LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



OFFERING MEMORANDUM

3539 BLUECUTT

3539 BLUECUTT ROAD | COLUMBUS, MS

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Dallas nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



FOR MORE INFORMATION:

Phillip Rosenfeld
Principal
972.934.4040
prosenfeld@lee-associates.com

Lauren Konen
Associate
972.934.4044
lkonen@lee-associates.com

SUPPORT TEAM:

Teresa Beaird
Brokerage Services Coordinator
972.934.4050
tbeaird@lee-associates.com

Sydney Morgan
Lead Marketing Specialist
972.934.4026
smorganr@lee-associates.com

Bernard Deyo
Director of Research & GIS
972.934.4000
bdeyo@lee-associates.com

EXECUTIVE SUMMARY & HIGHLIGHTS

Lee & Associates, exclusive market advisor, is pleased to present to qualified investors the opportunity to acquire 3539 Bluecutt Road, located in Columbus, Mississippi ("the Property"). The Property features a well-maintained brick exterior, professional monument signage, an inviting landscaped entrance, and convenient surface parking. The building's efficient layout and prominent Bluecutt Road location make it well suited for an owner-user, professional office, medical office, or investment opportunity.

The Property is currently occupied by Optum (a business unit of United Healthcare), providing a strong professional image and established office presence. Its clean architectural design, mature landscaping, and accessible parking create a welcoming environment for employees, clients, and visitors.

Currently offered for sale at $1,700,000 the Property represents an attractive investment opportunity with a 7.40% cap rate based on in-place income. The rental rates in the Property are positioned competitively, providing a potential upside through future lease adjustments as market rents continue to strengthen.

This offering presents a rare chance to acquire a sizable, fully functional office asset in an established Mississippi market with solid fundamentals and long-term growth potential.

INVESTMENT HIGHLIGHTS



FULLY LEASED WITH LONG-TERM STABILITY
100% occupancy with a strong operating history by long-term tenants.



SIGNIFICANT TENANT INVESTMENT
Tenants have heavily invested into the building and surrounding market, signaling long-term commitment.



FUNCTIONAL OFFICE DESIGN
Efficient layout and clean architectural design provide a professional environment for the Tenant and clients.



PRIME STRATEGIC LOCATION
Excellent access to Columbus' commercial corridor and prominent Bluecutt Road location.



ATTRACTIVE CASH FLOW AND BELOW REPLACEMENT COST
Offers steady, reliable income with a cost basis well below current replacement costs.

PROPERTY OVERVIEW

3539 BLUECUTT ROAD COLUMBUS, MS 39705

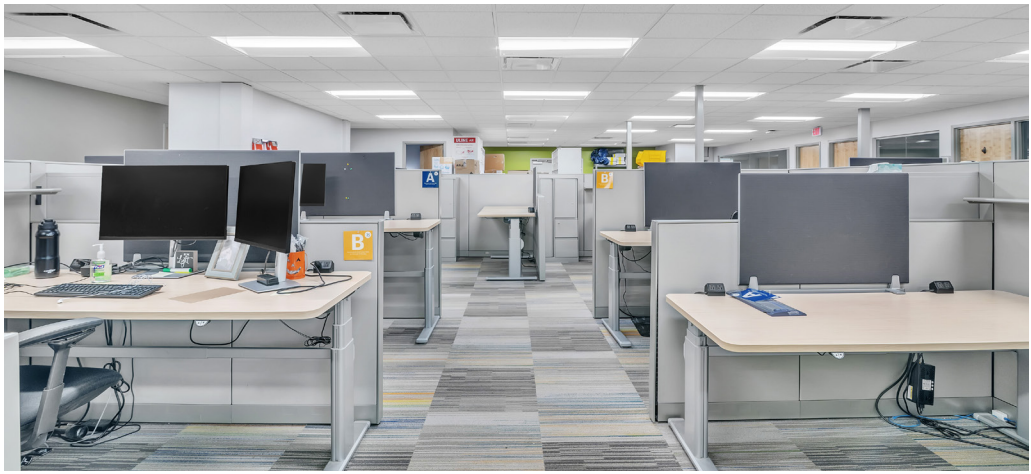
Professional single-story office building located at 3539 Bluecutt Road in Columbus, Mississippi. The Property features brick construction, attractive monument signage, landscaped grounds, and ample surface parking. An excellent opportunity for an owner-user or investor seeking a well-positioned office asset in an established commercial corridor.

Address	3539 Bluecutt Road Columbus, MS 39705
Year Built / Renovated	1992
Number of Buildings	1
Building Size	10,000 SF
Building Class	B
Lot Size	1.01 acres
Percentage Leased	100%
Property Type	Office
Parking	40
Zoning	Commercial
Parcel ID	46W20-00-07305



PROPERTY IMAGES











TENANT OVERVIEW | Optum Pharmacy

Optum

Optum Rx, (a business unit of United Healthcare), is comprised of pharmacists, pharmacy technicians, clinicians and healthcare professionals who work every day to improve health outcomes and simplify the health system for consumers. Our customers – employers, unions, health plans and governments – count on us to help them access the most appropriate medicines at the most affordable cost.

Optum Rx is helping reduce out-of-pocket costs for consumers, addressing the high cost of specialty drugs through integrated cost management and simplifying the pharmacy experience for our clients, care providers and consumers.

Offering solutions to address the high cost of specialty drugs through integrated cost management and negotiating with specialty pharmaceutical manufacturers to make therapies more affordable. Optum Rx supports a competitive biosimilars market and has taken action to include biosimilars on our formulary.





TENANT OVERVIEW | Optum Pharmacy

Optum

Tenant	Optum Pharmacy
Size (SF)	10,000 (100% Occupied)
Lease Type	Triple Net (NNN)
Base Rent	$144,000 / yr ($14.40 nnn psf)
Increases	2.5%
Lease Commencement	1-June-26
Lease Term	84 months
Lease Expiration	5/31/2033
Term Remaining	80 months remaining (from Oct. 1, 2026)





COLUMBUS, MS

LOCATION OVERVIEW

Located in eastern Mississippi, Columbus is the county seat of Lowndes County and part of the Golden Triangle region alongside Starkville and West Point. The city had an estimated population of 22,792 as of July 1, 2025. Its role within the region extends across healthcare, higher education, manufacturing, and military aviation, with economic activity connecting Lowndes, Clay, and Oktibbeha counties.

ECONOMIC DRIVERS

Columbus Air Force Base, Baptist Memorial Hospital Golden Triangle, and Mississippi University for Women provide a foundation of military, healthcare, and education activity in the Columbus area. Mississippi State University in nearby Starkville adds research and higher education resources to the regional economy. East Mississippi Community College supports industrial employers through technical education and workforce training at the Communiversity.

INDUSTRIAL MARKET HIGHLIGHTS

Lowndes County is home to Steel Dynamics steelmaking operations, PACCAR engine manufacturing, and Airbus helicopter production, with Aurora Flight Sciences and Stark Aerospace adding to the local aerospace and defense cluster. U.S. Highways 45 and 82 connect the area to surrounding markets, while Golden Triangle Regional Airport and the Lowndes County Port on the Tennessee Tombigbee Waterway provide additional transportation infrastructure serving the regional economy.

KEY REGIONAL EMPLOYERS

COLUMBUS AIR FORCE BASE

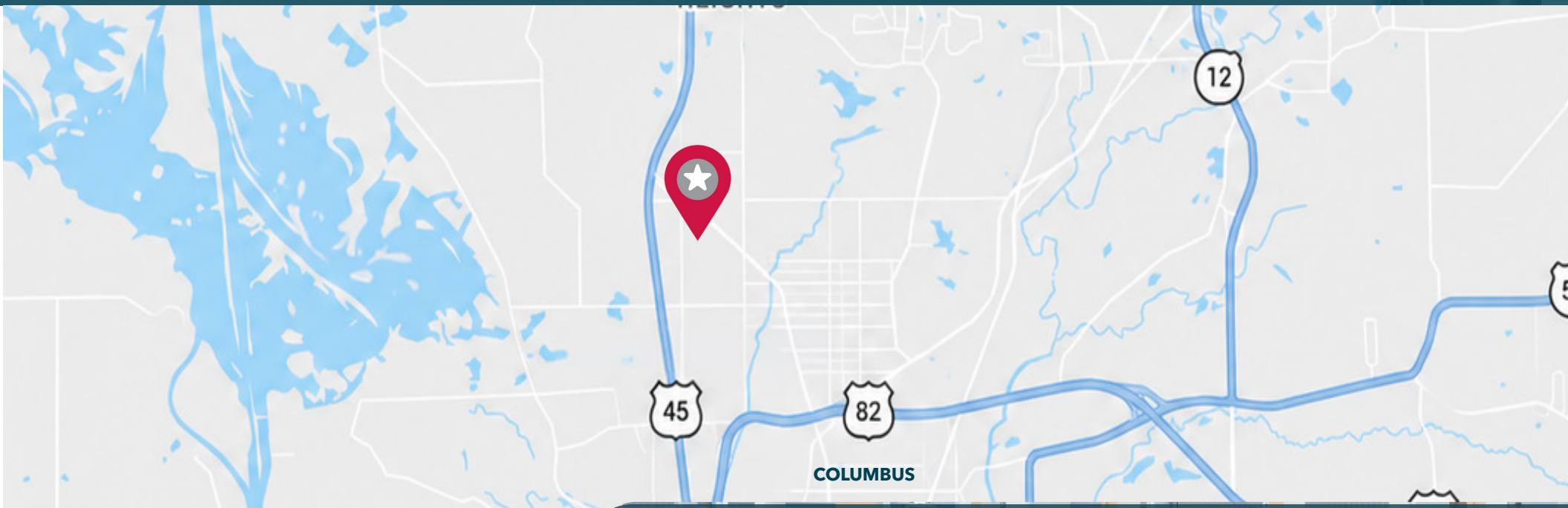
BAPTIST

SDI Steel Dynamics®
Flat Roll Group
Columbus Division

PACCAR

AIRBUS HELICOPTERS

LOCATION OVERVIEW | DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Total Population	2,837	13,240	28,231
2030 Population	2,739	13,078	27,797
Median Age	37.6	40.3	39.8
Population Growth 2025-2030	-3.45%	-1.22%	-1.54%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Total Households	1,349	5,884	11,763
# of Persons Per Household	2.0	2.2	2.2
Average Household Income	$81,778	$71,819	$66,867
HH Growth 2025-2030	-3.48%	-1.29%	-1.56%

LOCATION OVERVIEW | AERIAL



LOCATION OVERVIEW | PROPERTY AERIAL



PRICING DETAILS

PRO-FORMA NOI
$ 125,744.88/YR

PURCHASE PRICE
$1,700,000

CAP RATE
(BASED OF PRO FORMA NOI)
7.40%

Offers should be submitted via email to the exclusive brokers listed within this offering memorandum.

Please include the following:

1. **Purchase price**
2. **Source of debt and equity**
3. **Earnest money deposit**
4. **Due diligence and closing timelines**
5. **Detailed list of contingencies including investment committee,appraisal, and/or Lender approval that may be required**
6. **Detailed list of closing cost responsibilities**

FINANCIALS

INCOME & EXPENSES	DEC-26	JAN-27	FEB-27	MAR-27	APR-27	MAY-27	JUN-27	JUL-27	AUG-27	SEP-27	OCT-27	NOV-27	TOTAL
INCOME													
Rental Income	$10,843.20	$10,843.20	$10,843.20	$10,843.20	$10,843.20	$10,843.20	$11,114.28	$11,114.28	$11,114.28	$11,114.28	$11,114.28	$11,114.28	$131,744.88
Total Income	**$10,843.20**	**$10,843.20**	**$10,843.20**	**$10,843.20**	**$10,843.20**	**$10,843.20**	**$11,114.28**	**$11,114.28**	**$11,114.28**	**$11,114.28**	**$11,114.28**	**$11,114.28**	**$131,744.88**
OPERATING EXPENSES													
Lawn Maintenance	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$3,000.00
Other Expenses*	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$3,000.00
Total Operating Expenses	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$500.00**	**$6,000.00**
NET OPERATING INCOME	**$10,343.20**	**$10,343.20**	**$10,343.20**	**$10,343.20**	**$10,343.20**	**$10,343.20**	**$10,614.28**	**$10,614.28**	**$10,614.28**	**$10,614.28**	**$10,614.28**	**$10,614.28**	**$125,744.88**

** Source figures include $500.00 monthly total expenses; only $250.00 is identified as lawn maintenance. Confirm the remaining expense category.*



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CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This offering memorandum has been prepared to provide summary, unverified information to the aforementioned owner of the property receiving it. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant s plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Theowner must take appropriate measures to verify all of the information set forth herein.