



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

INVESTMENT OPPORTUNITY | FOR SALE

## Class A Office Tower & Parking Garage

**The Pinnacle at Jackson Place | 100 & 190 E Capitol Street**

JACKSON, MS 39201

Auction November 4-6 on  
RealINSIGHT Marketplace.  
See Due Diligence [HERE](#).

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**The Pinnacle at Jackson Place | Jackson, MS 39201**

**The Pinnacle Office Building**

**The Pinnacle Parking & Shops\***

ADDRESS	190 E Capitol St.	100 E Capitol St.	
RENTABLE SF	189,101 RSF	81,868 RSF (ground floor retail)	(270,969 RSF total)
SITE	2.003 acres	3.353 acres	(5.356 acres total)
NUMBER OF STORIES	9	7	
YEAR BUILT	2008	1983, renovated 2008	
ELEVATORS	5	4	
CONSTRUCTION TYPE	masonry and concrete frame	masonry and concrete frame	
PARKING	parking in garage connected to building by a conditioned walkway	1,735 parking spaces for office building and public use	
SECURITY	On-site and card access	On-site and card access	

*\*Ground leased from the Jackson Redevelopment Authority for sixty years (beginning in 2007) with a 30-yr renewal term*

# THE PINNACLE AT JACKSON PLACE

## ABOUT THE OFFICE TOWER



**The Pinnacle at Jackson Place**  
190 E Capitol St. | Jackson, MS 39201



The Pinnacle at Jackson Place is a prestigious nine (9)-story Class A office tower that is the cornerstone of the revitalization in downtown Jackson, MS. Situated in the heart of the capitol city's Central Business District, this 189,101-rsf property is prominently located at the intersection of Capitol and Lamar Streets. The building's cutting-edge design, premium materials, and top-tier amenities will set a new standard for office space in the region, truly living up to its name as the pinnacle of downtown Jackson.

This contemporary building, completed in 2008, is concrete framed with a glass-curtain wall. The atrium has a 30' ceiling, highly articulated fixtures, and a dramatic water feature. There is a landscaped plaza that provides public green space and features "The Storytellers," a limestone sculpture by Rod Moorhead that consists of famous Mississippi authors Eudora Welty, Richard Wright, and William Faulkner.



### Other features:

- » On-site security staff
- » Reception area
- » 24-hour access
- » Extremely well-maintained building with full-time on-site engineering
- » In 2011, this building was awarded LEED-Gold certification by the U.S. Green Building Council
- » Covered, conditioned walkway to the attached 1,735-space parking garage
- » Covered, conditioned walkways to both the One Jackson Place office building and the Regions Tower office building





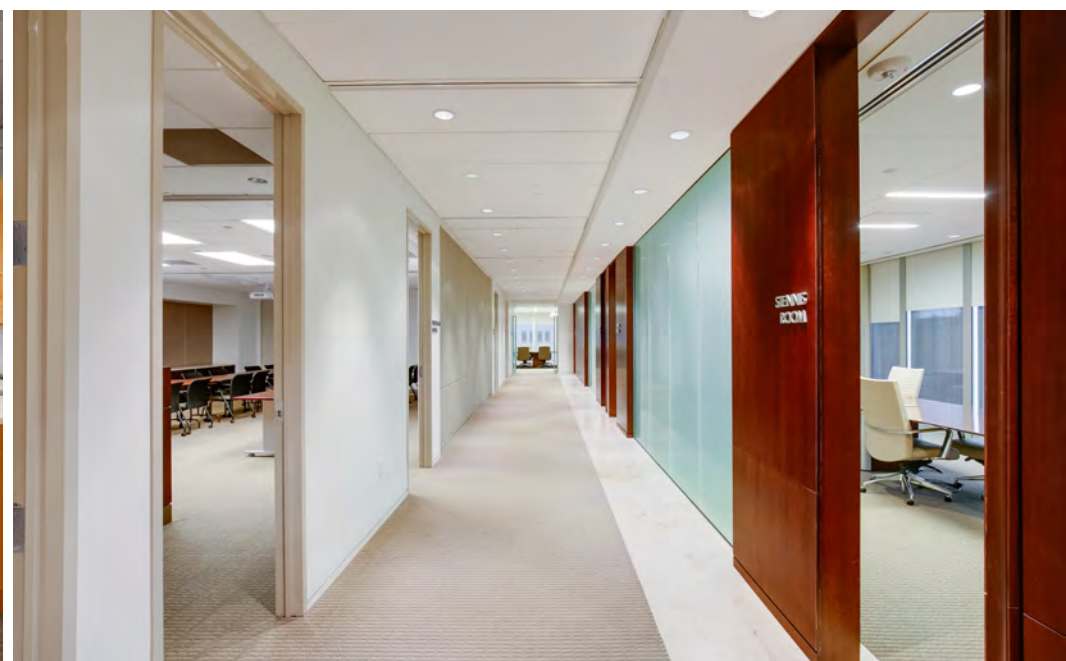
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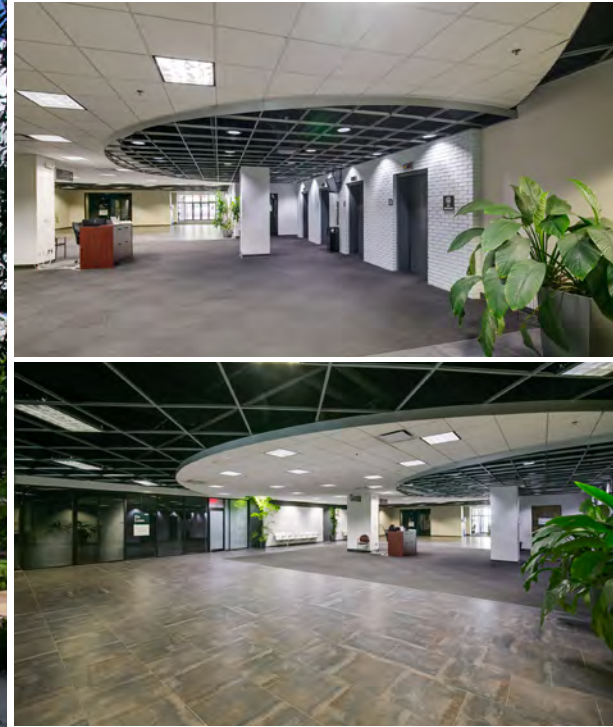
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## PARKING AND SHOPS



### Parking and Shops at Jackson Place 100 E Capitol St. | Jackson, MS 39201

Parking and Shops at Jackson Place consists of a 1,735-space parking garage that is open the public 24/7/365 and connected to The Pinnacle by way of a climate-controlled walkway. The garage offers both monthly parking contracts and daily parking for visitors. 100 E Capitol St. also offers ground floor retail with tenants such as Strayer University and Downtown Fitness. The structure was designed and completed in the early 1980s and extensively renovated in 2008. This currently operates on a ground lease that transfers directly with the sale of the building. Ground floor retail contains a total of approximately 81,868 sf.



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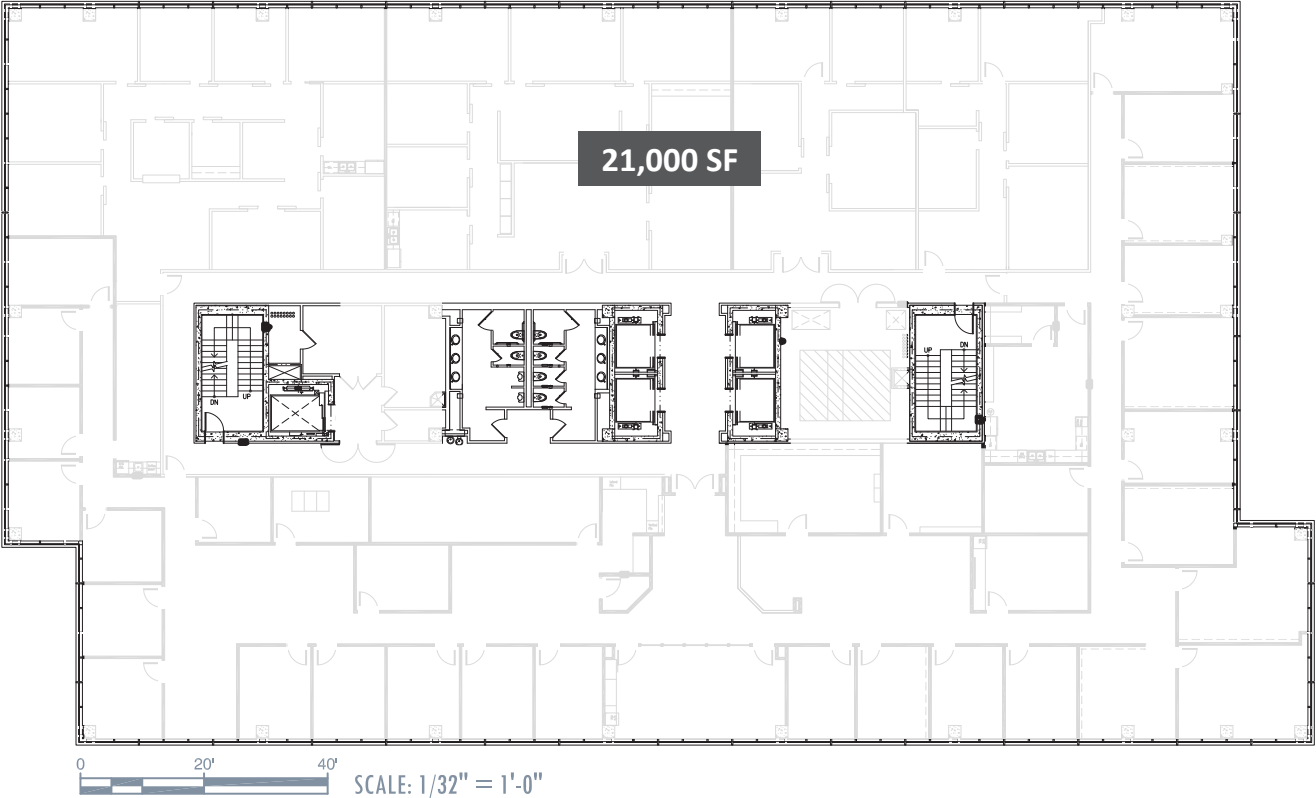
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## OFFICE TOWER FLOOR PLATE

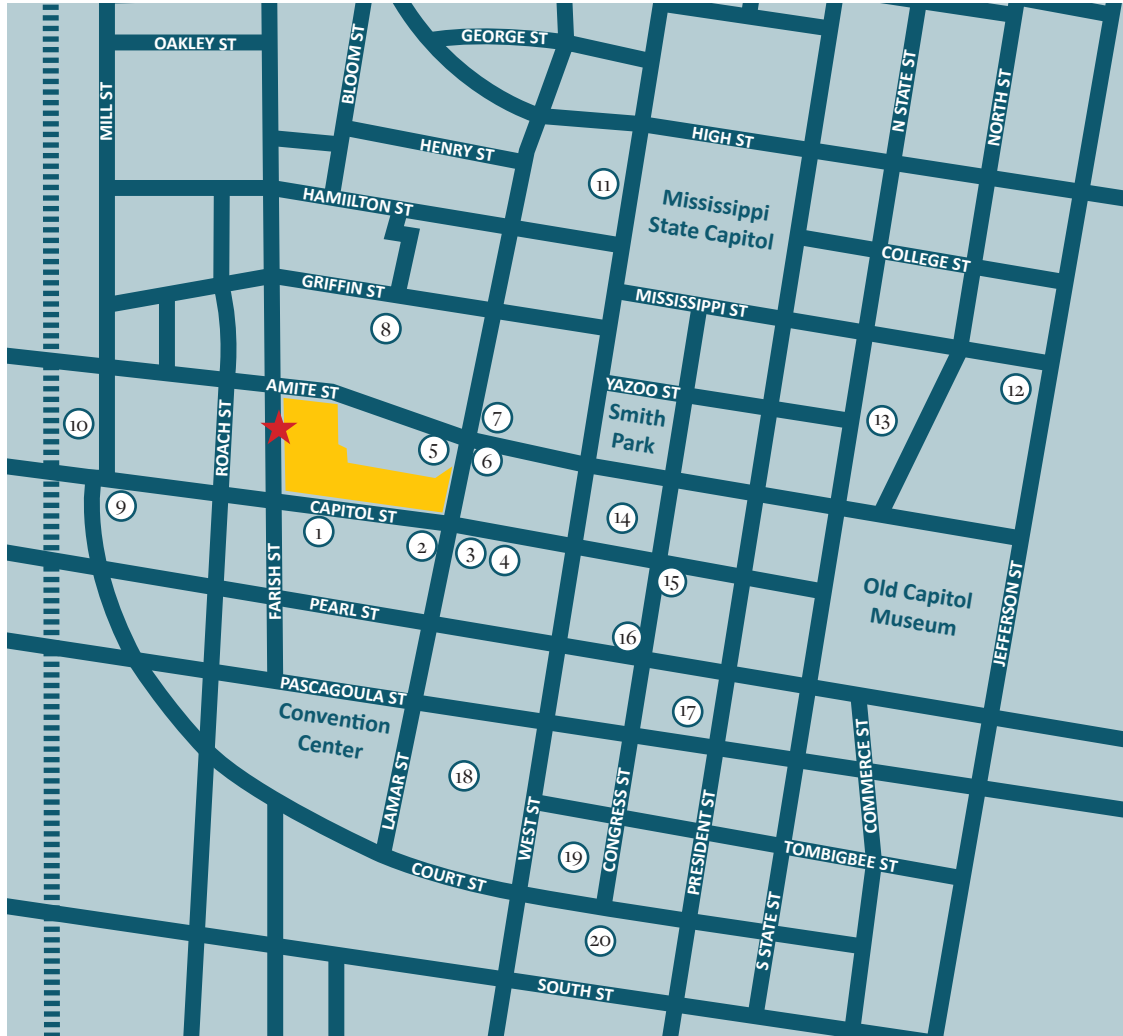
Typical Floor Plate in The Pinnacle Office Tower





# THE PINNACLE AT JACKSON PLACE

## MAP



### LEGEND

1. 111 E Capitol
2. Landmark Center
3. Clarion Hotel
4. Walthall Lofts
5. One Jackson Place
6. Regions Bank Bldg
7. Jackson Downtown Convention Center Hotel by Marriot
8. Mississippi College School of Law
9. Hilton Garden Inn
10. Amtrak/Greyhound Station
11. Woolfolk State Office Bldg
12. Mississippi Civil Rights Museum
13. Old Capitol Inn
14. Governor's Mansion
15. Heritage Building
16. Capitol Towers
17. Jackson City Hall
18. Mississippi Museum of Art
19. The Westin Jackson
20. U.S. Courthouse



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## OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

### BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated

maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

### AUCTION DATE

The Auction end date is set for November 6, 2024.

### RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price (“Reserve Price”). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

### CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

### DATES

Auction **Start** Date: **11.4.2024**

Auction **End** Date: **11.6.2024**

Tours upon request



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