

Site Visit
Hosted by



The Courthouse

JACKSON, MISSISSIPPI

46 Northtown Drive ■ Jackson, Mississippi
Telephone: 248.988.9341 ■ www.provisionsllc.com

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Property Specifications

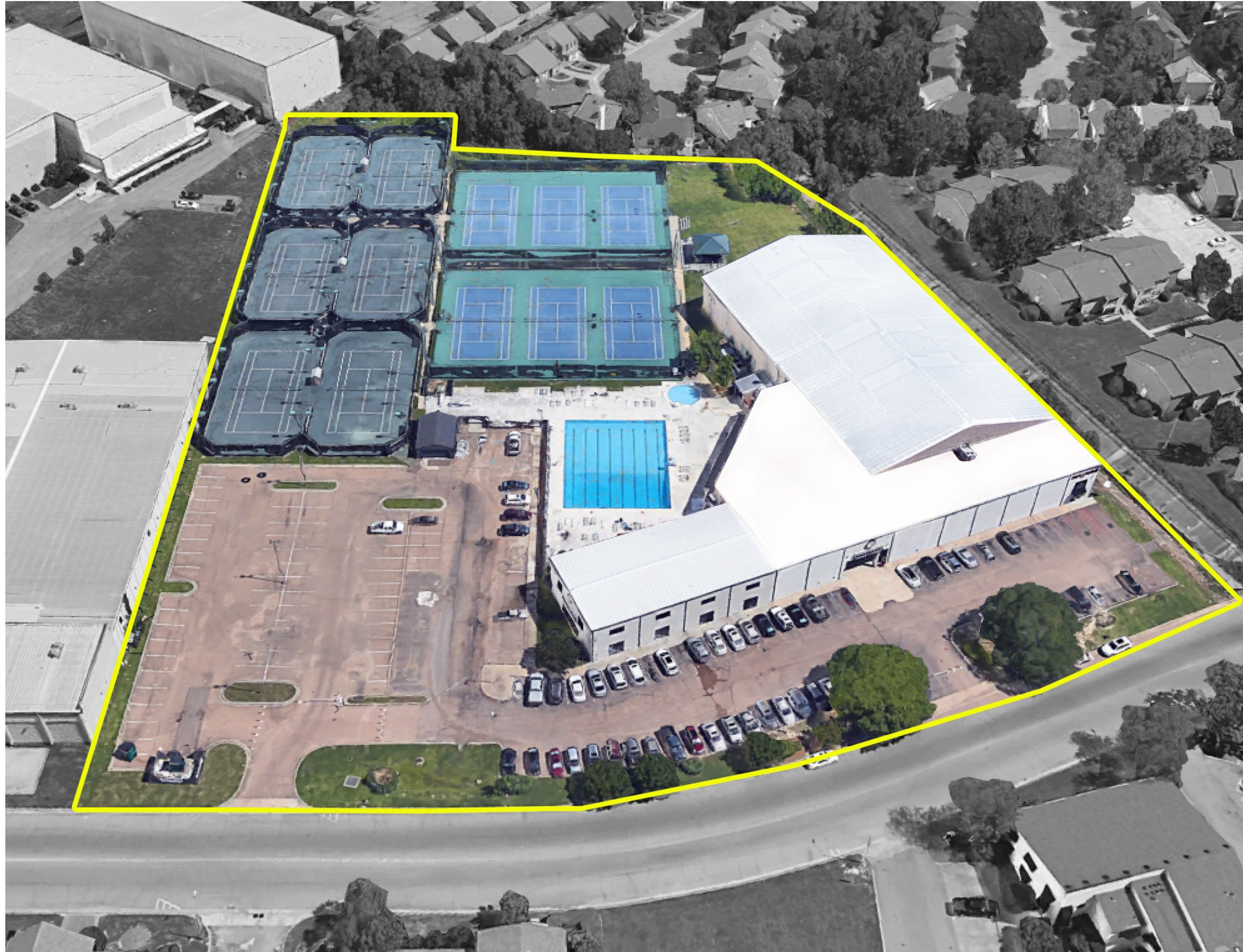
| | |
|--------------------------|---|
| TYPE | Retail Fitness and Recreation Center |
| LOCATION | 46 Northtown Drive, Jackson, Mississippi 39211 |
| BUILDING SIZE | 59,337 square feet |
| 1ST FLOOR | 43,009 square feet |
| 2nd FLOOR | 11,312 square feet |
| MEZZANINE | 5,016 square feet |
| ZONING | C-3: General Commercial District |
| NUMBER OF BUILDINGS | One (1) primary facility |
| NUMBER OF STORIES | Two (2) stories |
| ACRES | 6.58 Acres |
| TYPE OF TERRAIN | Flat |
| YEAR BUILT | 1986 |
| YEAR RENOVATED | 1994, 1996, 2022, 2023 AND 2024 |
| FOUNDATION | Reinforced concrete slab on grade with concrete piers and footings |
| FRAME | Rigid steel frame with vertical and horizontal steel I-beams and 6" to 8", 18-gauge, steel studs 24" on center |
| EXTERIOR WALLS | Primarily EIFS siding with some corrugated metal panels |
| EAVE HEIGHT | 25-foot and 24-foot eaves |
| ROOF STRUCTURE | Steel joists and trusses with metal decking |
| ROOF COVER | Metal roof panels and single ply-membrane with gravel cover |
| WINDOWS | Insulated, tinted, fixed glass panels |
| FLOORS | Mixture of commercial grade carpet tiles, rubberized sports flooring, vinyl composition tile, ceramic tile and wood flooring |
| LIGHTING | Recessed florescent fixtures and canned/incandescent lighting in addition to suspended florescent fixtures, and suspended indirect pendant mounted metal halide fixtures |
| ELECTRICAL | Three-phase electrical system |
| PLUMBING | Men's Locker Room: (3) sinks, (2) water closets, (2) urinals, (5) showers Women's Locker Room: (3) sinks, (4) water closets, (5) showers Each locker room as a whirlpool and a steam room Laundry Room with washer and dryer Nursery: (1) toilet and (1) sink |
| FIRE PROTECTION | Fire Extinguishers, Emergency Exit Lighting, and Local Fire Alarm System |
| HVAC | Comprised of a boiler and chiller with additional individual package units and split systems |
| ENERGY MANAGEMENT SYSTEM | There is an energy management system (EMS) in place, which helps conserve energy consumption by shutting down the boiler and chiller in the evenings and starting them back up in the mornings |
| SPECIALITY FEATURES | (1) 4,775 square foot outdoor 8-lane lap pool with depths ranging 3 to 12 feet (1) indoor pool (6) hard-surface (acrylic coated concrete) tennis courts (6) soft-surface (Rubico) tennis courts (1) 576 gazebo with wooden deck |
| PARKING | 154 parking spaces of which 9 are ADA parking spaces |
| TRANSPORTATION | Jackson-Evers International Airport 13.2 miles / 28 minutes |

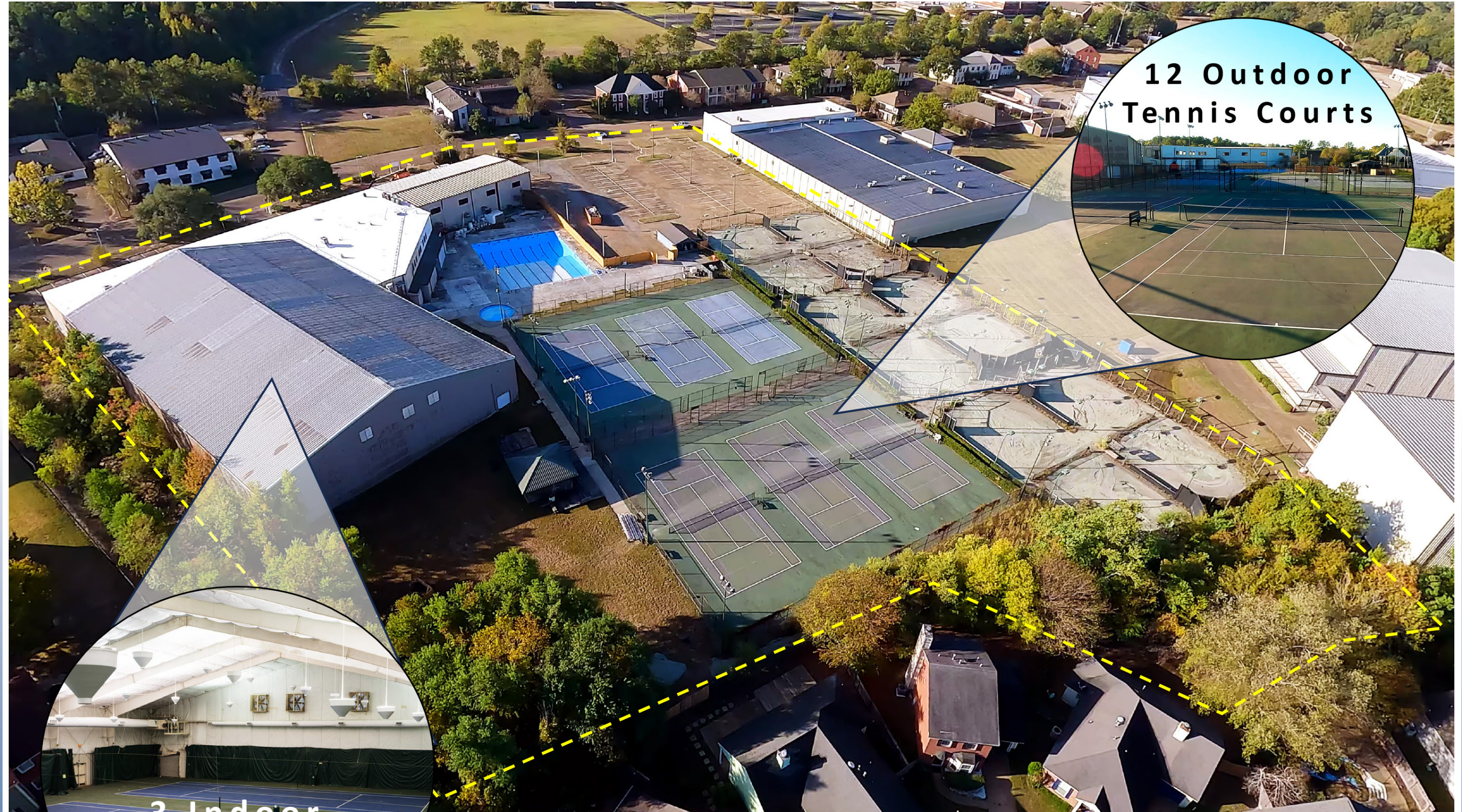
*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



- 59,337 SQUARE FEET OF FLEXIBLE SPACE
- ENERGY MANAGEMENT SYSTEM
- INDOOR AND OUTDOOR POOL
- 12 OUTDOOR TENNIS COURTS
- 3 INDOOR TENNIS COURTS
- LARGE OPEN ROOMS
- SUITABLE FOR
 - FITNESS CENTER / RECREATION CENTER
 - FAMILY ENTERTAINMENT / SPORTS CENTER
 - FLEX / TECH
 - EDUCATION / WORSHIP CENTER
 - PUBLIC STORAGE
 - HEALTHCARE

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3 Indoor
Tennis Courts

12 Outdoor
Tennis Courts

Six (6) Outdoor Hard-Surface (acrylic coated concrete) Tennis Courts
Six (6) Outdoor Soft-Surface (Rubico) Tennis Courts
Three (3) Indoor Tennis Courts

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Six (6) Hard-Surface (acrylic coated concrete) Tennis Courts converted to Twenty (20) Pickleball Courts

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Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts

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8-Lane Lap Outdoor Pool



8-Lane Lap Outdoor Pool



8-Lane Lap Outdoor Pool



Shallow Pool

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North Aerial View



Aerial Site View



South Aerial View of Building



East Aerial View

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Main entrance



Southwest Aerial of Building



South Parking Lot and exterior facade



Front of Building from Northtown Drive

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Indoor Tennis Courts



Mezzanine overlook of Indoor Tennis Courts



Indoor Tennis Courts



Mezzanine overlook of Indoor Tennis Courts

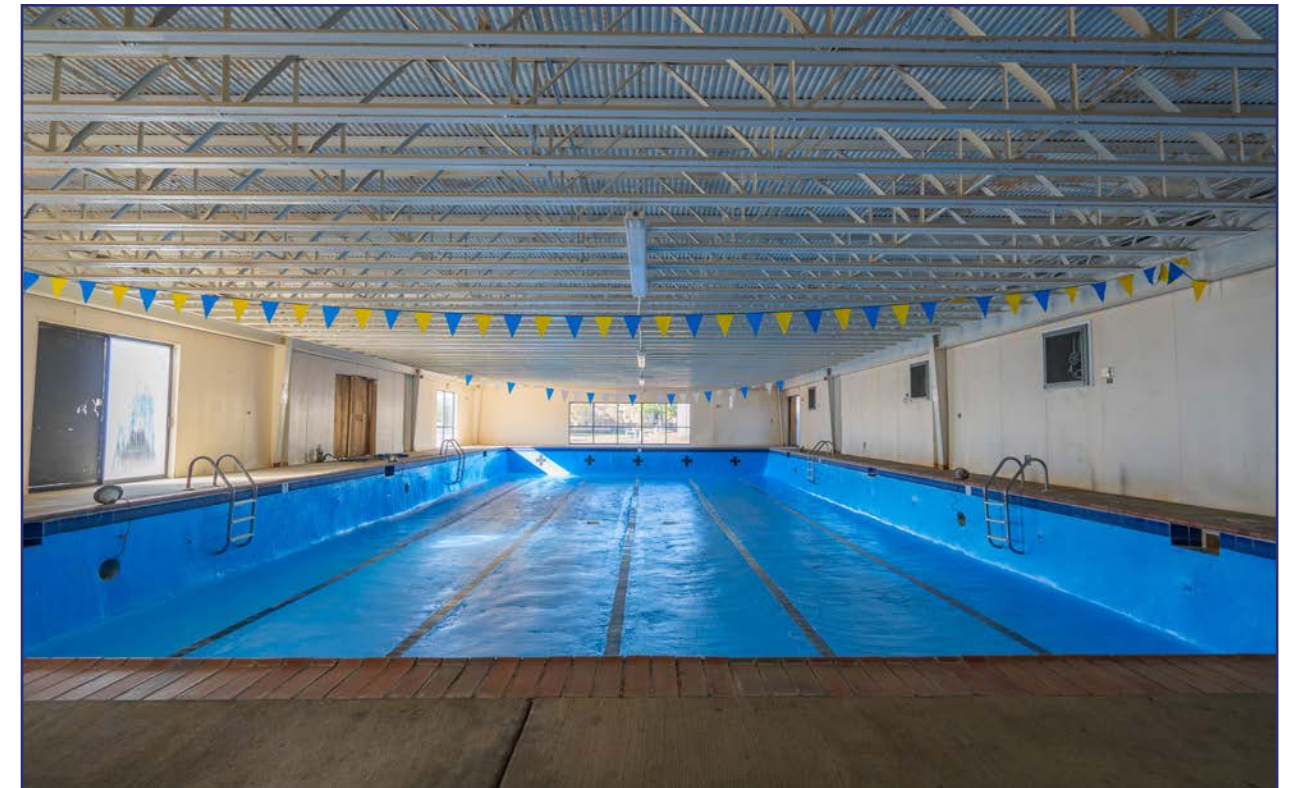
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Indoor 6-Lane Lap Pool



Spa



Indoor 6-Lane Lap Pool



Spa

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Racquet Ball Court



Workout Studio



Large Studio

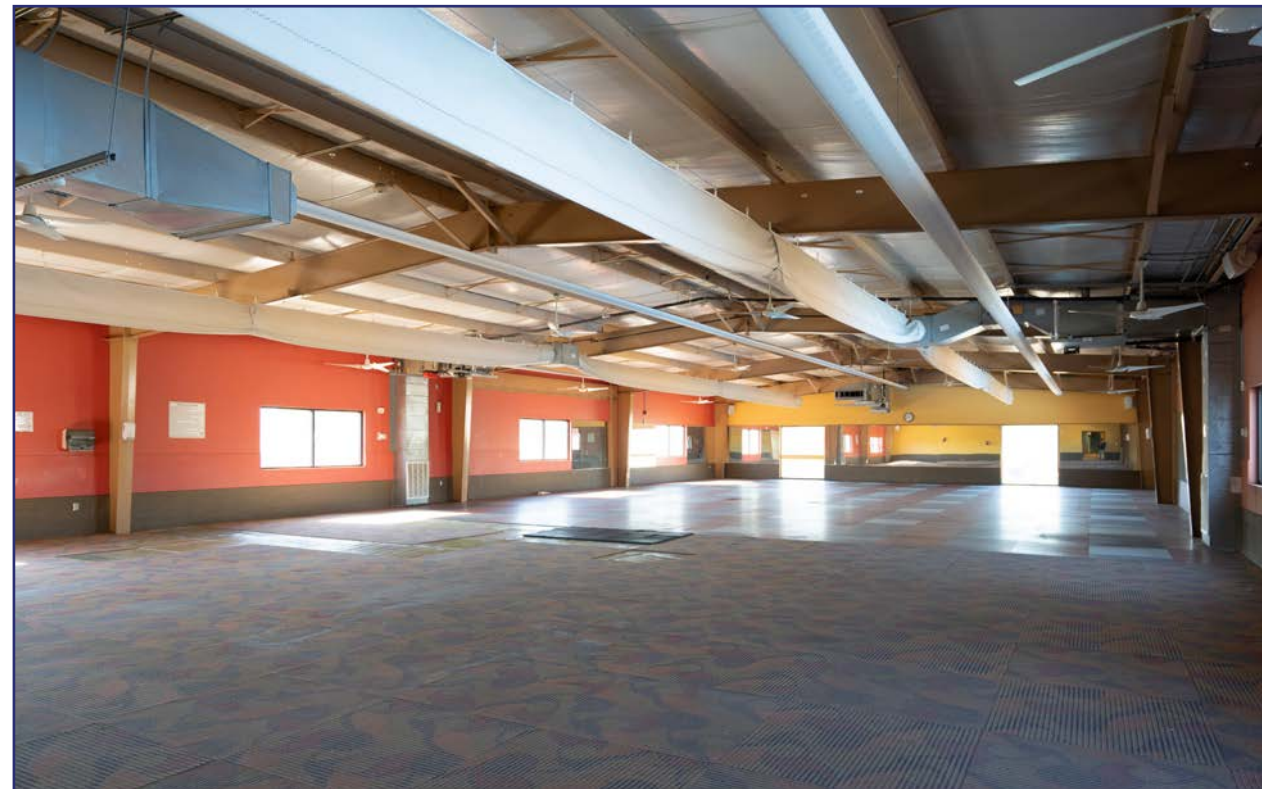


Large Studio

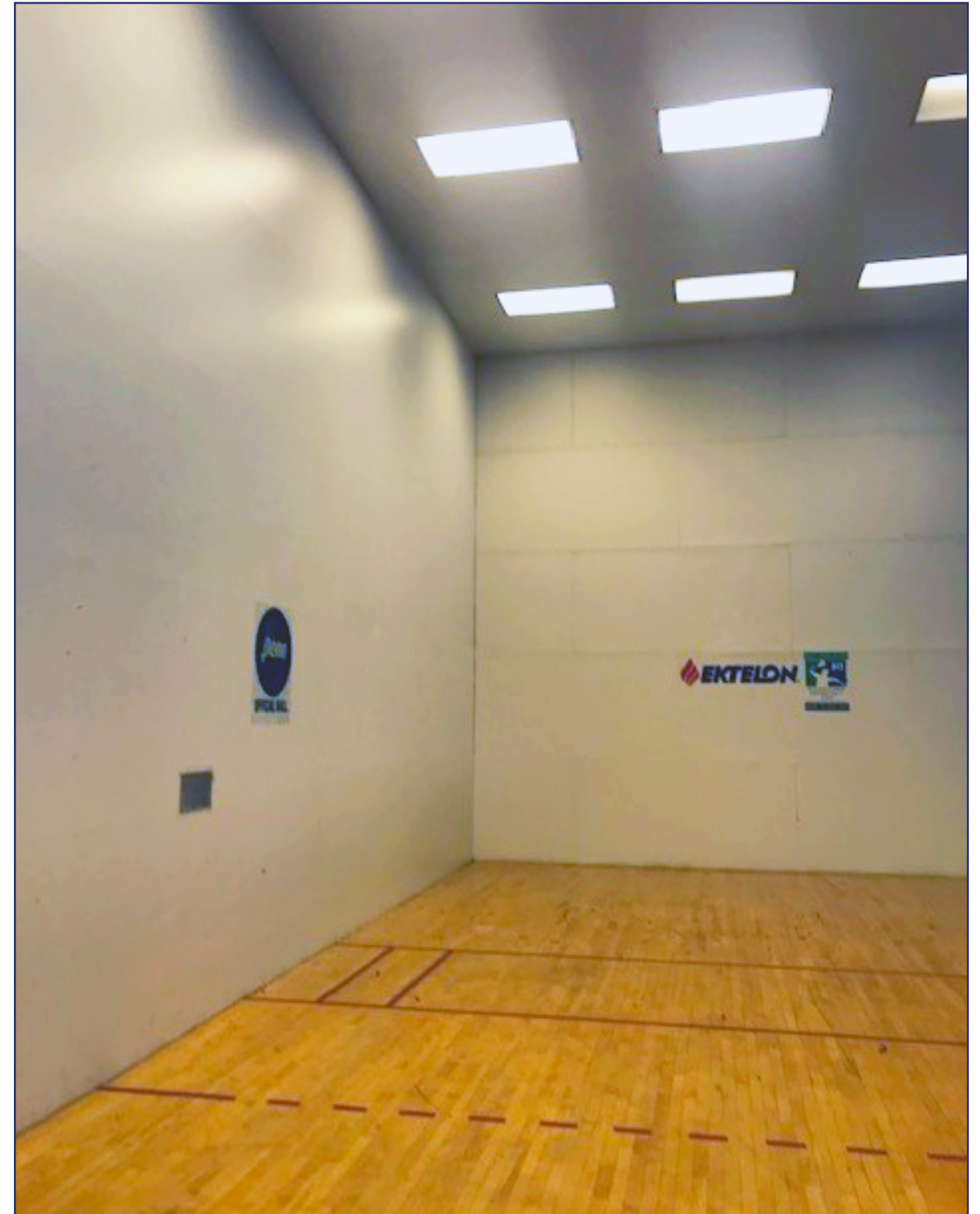
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Open Flex Space - located on second floor



Open Studio - located on second floor



Raquet Ball Court

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Nursery / Children Playroom - located on second floor



Large Studio - located in mezzanine



Cycle Studio - located in mezzanine

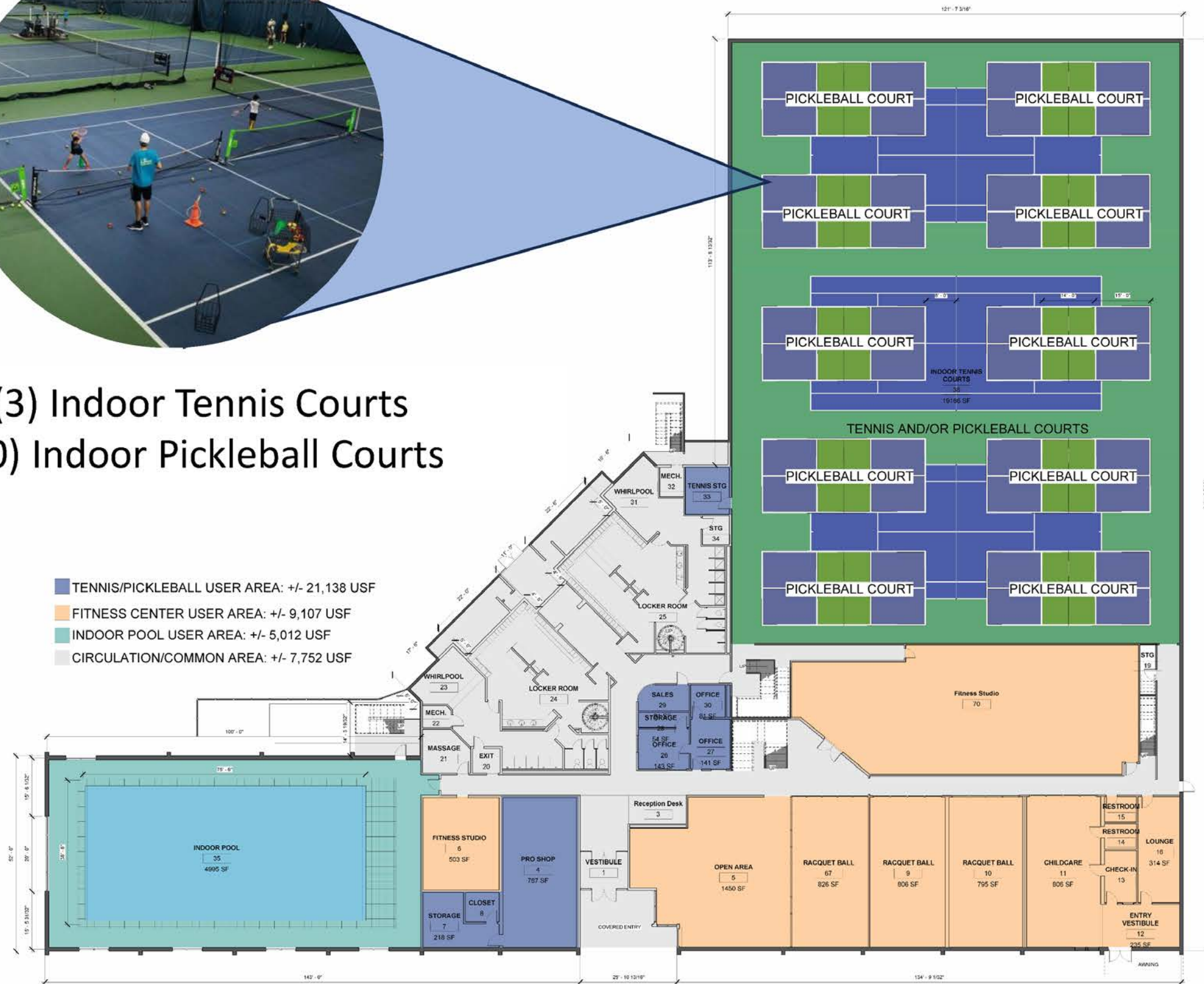


Cycle Studio - located in mezzanine

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Three (3) Indoor Tennis Courts
Ten (10) Indoor Pickleball Courts



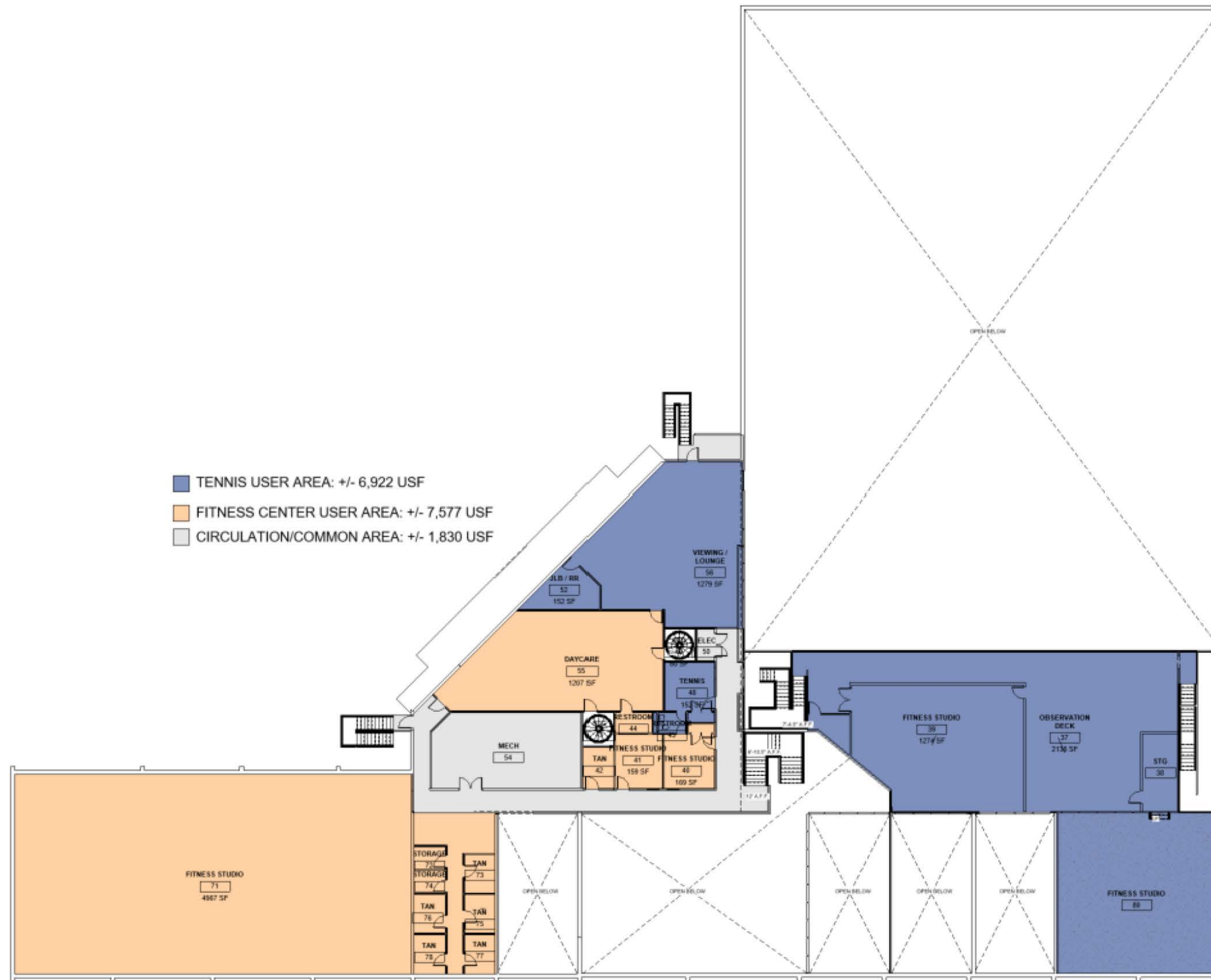
FIRST FLOOR WITH INDOOR COURTS & POOL

43,009 SQUARE FEET

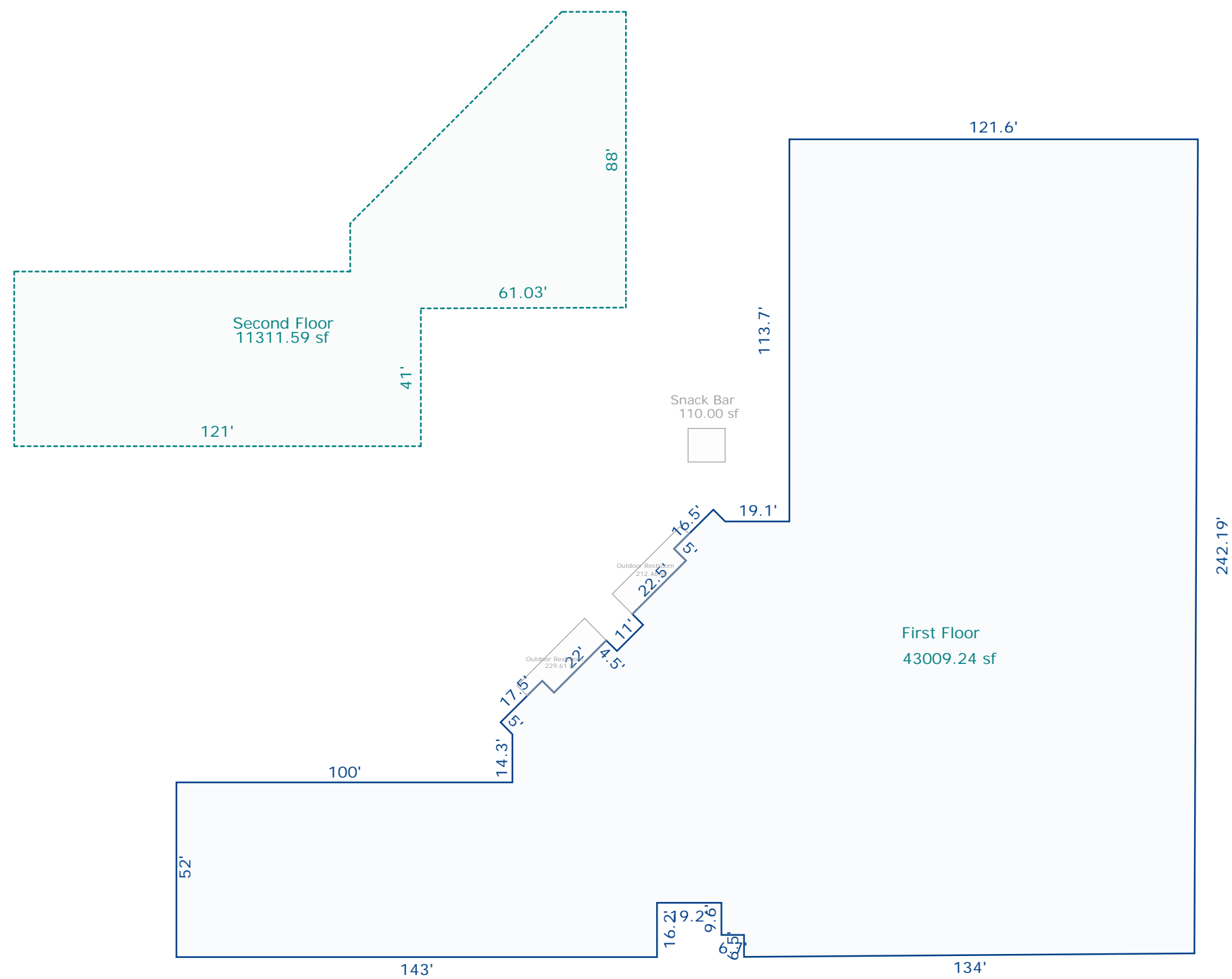
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SECOND FLOOR & MEZZANINE

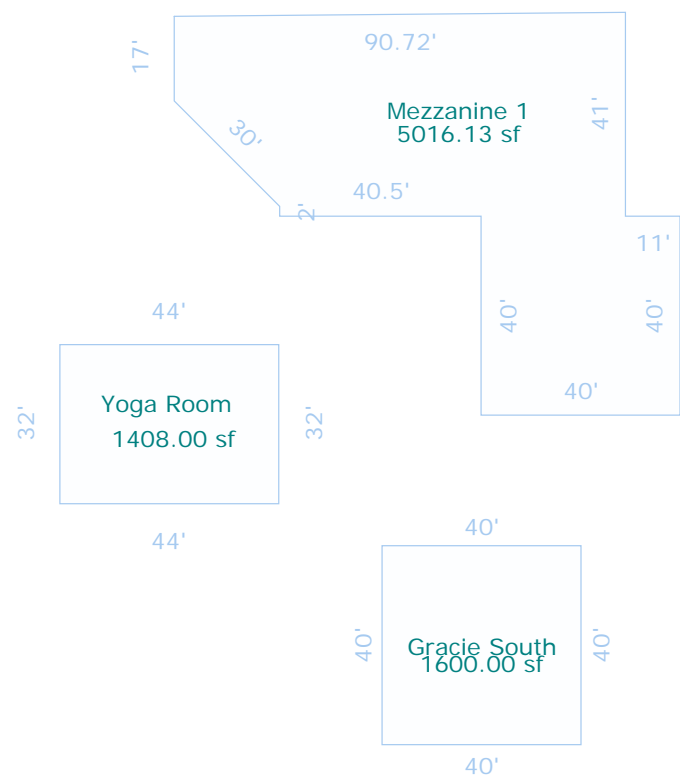
16,328 SQUARE FEET



Floor Plan



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Corporate Overview

ProVisions, LLC is a full-service developer, financier, and owner of public sector, commercial, and health care real estate. Its President, Murray D. Wikol, is a recognized leader in the real estate industry, as he has been responsible for the development, ownership, and management of real estate valued in excess of \$3.2 Billion.

In addition to being President of ProVisions, LLC an accomplished real estate developer and financier, Mr. Wikol is recognized throughout Michigan as a business leader, philanthropist, and dignitary. Mr. Wikol's family has been State of Michigan residents since 1788 and his namesake (Murray D. VanWagoner), was Highway Commissioner and Governor of the State of Michigan. Mr. Wikol is presently a Member of several distinguished Private and Public Boards of Directors throughout the State of Michigan and the United States of America.