

OFFICE BUILDING FOR LEASE



601 CRESCENT BLVD

RIDGELAND, MS 39157

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





LOCATION DESCRIPTION

601 Crescent Blvd, Suite 302, is ideally situated in Ridgeland's prestigious Highland Colony Parkway, one of the city's prime business districts. Located less than 0.5 miles from Interstate 55, this premier office space offers unmatched accessibility and convenience for professionals and clients alike.

The property is also just moments away from some of the area's finest dining and upscale shopping destinations, including Renaissance at Colony Park and The Township at Colony Park, making it an exceptional location for businesses seeking a prestigious address. Surrounded by corporate offices, financial institutions, and professional services, this Class A office space provides the perfect blend of high visibility, convenience, and a thriving business environment.

PROPERTY HIGHLIGHTS

- Available: 4,019 SF
- Lease Rate: \$34/SF
- Prime Location - Highland Colony Parkway
- High Visibility & Accessibility
- Close to Major Roadways, Businesses, & Amenities
- Previously Occupied by Guaranty Bank - Ideal for Financial Institutions/Office Users

PROPERTY DESCRIPTION

601 Crescent Blvd offers an exceptional opportunity for professional service office users seeking a premier location in the heart of Ridgeland's Highland Colony Parkway corridor. Suite 302 is currently available with 4,019 square footage. The building boasts high visibility, easy accessibility, and proximity to some of the area's top dining, retail, and business establishments.

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (Full Service)
Number of Units:	4
Available SF:	4,019 SF
Lot Size:	62,419 SF
Building Size:	13,652 SF

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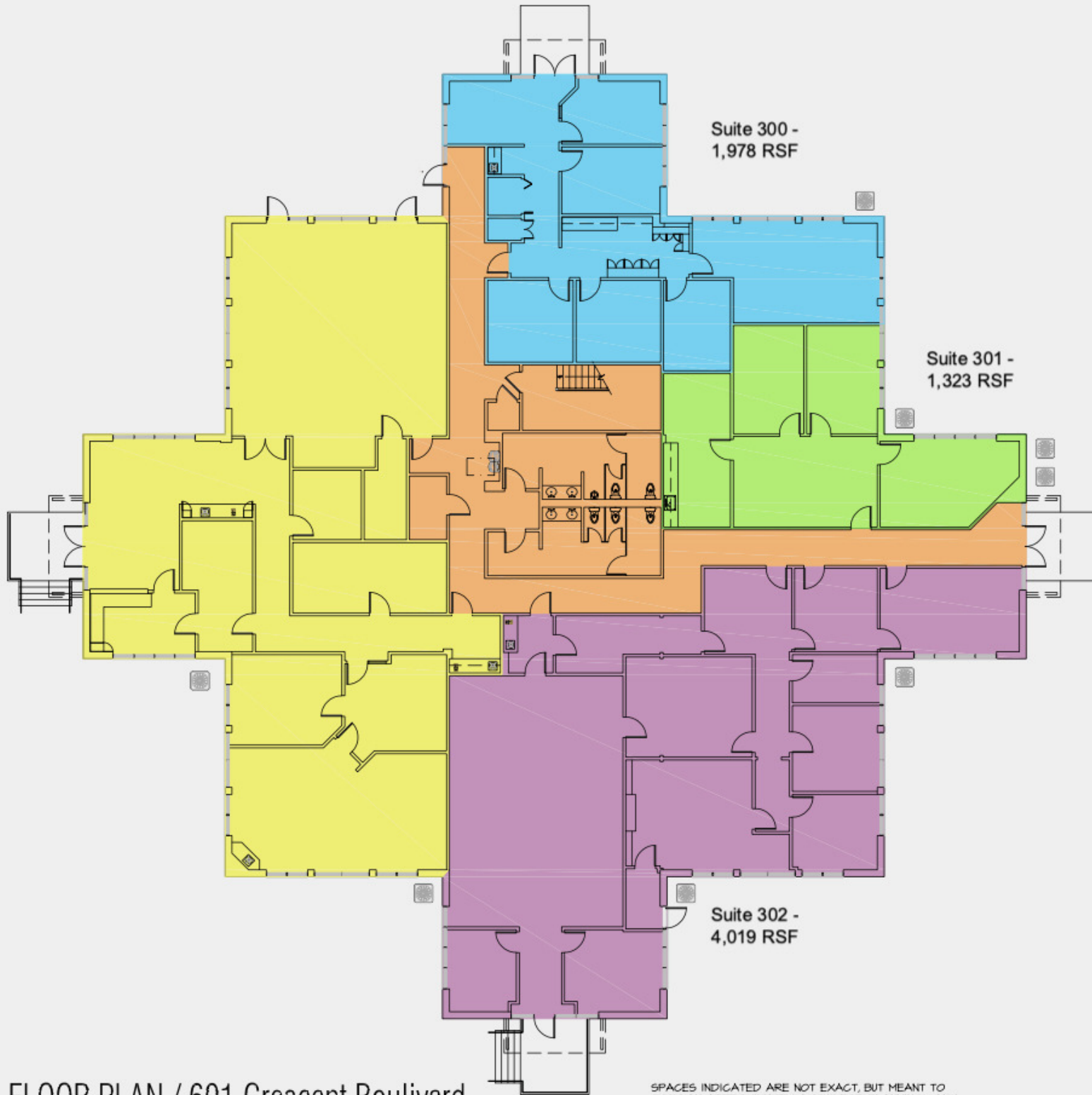
FOR LEASE 601 CRESCENT BLVD

ADDITIONAL PHOTOS



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FLOOR PLAN / 601 Crescent Boulevard

1"=10'

11,930 sq.ft. GROSS SQUARE FOOTAGE

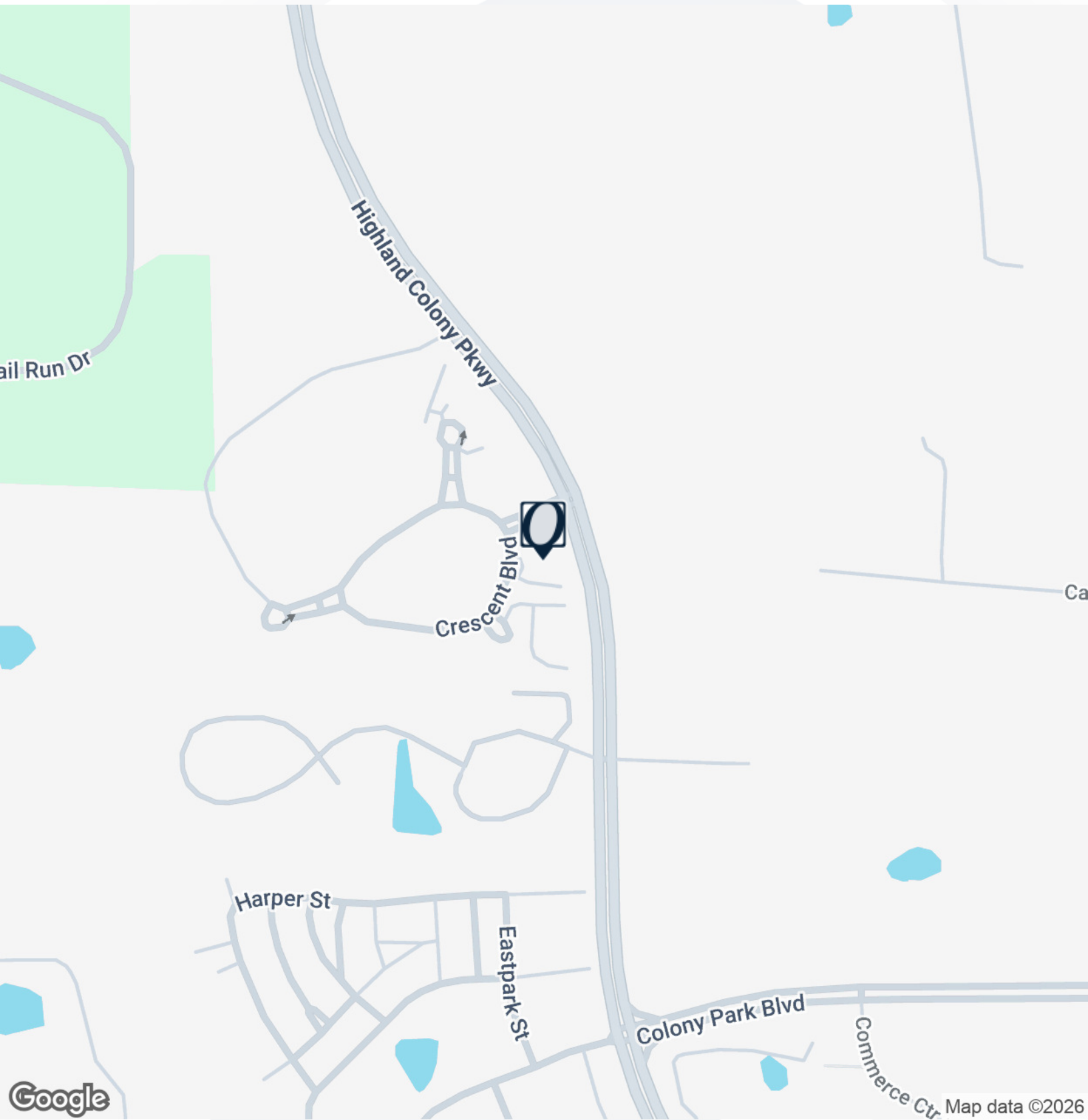
SPACES INDICATED ARE NOT EXACT, BUT MEANT TO SHOW AN APPROXIMATE LAYOUT FOR PLANNING. ANY FURNISHINGS &/or EQUIPMENT REQUIRING CRITICAL CLEARANCES SHOULD BE FIELD VERIFIED BEFORE THE PURCHASE OF SUCH FURNISHINGS &/or EQUIPMENT.

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LOCATION MAP

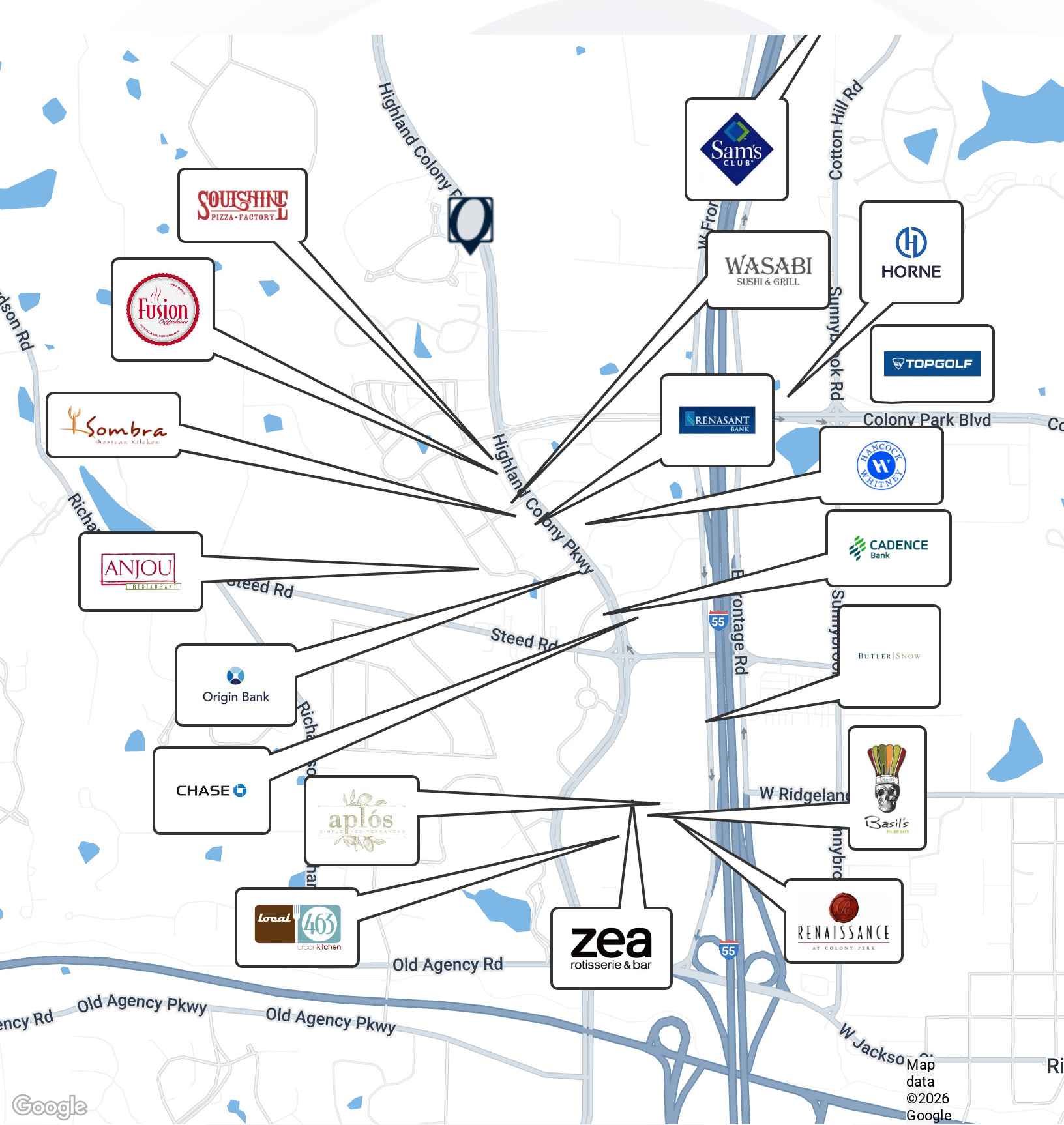


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RETAILER MAP

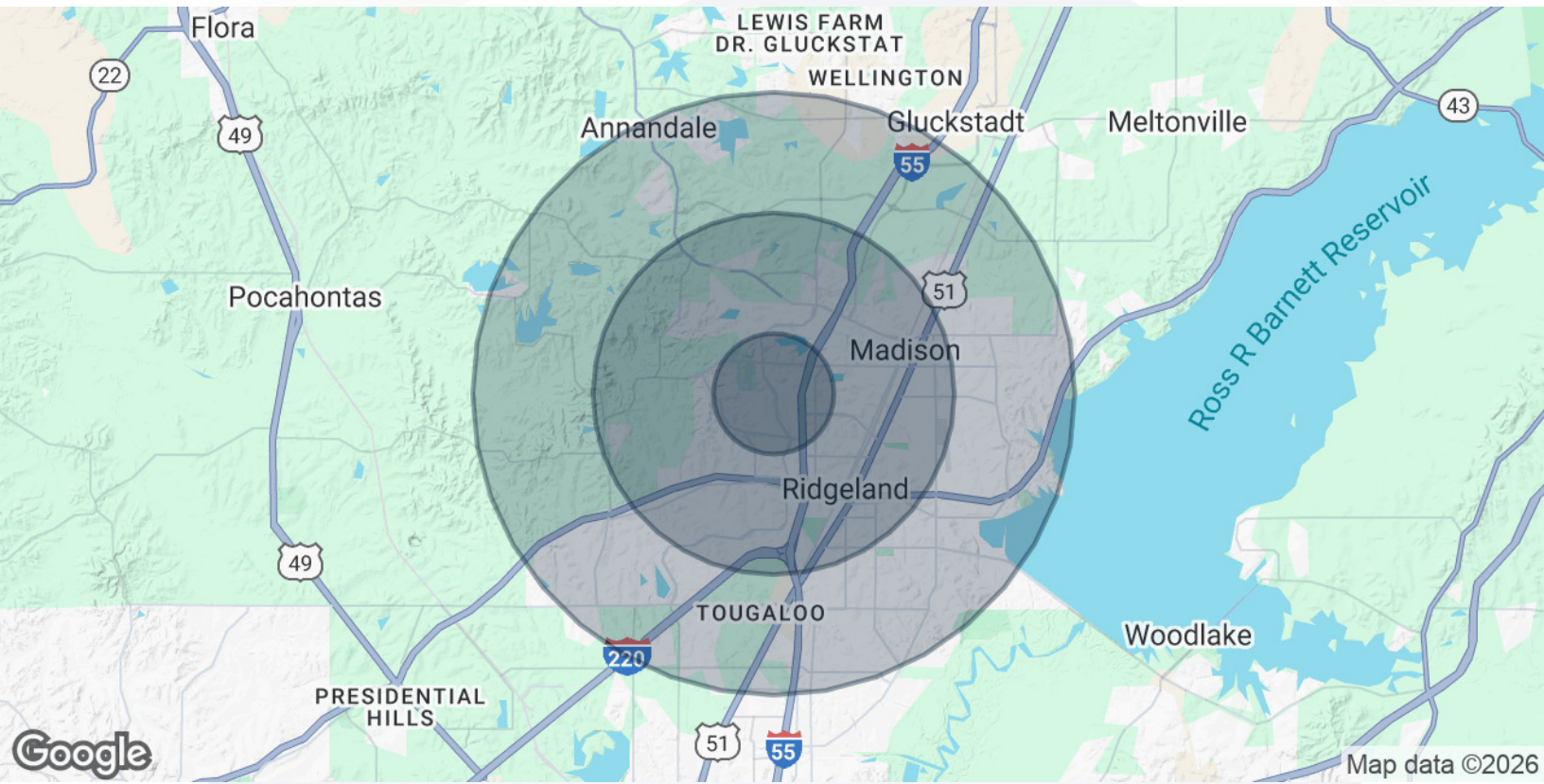


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,721	21,418	70,414
Average Age	49	44	41
Average Age (Male)	46	42	40
Average Age (Female)	50	46	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	658	8,182	28,883
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$176,135	\$141,477	\$117,793
Average House Value	\$529,788	\$409,178	\$342,820

Demographics data derived from AlphaMap

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Direct: **601.366.8511 x312** | Cell: **601.624.3227**

MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- Treasurer - 2026 - Mississippi CCIM Chapter
- Awarded - 2024 - National Commercial Award - National Association of Realtors
- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

Overby
P.O. Box 4644
Jackson, MS 39296
601.366.8600

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