



### PROPERTY DESCRIPTION

- Office is currently being remodeled and updated, carpet to be replaced with LVT.
- This Space Comes with three Offices, Reception area and Conference Room.
- Tenant pays rent, electricity, telecom/internet.

### LOCATION DESCRIPTION

- Office is Located Directly Across from McNeese State University
- This Area is Surrounded by Several Businesses, Restaurants and Entertainment, Neighborhoods, and Much More
- This Area Sees an Estimated 15,000+ Vehicles Per Day
- Area is Seeing a Lot of Recent Economic Growth

### OFFERING SUMMARY

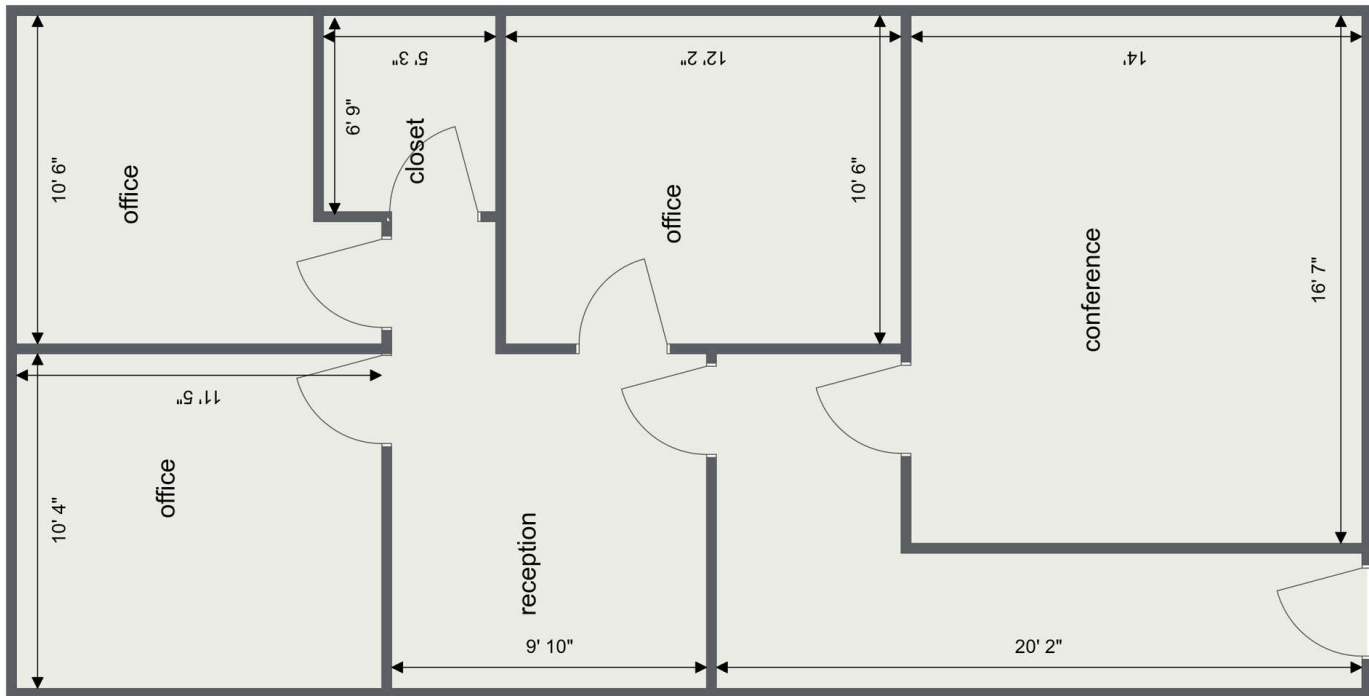
Lease Rate:	\$19 Modified Gross
Available SF:	1073
Address:	119 Williamsburg Lake Charles, LA 70605

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,970	23,728	36,929
Total Population	9,718	58,218	91,540
Average HH Income	\$79,866	\$82,882	\$84,864

**NVST Real Estate Solutions, LLC**  
500 Kirby Street, Lake Charles, LA 70601  
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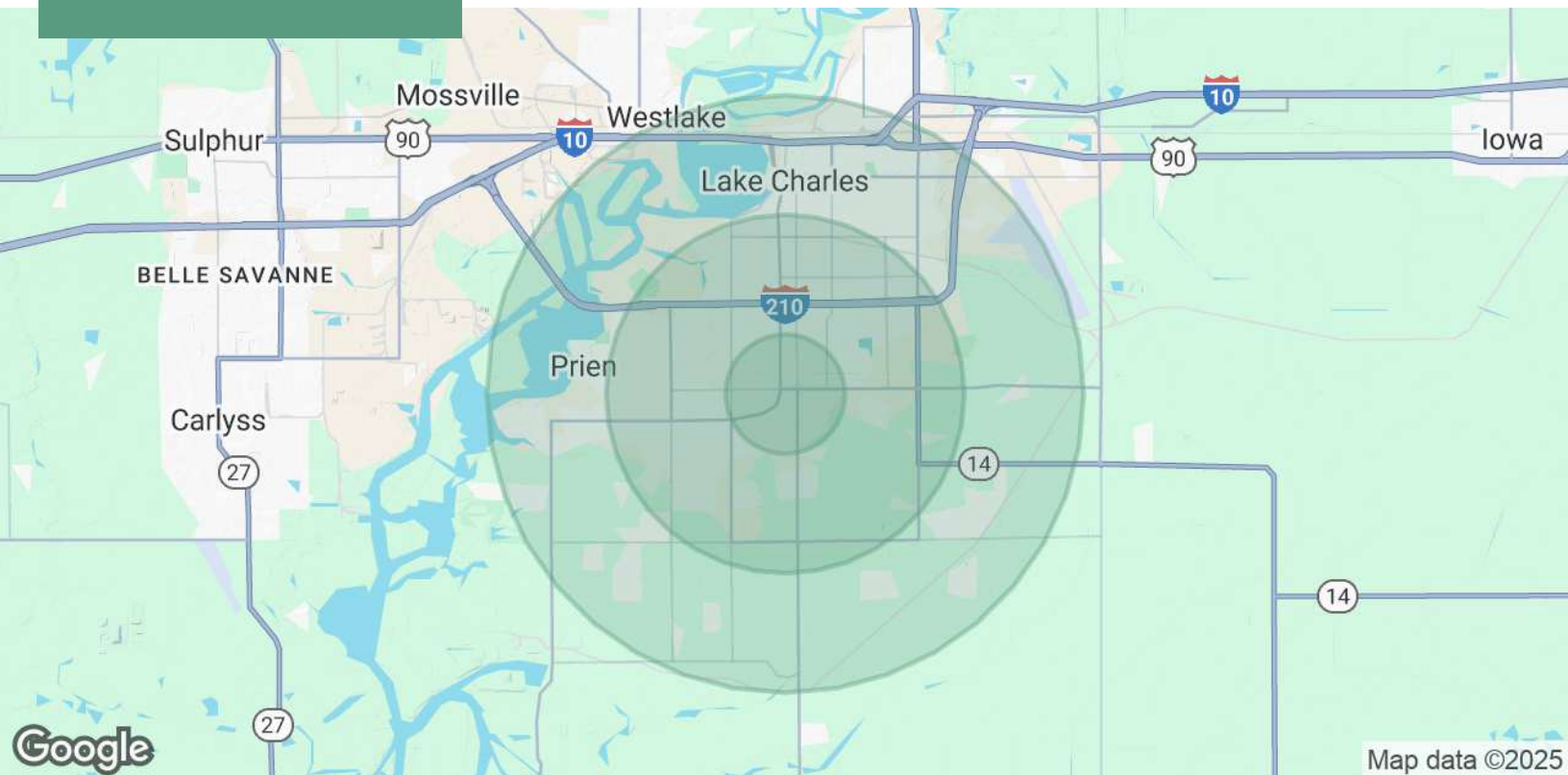
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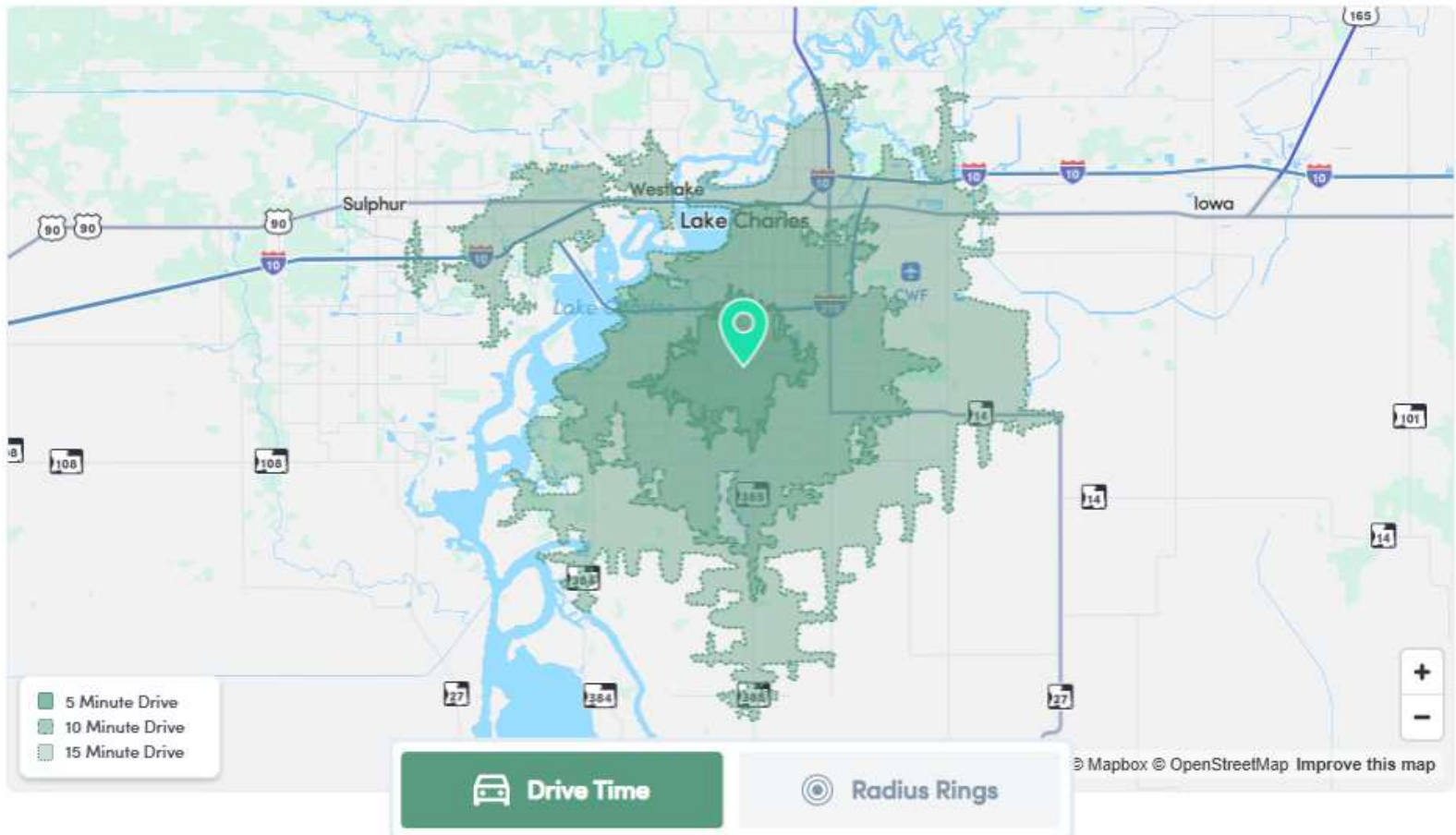
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,718	58,218	91,540
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,970	23,728	36,929
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,866	\$82,882	\$84,864
Average House Value	\$220,227	\$261,359	\$267,513

Demographics data derived from AlphaMap



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