LEASE

South 28th Avenue Office Building

1700 S. 28TH AVENUE

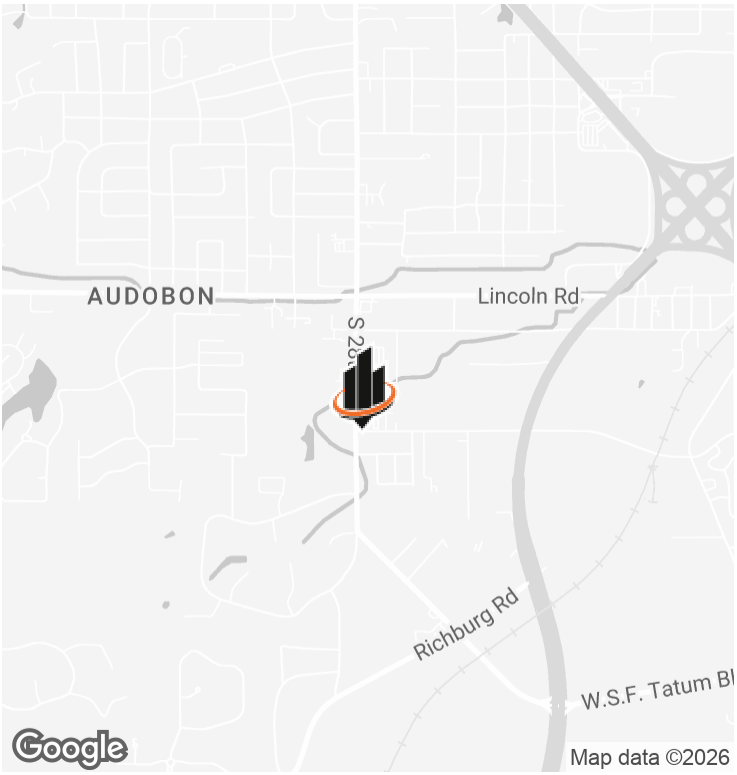
Hattiesburg, MS 39402

PRESENTED BY:

CHAMBERLAN CAROTHERS, CCIM, CPM
O: 601.264.4622 x205
ccarothers@svn.com

SVN
SOUTHGATE REALTY, LLC

PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	$14 SF/yr (Gross)
NUMBER OF UNITS:	5
AVAILABLE SF:	1,132 SF
BUILDING SIZE:	13,000 SF

PROPERTY DESCRIPTION

The building is brick veneer, 9′ ceilings, 2′x2′ suspended ceilings, 2′x4′ recessed fluorescent lighting, originally constructed for GSA standards for tenant who outgrew the premises. Present co-tenants consist of a law firm, SVN | Southgate Realty, LLC real estate office, a law firm, and a residential brokerage firm.

PROPERTY HIGHLIGHTS

- - 5-suite professional office building
- - Diverse space types available
- - Impressive 280-foot frontage on S. 28th Avenue
- - High visibility with 9,400 daily traffic count
- - Modern and attractive exterior design
- - Ample parking for tenants and visitors
- - Well-maintained landscaping
- - Convenient access from major roadways
- - Proximity to local amenities and services

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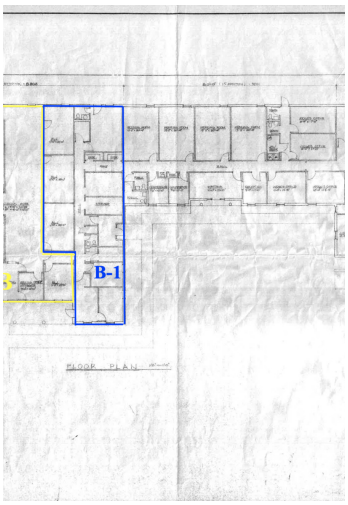
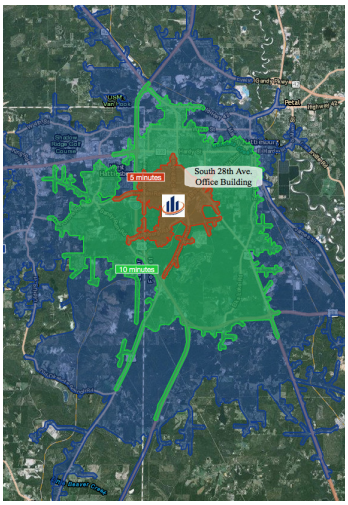
ADDITIONAL PHOTOS





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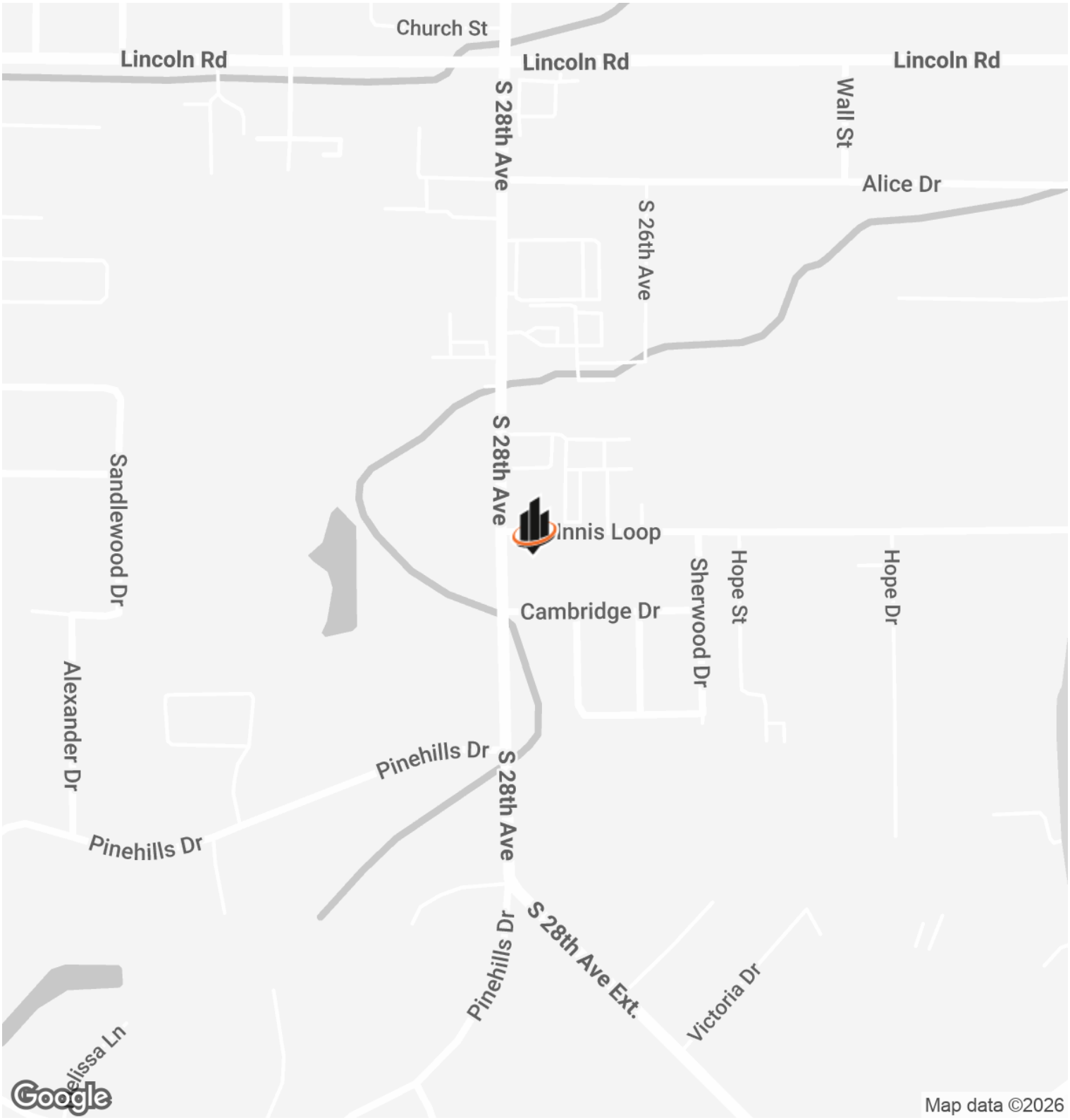
LOCATION MAP



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