

OFFICE BUILDING FOR LEASE

# ATRIUM BUILDING

805 S. WHEATLEY ST. RIDGELAND, MS 39157



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**PROPERTY DESCRIPTION**

Full Service

**OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (Full Service)
Available SF:	962 - 12,958 SF
Lot Size:	3.05 Acres
Building Size:	69,681 SF

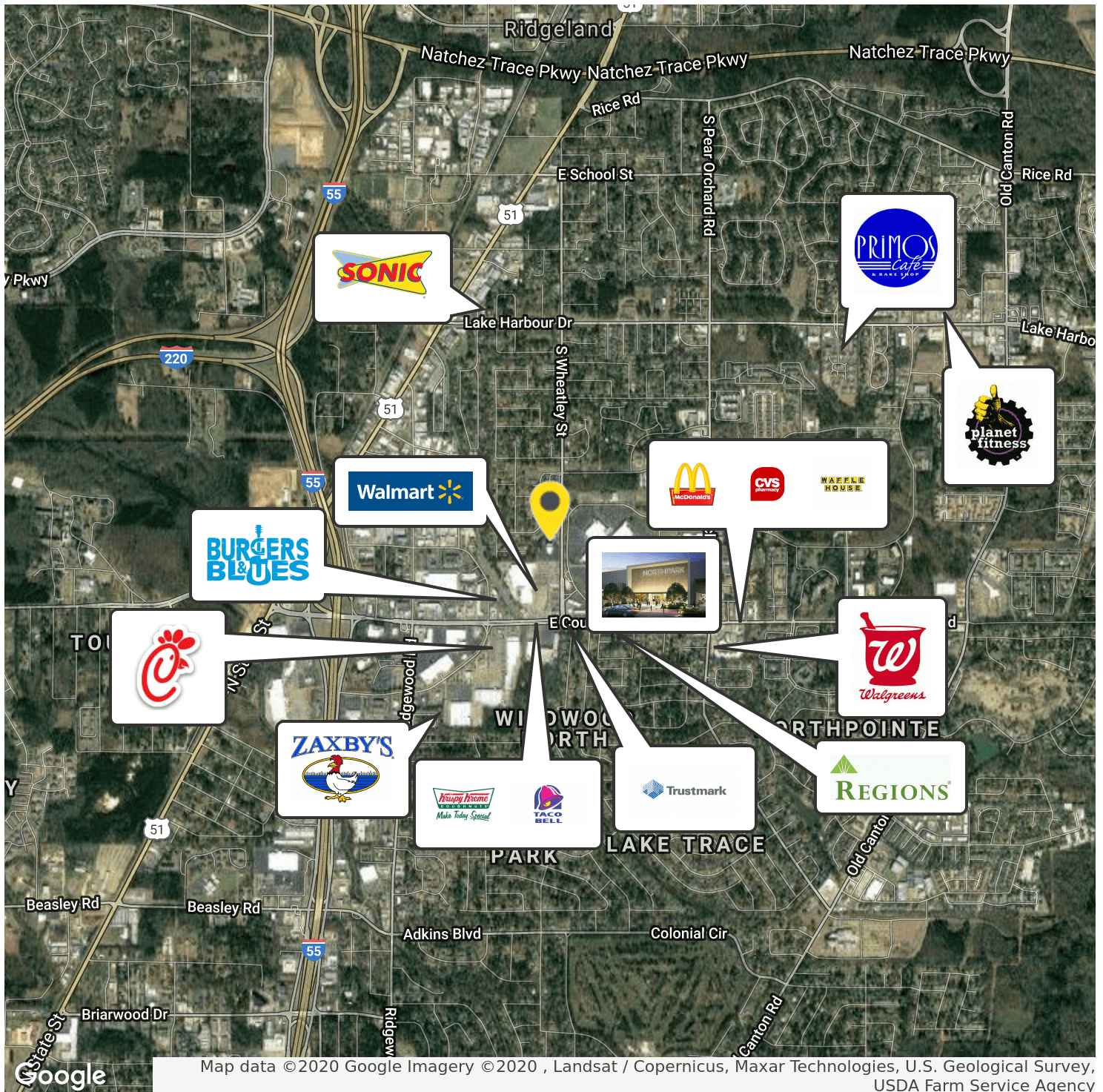
SPACES	LEASE RATE	SPACE SIZE
160	\$17.00 SF/yr	1,858 SF
180	\$17.00 SF/yr	2,935 SF
340	\$17.00 SF/yr	2,889 SF
500	\$17.00 SF/yr	5,026 SF
510	\$17.00 SF/yr	1,396 SF
540	\$17.00 SF/yr	962 SF
560	\$17.00 SF/yr	2,556 SF
570	\$17.00 SF/yr	1,813 SF
600	\$17.00 SF/yr	12,958 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,361	41,631	97,308
Total Population	7,780	102,220	252,277
Average HH Income	\$57,900	\$76,119	\$69,439

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