



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

REDEVELOPMENT OPPORTUNITY | FOR SALE

200 East Capitol Building

200 E. Capitol Street

JACKSON, MISSISSIPPI 39211

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REDEVELOPMENT OPPORTUNITY FOR SALE

200 E. Capitol St., Jackson, MS 39201

PROPERTY OVERVIEW

The ownership group has selected Corporate Realty, Inc. as its exclusive agent to market the former Regions Building, a historic 18-story building located in the heart of downtown Jackson, MS. The building contains a total of 161,542 rentable square feet of space that is constructed upon a land parcel of approximately 10,900 square feet (0.25 acres). The building is strategically located at the corner of East Capitol and North Lamar streets.

PROPERTY HISTORY

Centrally located in the midst of the Downtown Jackson Business Improvement District, the 200 East Capitol Office Building remains one of the tallest buildings in Jackson. It is registered on the National Register of Historic Places. The concrete-framed structure features a Renaissance Revival architectural style that displays classic details, such as historic windows and brick/marble exteriors, combined with intricate detailing. The building opened as the Merchants Trust and Bank Building in 1929, and, despite experiencing some economic depression in the 1930s, continued to function as a bank until 1957, when it expanded to its current size and configuration (161,542 sf). It was most recently the main office of Regions Bank in Jackson.

OFFERING SUMMARY

Market Price

\$5,450,000 all cash at closing

Available Economic Incentives

- Historic Tax Credits - State (25%) and Federal (20%)
- Opportunity Zone
- Sales and Tax Exemptions (25%)
- Property Tax Abatement



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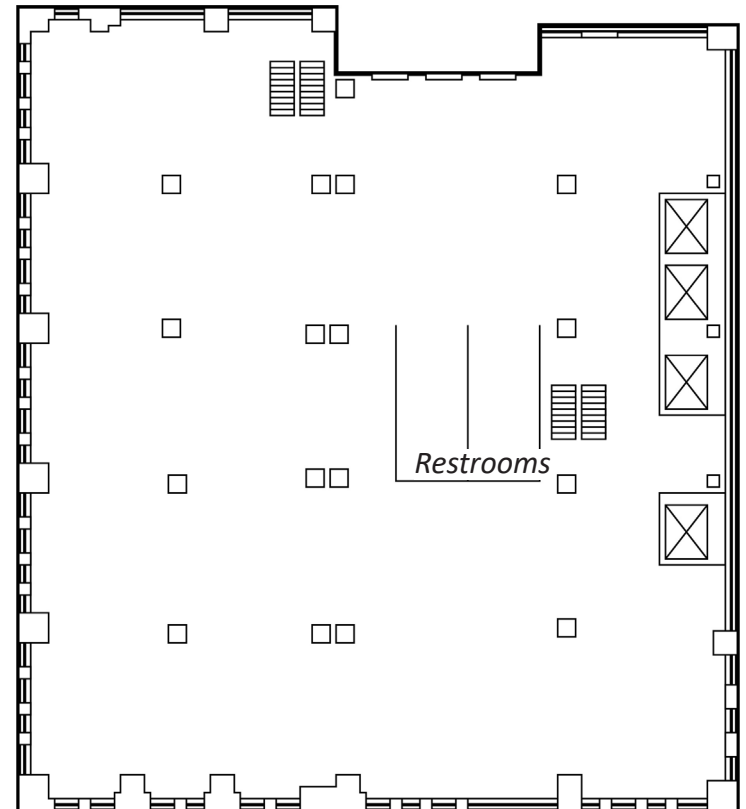
200 EAST CAPITOL BUILDING

BUILDING SUMMARY

STREET ADDRESS	200 E. Capitol Street, Jackson, MS 39201
YEAR BUILT/EXPANDED	1929/1957
NUMBER OF STORIES	Eighteen (18)
NET RENTABLE AREA	161,542 sf
SITE AREA	0.25 acres (approximately 10,900 sf)
STRUCTURE	Steel encased in concrete
EXTERIOR FACADE	Brick and marble
BUILDING SYSTEMS	The building's heating, ventilation and air conditioning system, electrical system, and fire and life safety system, as well as its elevators, roof, and common areas, are well beyond their respective useful lives. It is expected, as part of the building's redevelopment, that new, state-of-the-art systems will be installed by its new owner/developer.
PARKING	Contractual parking available in adjacent Regions Plaza building that connects via conditioned walkway.
REAL ESTATE TAXES (2020)	\$71,318

TYPICAL FLOOR PLATE

Contact the Corporate Realty team for a complete set of plans.

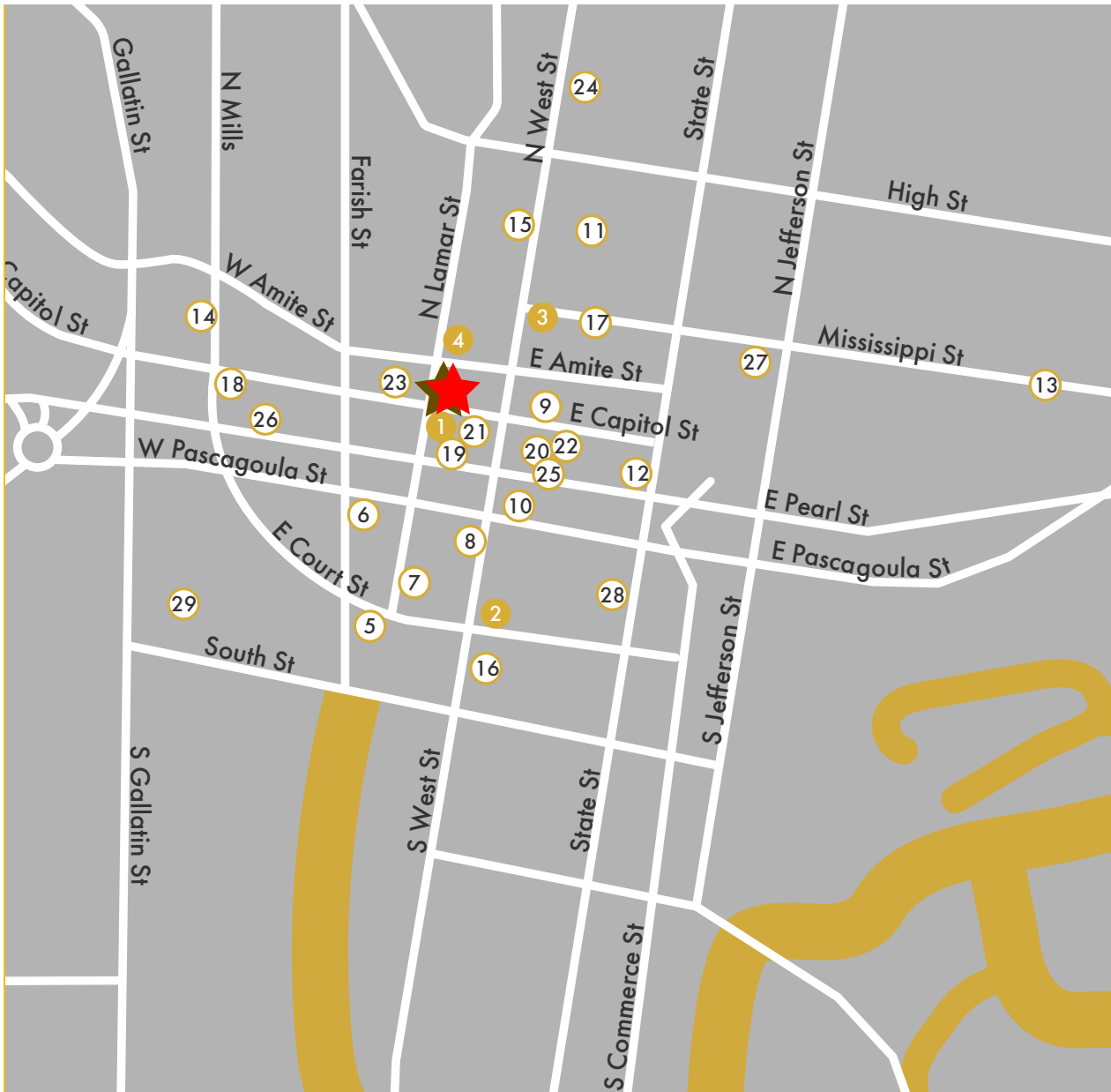


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200 EAST CAPITOL BUILDING



MAP KEY

HOTELS

- 1 Clarion Hotel The Roberts Walthall
- 2 The Westin Jackson
- 3 Old Capitol Inn
- 4 Jackson Downtown Convention Center Hotel by Marriot

PLACES OF INTEREST

- 5 Cathead Distillery
- 6 Jackson Convention Complex
- 7 Mississippi Museum of Art
- 8 Thalia Mara Hall
- 9 Governor's Mansion
- 10 Jackson City Hall
- 11 Mississippi State Capitol
- 12 Old Capitol Museum
- 13 Mississippi Coliseum and Mississippi State Fairgrounds
- 14 Jackson Station for Amtrak, Greyhound
- 15 Woolfolk State Office Building
- 16 United States District Court / Thad Cochran United States Courthouse
- 17 Secretary of State
- 18 Hilton Garden Inn and King Edward Apartments
- 19 Walthall Lofts
- 20 Lamar Life Building
- 21 Federal Courthouse
- 22 400 E. Capitol Block and Heritage Building
- 23 The Pinnacle at Jackson Place
- 24 US Federal Courthouse and Mississippi Supreme Court
- 25 Electric 308 Building
- 26 Standard Life Flats
- 27 Two Mississippi Museums
- 28 Tombigbee Lofts
- 29 Foundry Lofts

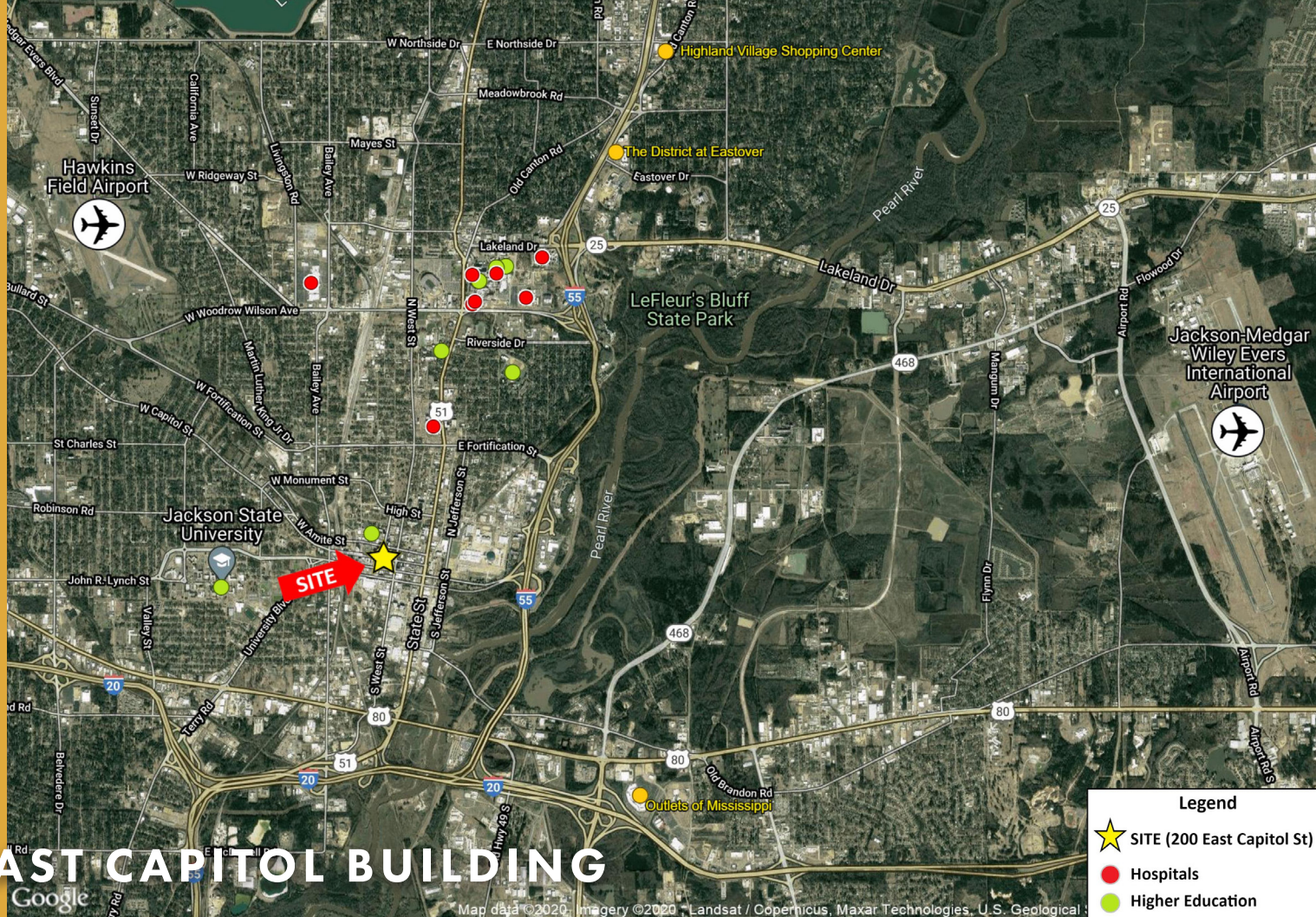


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200 EAST CAPITOL BUILDING



**Median Household
Income**

\$55,700



**Average
Commute Time**

21 Minutes



Population

583,000



Hospitals
(within Metro Jackson area*)

10+



Higher Education
(within Metro Jackson area*)

10+



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MARKET OVERVIEW

Jackson is Mississippi's state capital and the largest city in Mississippi, with a population of approximately 600,000.

Jackson has approximately eight million (8,000,000) square feet of office space. Roughly one third, or 2,500,000 square feet, is located in this Downtown Office Market, where the 200 East Capitol Building is located.

Overall occupancy in the Downtown Office Market is 70+/- percent. Average rental rates are in the \$17.00 - \$17.50 range. The office market's tenant mix is largely governmental, healthcare, and legal sectors.

Downtown Jackson has become the center of business and commerce for the state. It also features world-class art, culture, history, and tourist attractions. It has recently evolved into a twenty-four (24) hour, seven (7) days a week venue. Organizers of festivals and social events continue to schedule downtown events. Additionally, the Jackson Convention Complex continues to draw regional, national, and local events to downtown Jackson. These events attract more than 1,000,000 visitors each year.

Residential development has added to the popularity of the Downtown Jackson Market. In excess of 250+ residential units have been constructed. Occupancy for these units is approximately 95 percent. This has spurred additional development with 350 planned units for future development.



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