

For Lease

Brandon Class A Office



PROPERTY DESCRIPTION

NAI UCR Properties is proud to offer new Class A office space currently under construction and scheduled for delivery in early 2027 at 917 Marquette Road in Brandon, Mississippi. This three-story, purpose-built office building will serve as the corporate headquarters for FC&E Engineering, delivering a modern, professional environment designed to support long-term operational efficiency and growth.

The project includes $\pm 20,000$ SF of office space available on the first and second floors, providing future tenants the opportunity to secure space early and influence layout and design during construction. The available space is well-suited for professional office users seeking flexibility, functionality, and the advantages of new construction.

Located in Brandon, one of the Jackson metro's most active and desirable submarkets, the property offers convenient access to major roadways, nearby retail and services, and a strong professional business base. The location combines suburban accessibility with close proximity to the greater Jackson MSA.

This offering presents a rare opportunity to secure new-construction office space in an established commercial corridor, delivering modern design, long-term functionality, and the credibility that comes with anchoring alongside a respected engineering firm.

PROPERTY HIGHLIGHTS

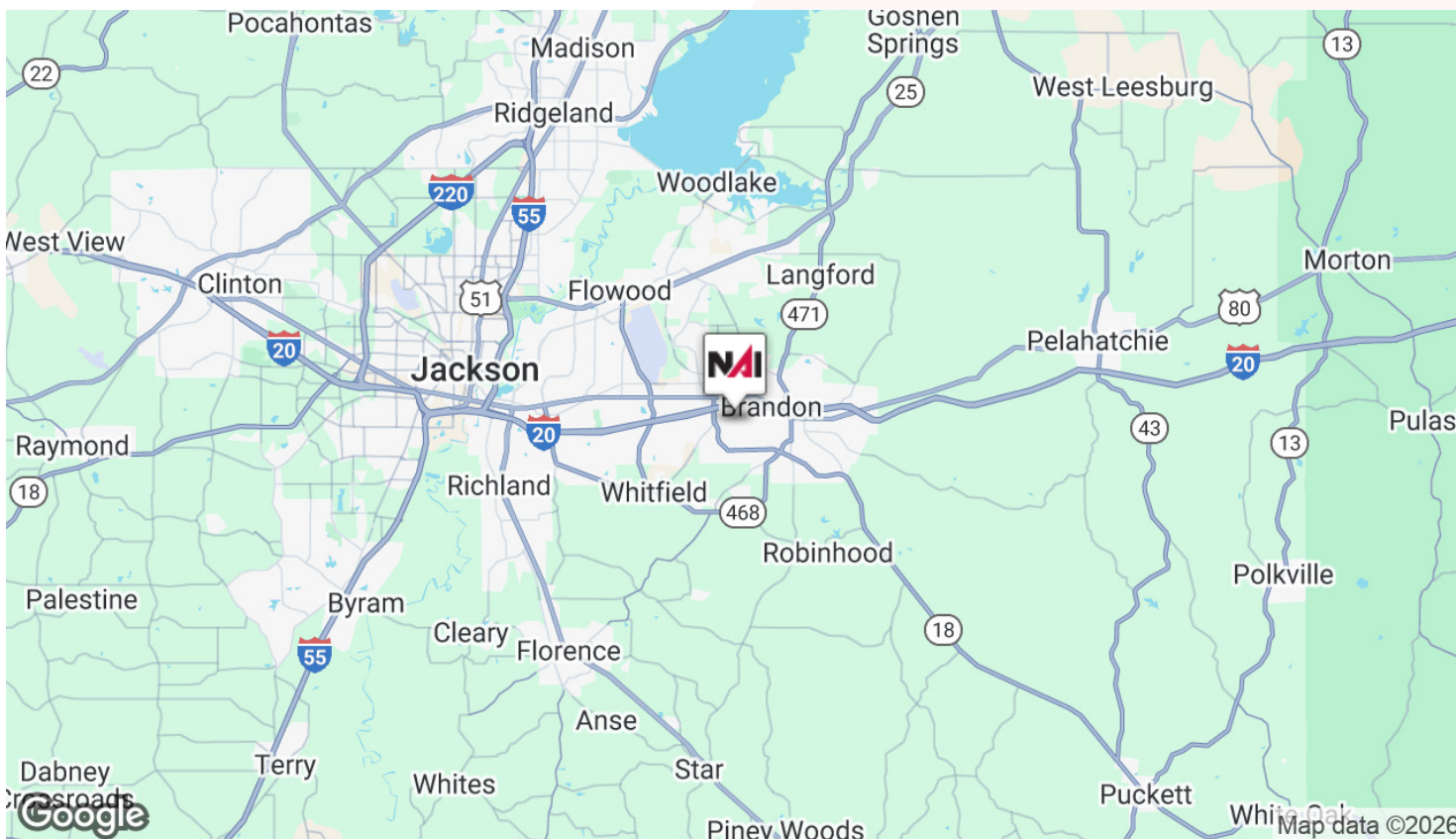
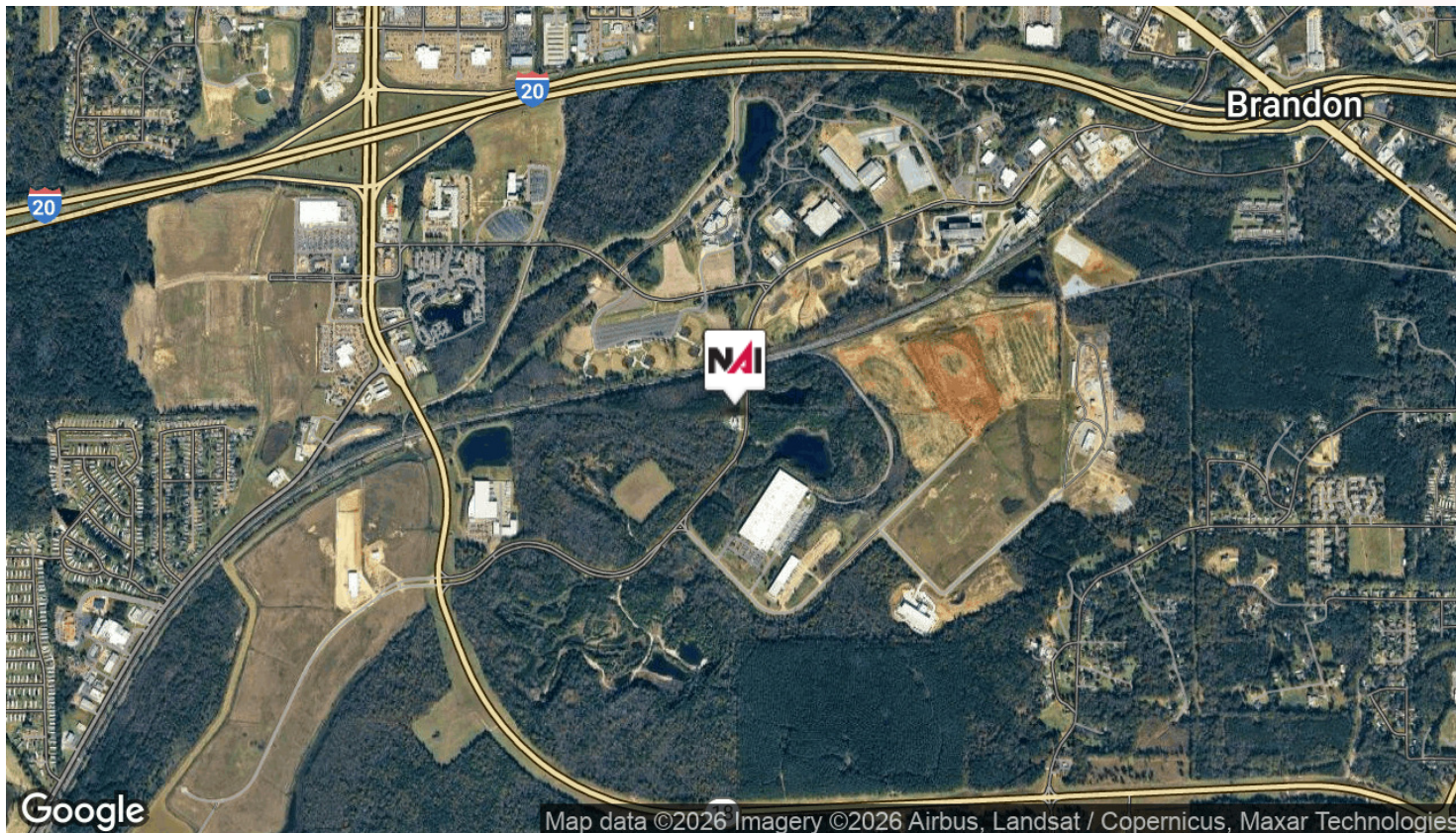
- Walkable to The Quarry and Brandon Amphitheatre
- 3-story, 30,000 SF +/- class A office building - Owner/Developer to occupy 3rd floor
- Under construction - est beginning of 2027 Completion
- 20,000 SF +/- available between 1st and 2nd Floors
- Sharable board/conference room on 1st floor of Premises.

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$34.00 SF/yr (Full Service) |
| Available SF: | 1,482 - 20,249 SF |
| Building Size: | 30,161 SF |

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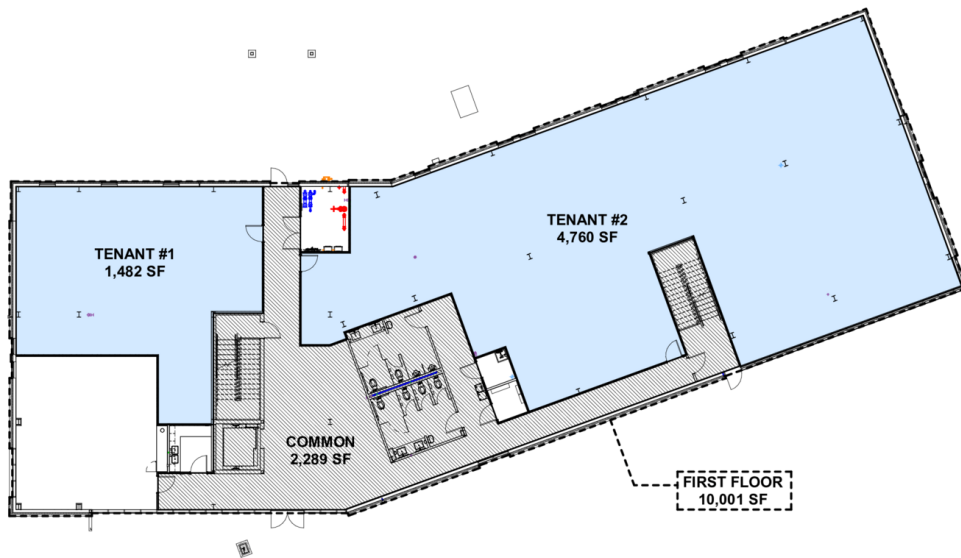
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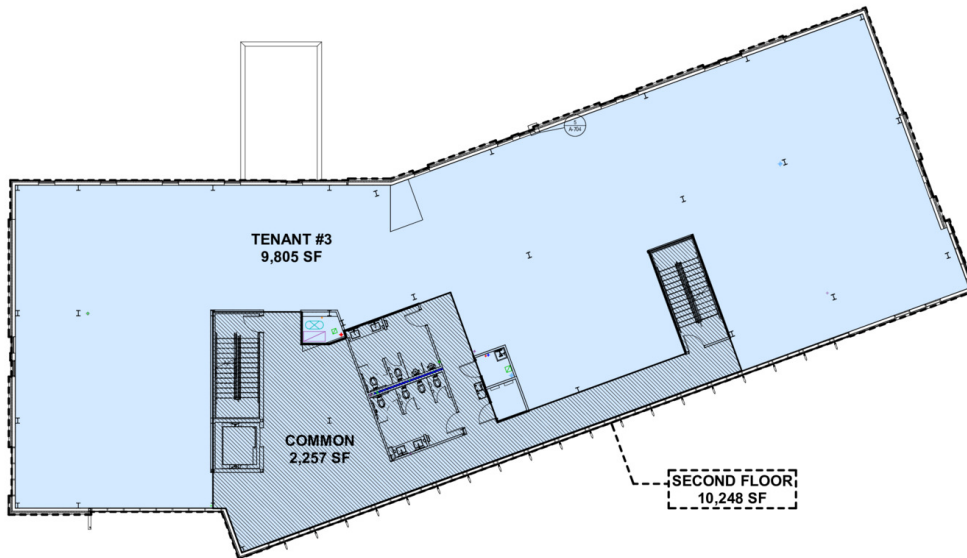
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Class A Office - New Construction - Brandon / Amphitheatre District



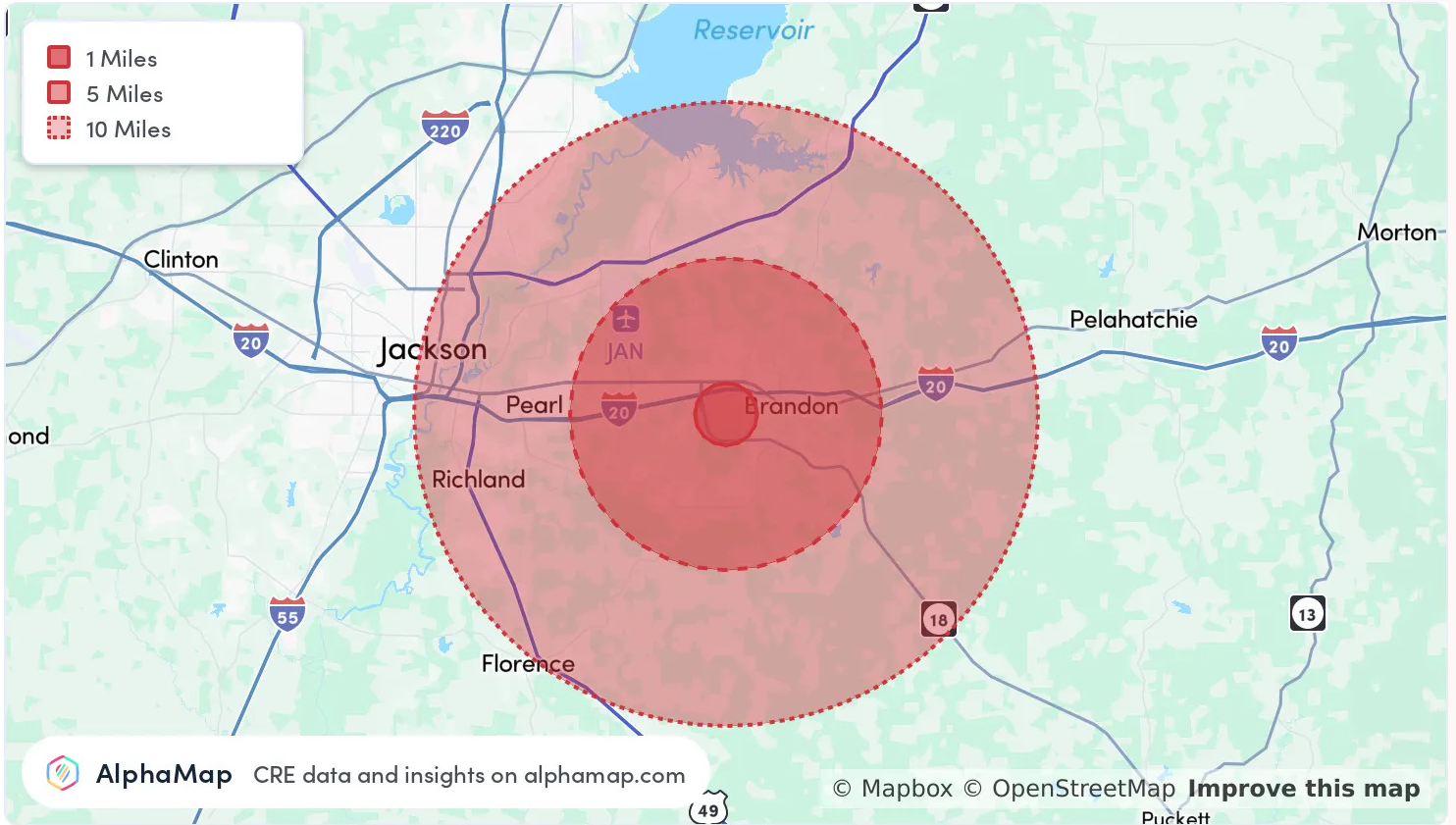
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

1,074

36

35

37

5 MILES

54,429

40

39

41

10 MILES

170,635

40

38

41

HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

1 MILE

529

2

\$75,564

\$204,020

\$37,782

5 MILES

19,794

2.7

\$98,535

\$267,463

\$36,494

10 MILES

68,525

2.5

\$91,373

\$261,074

\$36,549

Map and demographics data derived from AlphaMap

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