

FOR SUBLEASE

PLUG AND PLAY SUBLEASE OPPORTUNITY

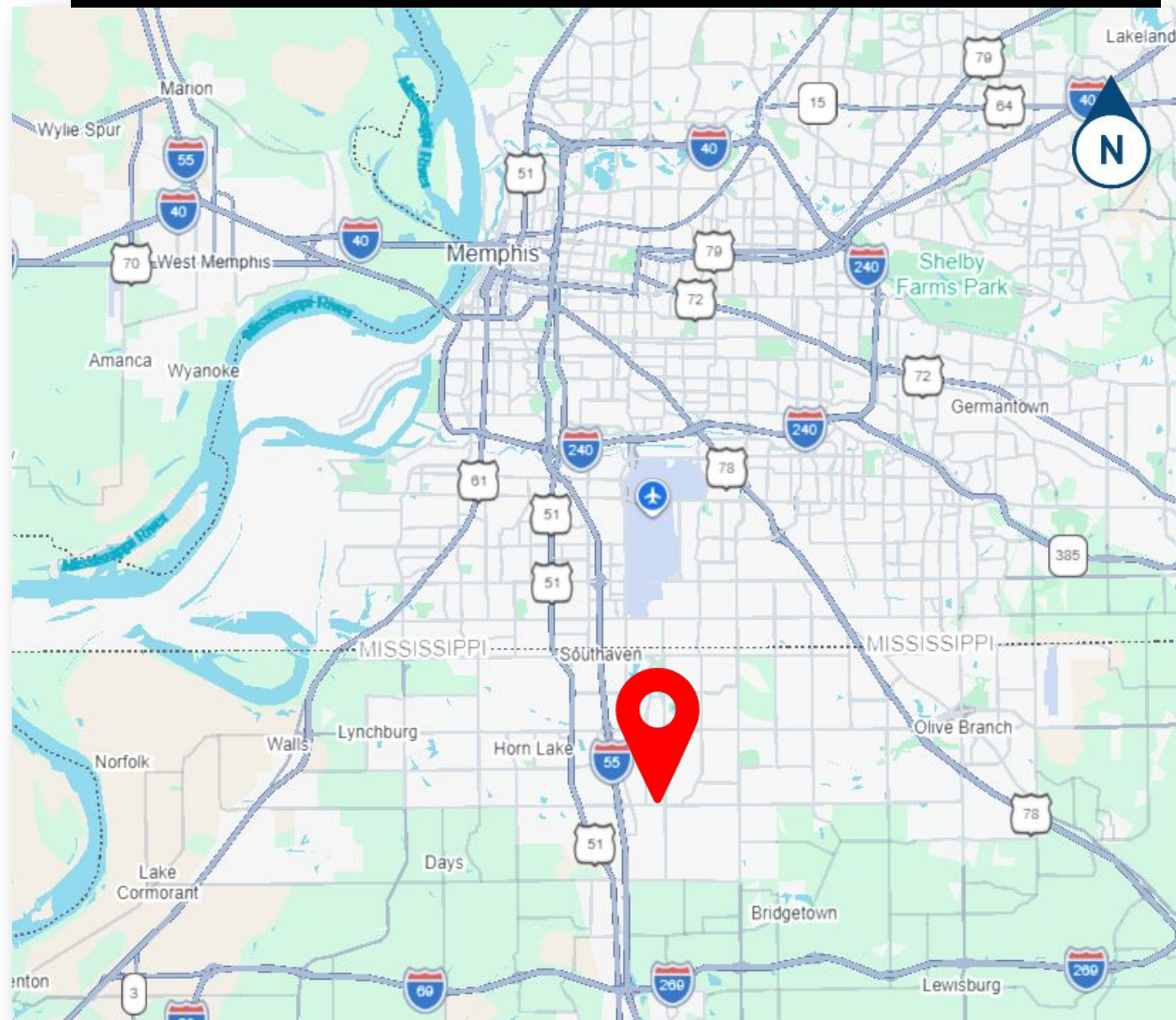


Rate: NEGOTIABLE

TERM THRU 5/30/2028

- Available for immediate occupancy
- 1,190 SF Office | Retail
- Prime Southaven location, just 1/4 mile from I-55
- LXP 5/30/28, furniture is in place and is available for use and turnover to subtenant @ lease term
- High traffic counts: 24,000 VPD on Church Rd / 52,000 VPD on I-55
- Fully built-out office space
- Open work area with huddle and meeting rooms
- Private offices with glass entries
- Conference room
- Reception and waiting area
- Breakroom/café with cabinetry and sink
- ADA restrooms
- Furniture in place and available for subtenant use and turnover at lease commencement
- Located in a retail/office center with ample parking
- Surrounded by strong co-tenants: State Farm, CitiFinancial, Southaven Vision Center, and others

**470 Church Rd.
Southaven, MS 38671**



Disclaimer: All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy of the information.



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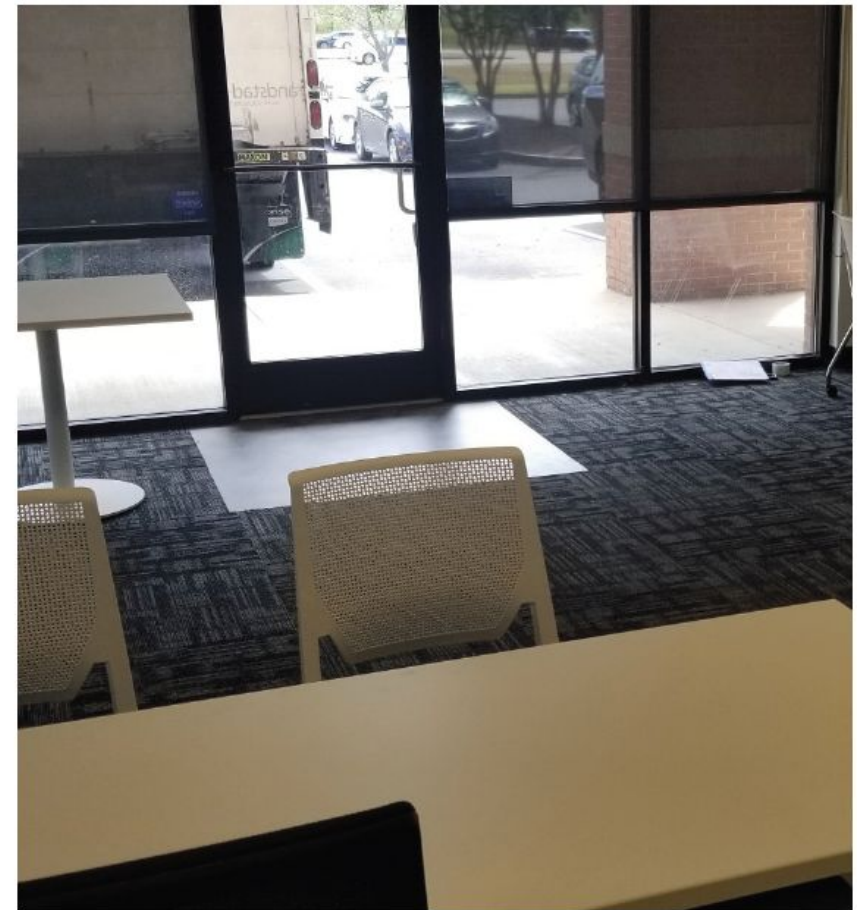
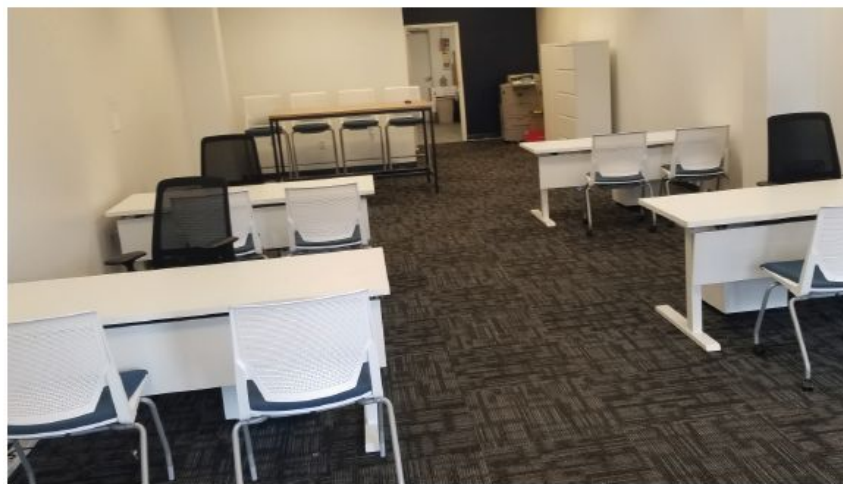
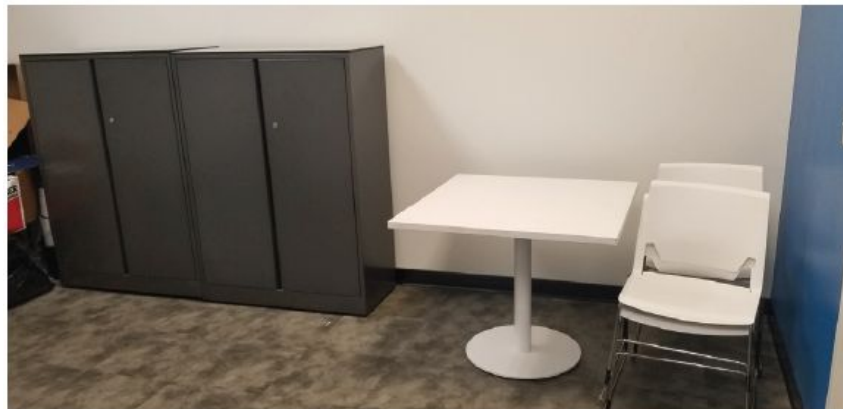
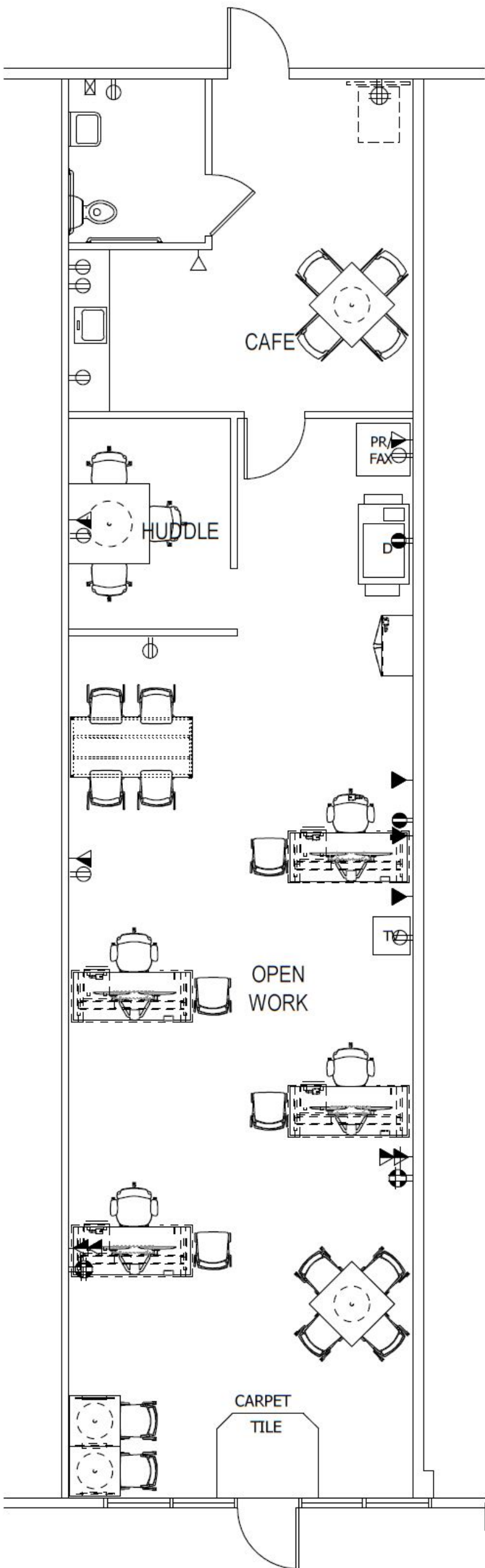


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FLOOR PLAN



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