



FOR SALE

Terra Bella

Two-Story Class A Office Investment

137 TerraBella Blvd

Covington, LA 70433 · St. Tammany Parish

SALE PRICE

\$650,000

BUILDING SIZE

2,592 SF

PRICE / SF

\$250.77/SF

TENANT LEASE

5-Year Lease

ZONING

PUD

PROPERTY OVERVIEW

Investment property in Terra Bella with a 5-year lease signed June 1, 2025 and a 5-year renewal option. The two-story office building includes 2,592 square feet of finished space with high-end finishes throughout.

The layout includes a reception area, four offices, a conference room, two kitchenettes, and three bathrooms. The building can also be divided into two separate suites.

KEY HIGHLIGHTS

- Class A two-story office building
- 5-year lease signed 6/1/2025
- 5-year renewal option
- 2,592 SF building
- Reception, offices, and conference room
- Two kitchenettes and three bathrooms
- Potential two-suite layout
- High-end interior finishes

INVESTMENT NOTE

Available for the first time as an office investment in the Terra Bella community.



RECEPTION / WAITING AREA



CONFERENCE ROOM



PRIVATE OFFICE



KITCHENETTE



ENTRY / STAIR HALL

FIRST FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

137 Terra Bella Blvd.

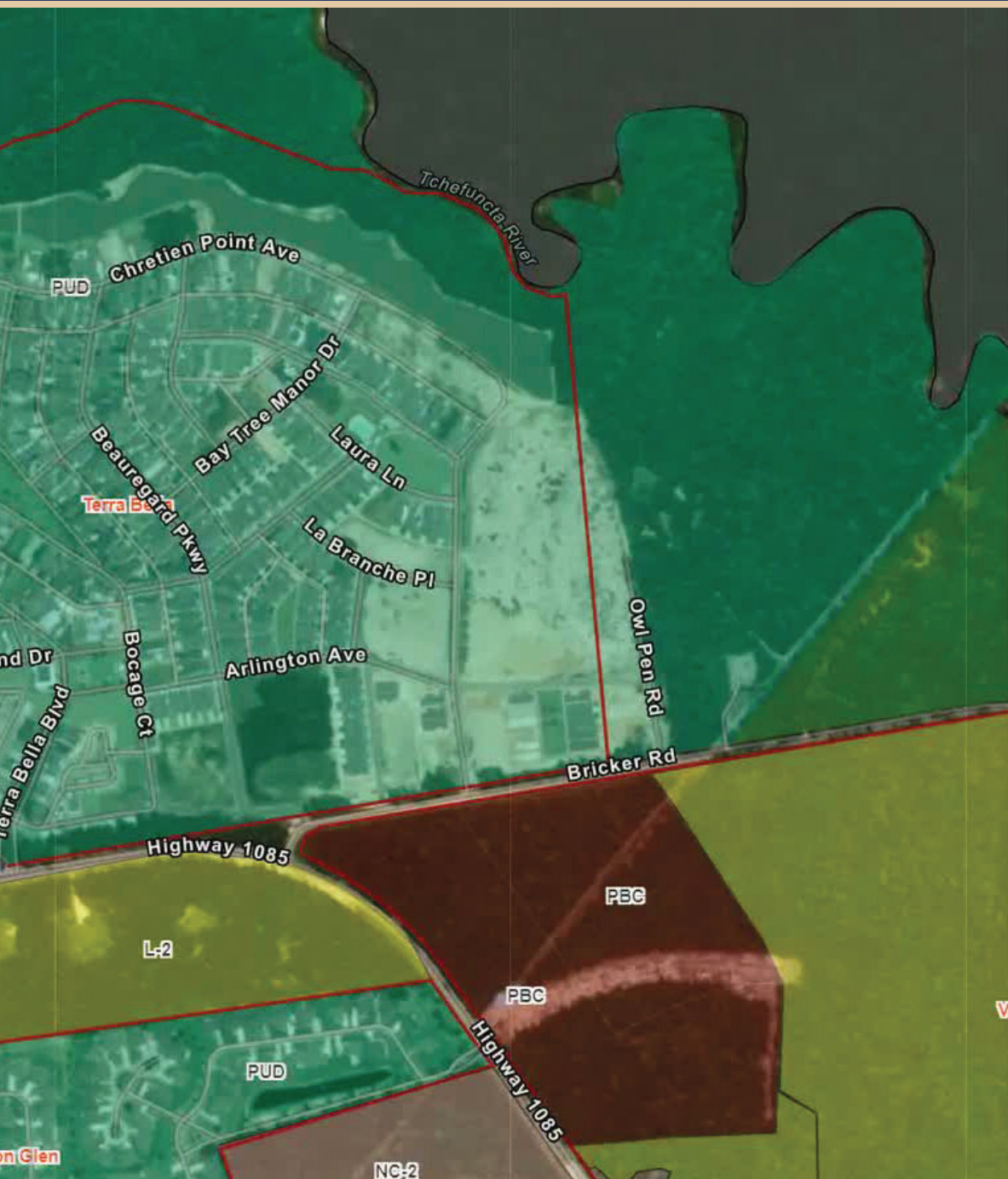
SECOND FLOOR PLAN



SECOND FLOOR PLAN

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TERRA BELLA CONTEXT

The property sits within the Terra Bella planned community at 137 TerraBella Blvd in Covington. The public listing identifies PUD zoning and an existing Class A office building.

PUD Zoning

Class A Office

Existing Building

Terra Bella

2 Floors

Framed Construction

CONFIGURATION

First Floor

Office, bath, kitchenette, waiting, reception, conference

Second Floor

3 offices, 2 restrooms, kitchenette, 2 supply closets

Buyer to verify lease terms, income, zoning, building condition, suite division options, and all due diligence items.



SALE TERMS

Sale Price	\$650,000
Price / SF	\$250.77/SF
Building Size	2,592 SF
Lot Size	0.114 ac
Listing Type	For Sale
Property Type	Office

BUILDING

Building Class	A
Buildings	1
Floors	2
Construction	Framed
Status	Existing
Zoning	PUD

INFORMATION

Address	137 TerraBella Blvd
City	Covington, LA 70433
Parish	St. Tammany
Listed	03/10/2026
Updated	07/10/2026
Listing ID	00ae4be6
Parcel APN	1038132208

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Schedule a Showing

137 TerraBella Blvd · Covington, LA 70433

\$650,000 · 2,592 SF · Office Investment

PROPERTY SNAPSHOT

Property	Terra Bella
Address	137 TerraBella Blvd
Market	Covington / Terra Bella
Building	2,592 SF Class A Office
Lease	5-year lease signed 6/1/2025

Investment Property

PUD Zoning

Two-Story Office

Renewal Option

Contact



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