

OFFICE
BUILDING
FOR SALE /
LEASE

SORRENTO
I GALLERIA
PARKWAY
OFFICE
BUILDING

384 Galleria Pkwy ,
Madison, MS 39110

Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdjcre.com



PROPERTY DESCRIPTION

145,206 SF office building located off of Galleria Parkway in the City of Madison, suburban atmosphere without the inconveniences of traffic congestion. Located approximately one mile from the proposed 110 Interchange (Reunion Parkway), 1.2 miles from the Main Street Madison exit and 2.2 miles from the Gluckstadt exit. Great visibility from the interstate with average I-55 traffic volume at this site of 61,000 vehicles daily. Move in ready suites available. Each building has 3 elevators along with a stylish staircase at the entry foyer, high end finishes, full back up emergency generators, and plenty of parking. The building could be finished as a mixed-use development or split by floor as condominium space.

Contact Kim Bobbitt for additional information
601.209.6593
Co-Brokered with E. David Cox, Broker 601-898-0181

OFFERING SUMMARY

Sale Price:	\$14,500,000
Lease Rate:	\$21.95 SF/yr (Full Service)
Number of Units:	8
Available SF:	17,263 - 34,787 SF
Building Size:	144,103 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor	\$21.95 SF/yr	17,383 - 34,787 SF
2nd floor	\$21.95 SF/yr	17,358 - 34,779 SF
3rd floor North	\$21.95 SF/yr	17,505 - 34,768 SF
3rd floor South	\$21.95 SF/yr	17,263 SF

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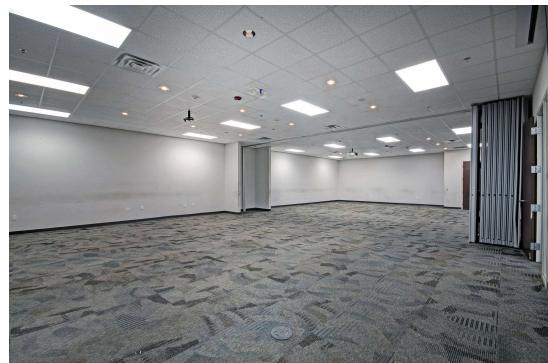
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ADDITIONAL PHOTOS



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,364	19,055	46,495
Average Age	44.4	40.7	41.0
Average Age (Male)	45.7	39.5	40.6
Average Age (Female)	41.9	40.6	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	568	7,066	18,140
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$124,942	\$133,481	\$133,203
Average House Value	\$264,971	\$296,803	\$311,397

2020 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT

