cracked Egg  
Breakfast • \$\$

Reed's GumTree  
Bookstore

101

Troy St

Troy St

Troy St

Troy St

Troy St

Troy St

Troy St

Troy St

Tupelo Public  
School District

FedEx Drop Box

Renasant Bank

Cadence Bank

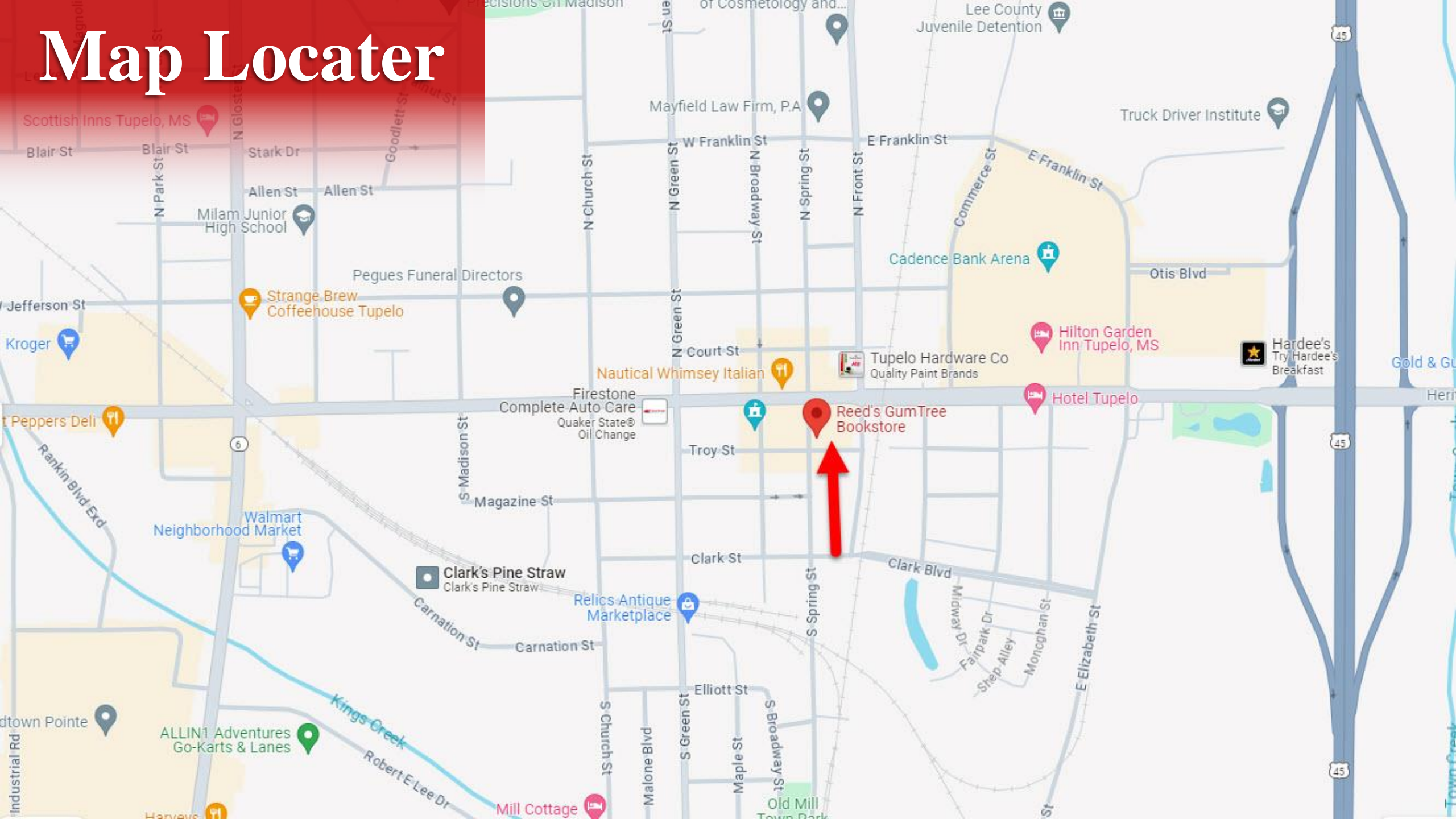
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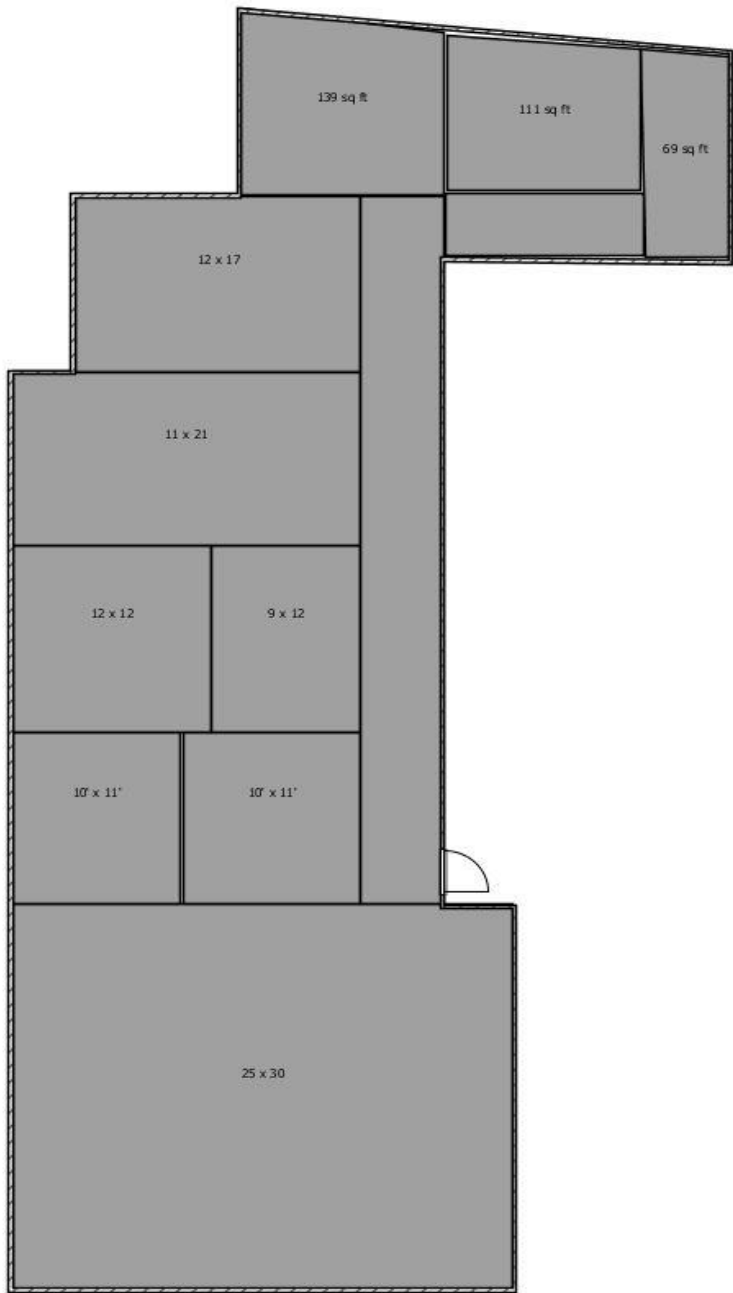
207

# Map Locator

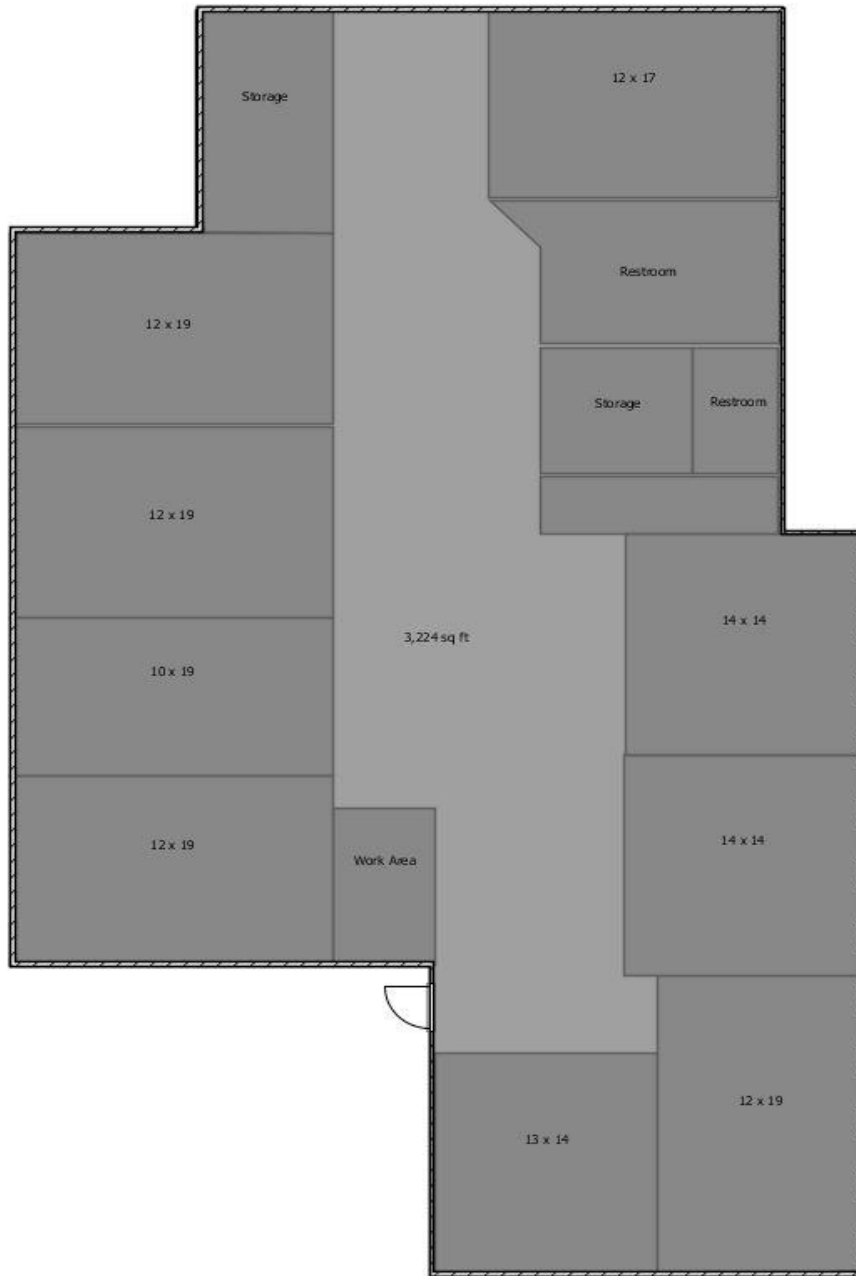


# Interior Photo





**2,300 SF**



**3,225 SF**

# Floorplan



## Contact Info

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