

OFFICE SPACE: **FOR LEASE**



3000 FONDREN

3000 OLD CANTON ROAD, JACKSON, MS 39216

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PROPERTY DESCRIPTION

Work well. Live better. Welcome to downtown’s most compelling alternative. Positioned at the corner of Lakeland Drive and Old Canton Road with effortless access to I-55 and in the shadow of the University of Mississippi Medical Center, 3000 Fondren sits at the heart of Jackson’s most dynamic neighborhood. Built in 1960 and renovated in 2019, this five-story full-service office building pairs mid-century character with modern finishes and a location that simply cannot be replicated.

A thriving community of tenants including FBW Advisors, Mississippi Kidney Foundation, Children’s Foundation of MS, and Broderick Advertising calls 3000 Fondren home, anchored by lobby-level conveniences including Trace Cleaners and Josette, an exciting new restaurant arriving this summer. Add 180 dedicated parking spaces to the mix and 3000 Fondren offers something Fondren rarely delivers, a world-class address with room to park.

PROPERTY HIGHLIGHTS

- Full-Service lease includes building wide janitorial five times a week and all utilities except internet
- On-site FEDEX drop box and UPS drop box and within walking distance to the Fondren United States Post Office
- Over 180 dedicated parking spaces
- Convenient access to Old Canton Road and Lakeland Drive
- Minutes to Interstate 55

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OFFERING SUMMARY

Lease Rate:	\$20 - 24.94 SF/yr (Full Service)
Available SF:	743 - 1,155 SF
Lot Size:	2.18 Acres
Building Size:	53,981 SF
Stories/Floors:	5
Year Built:	1960
Year Renovated:	2019
Parking Spaces:	180
Parking Ratio:	3.63
Zoning:	Urban Town Center
Traffic Count:	19,000
Market:	Jackson, MS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,011	22,851	47,050
Total Population	6,684	59,384	126,219
Average HH Income	\$70,217	\$53,505	\$53,095





LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	743 - 1,155 SF	Lease Rate:	\$20 - \$24.94 SF/yr

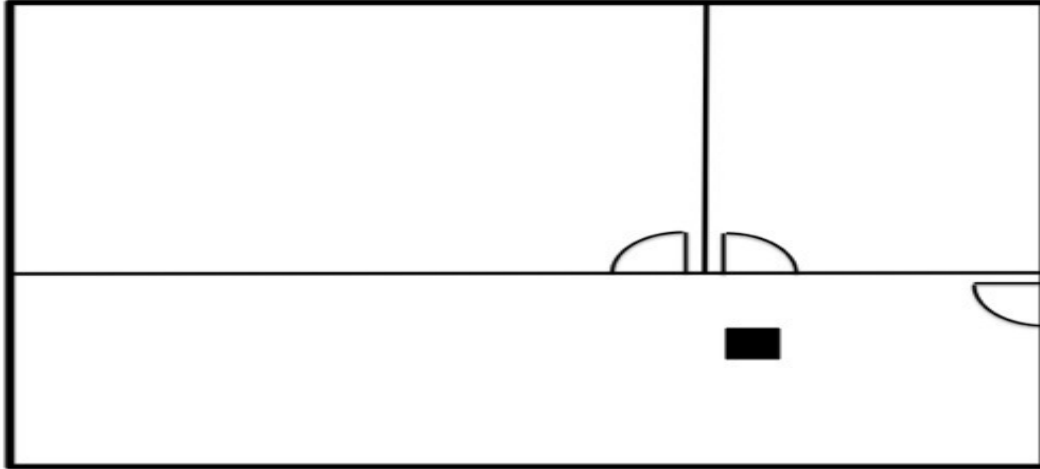
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 450	Available	743 SF	Full Service	\$20.00 SF/yr	Work well. Live better. Suite 450 in 3000 Fondren delivers 743 SF of smart, efficient space with an oversized reception area and two private offices built for the way professional and service-oriented teams actually operate. A lobby dry cleaners, a new ground-floor restaurant arriving this summer, and one of Jackson's most walkable neighborhoods make this more than just an office address.
Suite 455	Available	1,155 SF	Full Service	\$24.94 SF/yr	Work well. Live better. Suite 455 in 3000 Fondren is a completely renovated 1,155 SF suite with four private offices, open cubical space, and a fresh breakroom sitting above Fondren's walkable skyline on the 4th floor. A lobby dry cleaners, a new ground-floor restaurant arriving this summer, and a truly walkable neighborhood make this one of the few offices in Jackson where work-life balance isn't just a buzzword.
Suite 240	Available	745 SF	Full Service	\$20.00 SF/yr	Work well. Live better. Suite 240 in 3000 Fondren is a completely renovated 745 SF suite with three private offices, reception, and a fresh breakroom sitting above Fondren's walkable skyline on the 2nd floor. A lobby dry cleaners, a new ground-floor restaurant arriving this summer, and a truly walkable neighborhood make this one of the few offices in Jackson where work-life balance isn't just a buzzword.

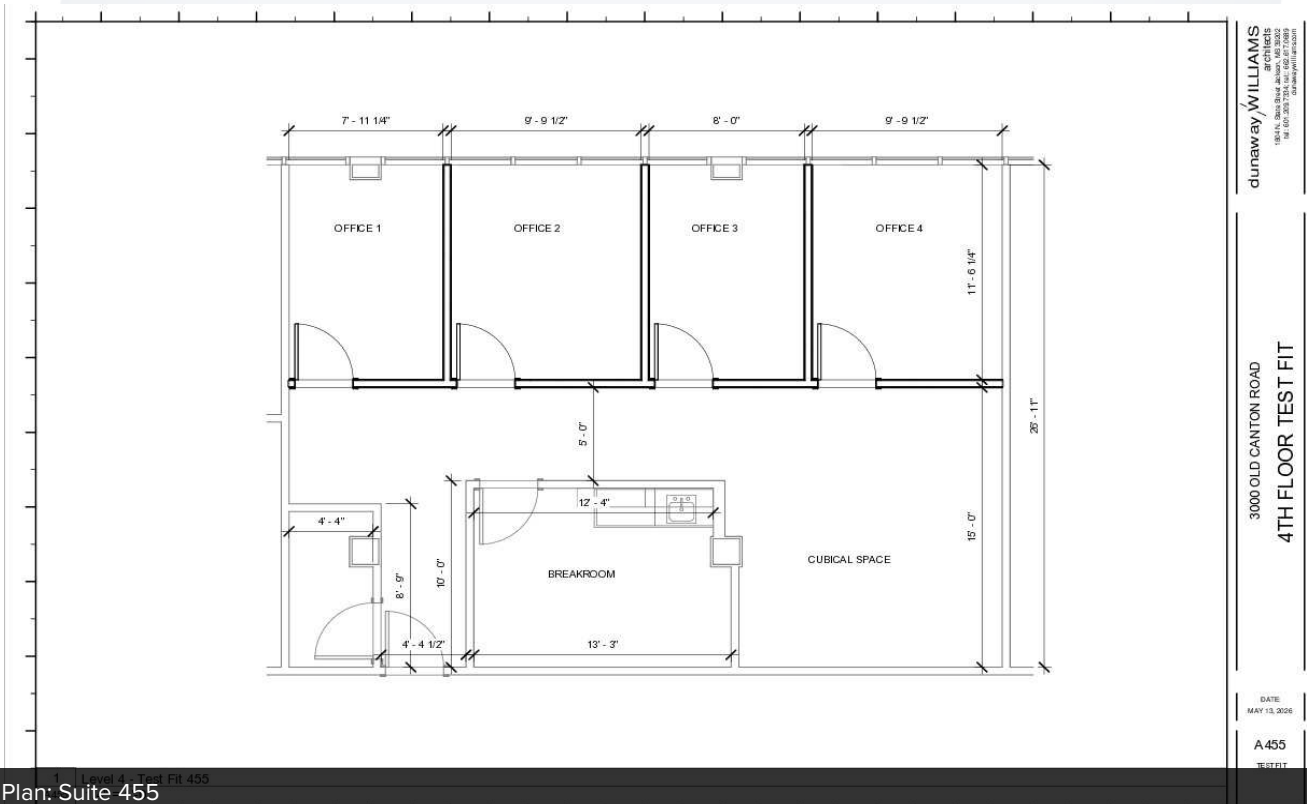
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Current Floor Plan: Suite 450



dunaway/williams
ARCHITECTS
1814 S. GARDNER AVENUE, MS 3002
JACKSON, MS 39201
TEL: 601.366.8600
WWW.DUNAWAYWILLIAMS.COM

3000 OLD CANTON ROAD
4TH FLOOR TEST FIT

DATE
MAY 13, 2026
A455
TEST FIT

Current Floor Plan: Suite 455

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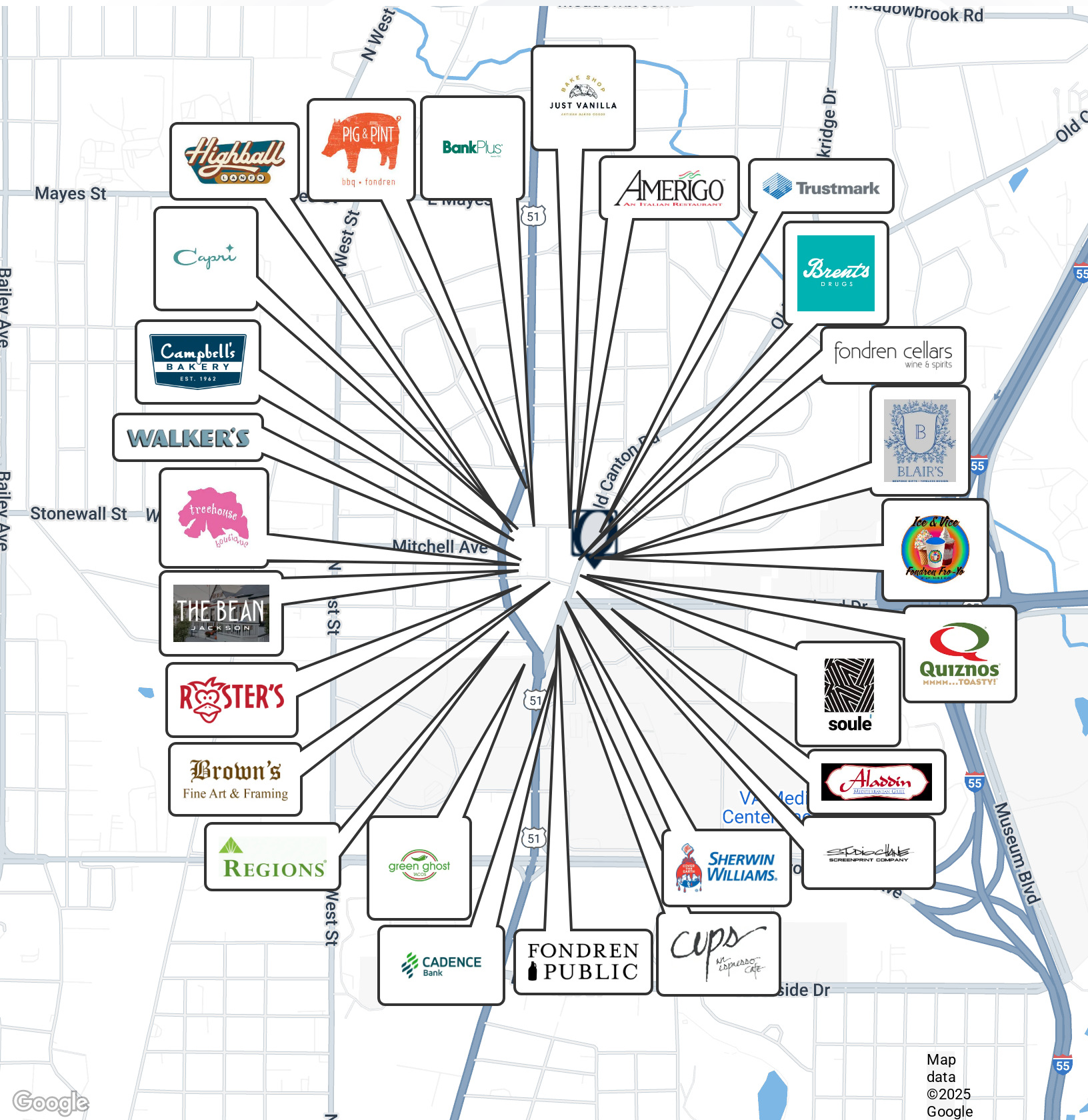
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FOR LEASE 3000 FONDREN

LOCATION MAP



Map data ©2025 Google

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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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