

4809 Ambassador Caffery Parkway

JAMES DEVIN MONCUS BUILDING

Lafayette, LA 70508

JAMES DEVIN MONCUS
MEDICAL BUILDING

OUTPATIENT MEDICAL FACILITY SUITES - LAFAYETTE, LA



4809 Ambassador Caffery Pkwy

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Lafayette, LA 70508

Office space is now available for lease in the James Devin Moncus Building, a top-tier office and medical campus in Lafayette. We offer suites on three different floors, with sizes ranging from $\pm$ 898 - 7,283 SF. Smaller spaces on the same floor can be combined to create larger office configurations if needed.

2nd Floor
2 Suites

3rd Floor
1 Suite

4th Floor
3 Suites

RSF TOTAL
99,055 $\pm$ RSF



PROPERTY DETAILS

ADDRESS	4809 Ambassador Caffery Pkwy Lafayette, LA 70508
PROPERTY TYPE	Office
BUILDING DETAILS	$\pm$ 99,055 RSF
AVAILABILITY	Suite 200 7,283 RSF
	Suite 201 2,019 RSF
	Suite 320 1,444 RSF
	Suite 440 2,190 RSF
	Suite 468 898 RSF
	Suite 480 1,860 RSF
STORIES	4 Stories
ACCESS	Convenient access to US-167 and US-90
CAMPUS SETTING	On-Campus - Connected to Our Lady of Lourdes Regional Medical Center
PARKING	Onsite parking - located in rear and eastern side of property



PROPERTY SUMMARY

Directly connected on the Our Lady of Lourdes Regional Medical Center in Lafayette, LA, The James Devin Moncus Medical Building is a four-story outpatient medical facility with on-site services including large cancer center with vaults, imaging center, blood center, spine institute, wound center and hyperbaric medicine, orthopedics and sports medicine, podiatry, otolaryngology, and ob/gyn. With convenient access from US-167 and US-90, this property also includes on-site parking, a covered patient drop-off area and is only 6.3 miles away from Lafayette Regional Airport.

LEASE RATE	Call Broker for Rate
BUILDING SIZE	± 370,000 SF
BUILDING SIZE (RSF)	± 99,055 SF
BUILDING HEIGHT	4 Stories
YEAR BUILT	2010
BUILDING CLASS	B
PARKING	1,576 Surface Parking Spaces

BUILDING HIGHLIGHTS

- ✓ On-campus medical building that is directly connected to Our Lady of Lourdes Regional Medical Center
- ✓ Beautiful waiting lobby area for patients visiting the building
- ✓ Smaller spaces available all on the same floor, and they can be combined into a larger space
- ✓ Conveniently located just down the street from a popular retail center with stores, restaurant options, and coffee shops
- ✓ Covered patient drop-off area, with ample surface parking available for patients and tenants
- ✓ 24 Hour Access



LAFAYETTE, LA

Lafayette, LA is a thriving hub of economic activity, offering a dynamic business environment that ranges from innovative single-employee startups to well-established companies with large workforces. Known for its vibrant culture and strong sense of community, Lafayette has become a center for various industries, including healthcare, technology, energy, and education. Leading the healthcare sector, Our Lady of Lourdes Regional Medical Center and Ochsner Lafayette General stand out as some of the city's largest employers, providing essential services and contributing significantly to the local economy. With a strategic location and a skilled workforce, Lafayette continues to attract businesses and foster growth, making it a key player in the region's development.

AFFILIATED HOSPITAL

Our Lady of Lourdes Regional Medical Center, a 186-bed facility, offers comprehensive emergency and medical services, including one of the nation's top orthopedic programs. It is home to the only burn unit in southwest Louisiana and the region's first cancer network. The center is designated as a Stroke Center of Excellence and has received the Stroke Gold Plus Achievement Award from the American Heart Association for six consecutive years. Additionally, it has been honored with the Elite Plus Honor Roll for the past two years for providing exemplary care and outstanding treatment outcomes for stroke patients.



Baton Rouge, LA

- Lady Of The Lake Regional Medical Center
- Promise Hospital of Baton Rouge
- Baton Rouge General
- Ochsner Medical Complex - The Grove
- The Spine Hospital of Louisiana at
- The NeuroMedical Center

New Orleans, LA

- Ochsner Medical Center
- LSU Healthcare Network
- LCMC Health
- Tulane Medical Center
- Veterans Affairs Hospital
- Curahealth New Orleans
- East Jefferson General Hospital
- The Spine Hospital of Louisiana at
- The NeuroMedical Center

Alexandria, LA

- Rapides Women's and Children's Hospital
- Fresenius Medical Care
- Encompass Health Rehabilitation Hospital of Alexandria
- Central Louisiana Surgical Hospital
- Central Louisiana State Hospital
- Alexandria VA Medical Center

Lake Charles, LA

- West Calcasieu Cameron Hospital
- Lake Charles Memorial Hospital
- Avail Hospital Lake Charles
- CHRISTUS Ochsner St. Patrick Hospital
- CHRISTUS Dubuis Hosp. of Lake Charles

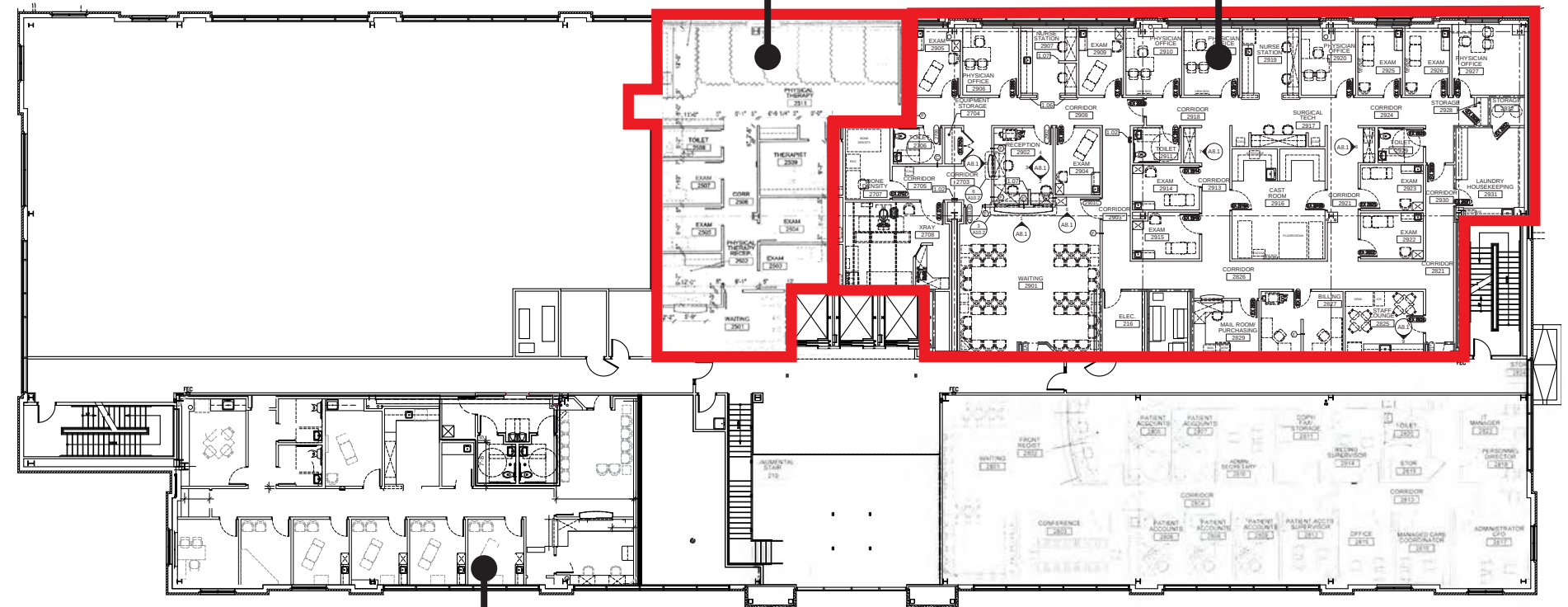


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	7,687	61,005	129,438
AVERAGE HH INCOME	\$122,105	\$116,702	\$103,651
MEDIAN HH INCOME	\$86,783	\$85,204	\$72,215
HOUSEHOLDS	3,355	26,129	55,024
DAYTIME EMPLOYEES	8,271	40,180	110,589

SUITE 201
2,019 RSF

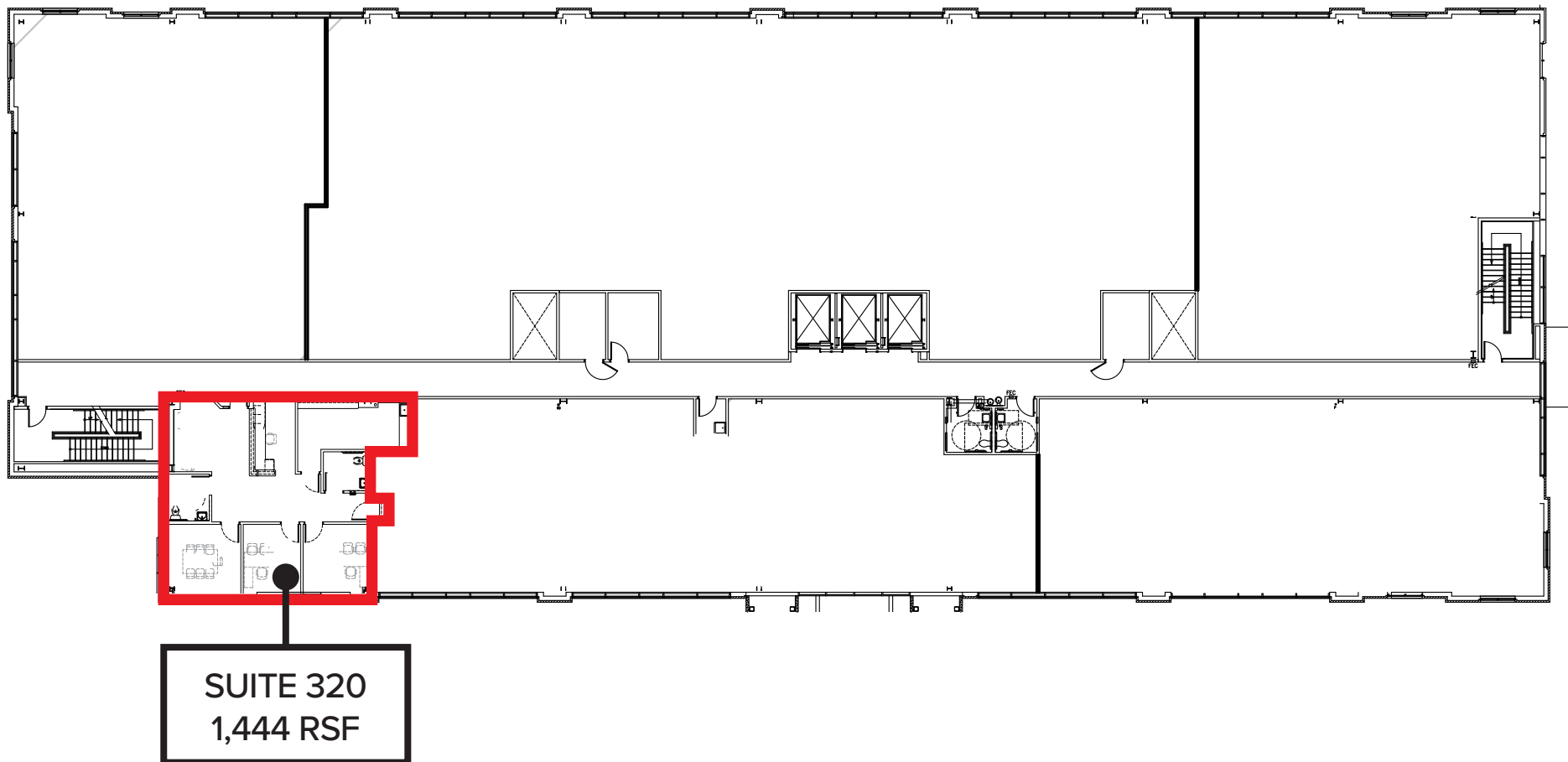
SUITE 200
7,283 RSF

SUITE 260
2,566 RSF



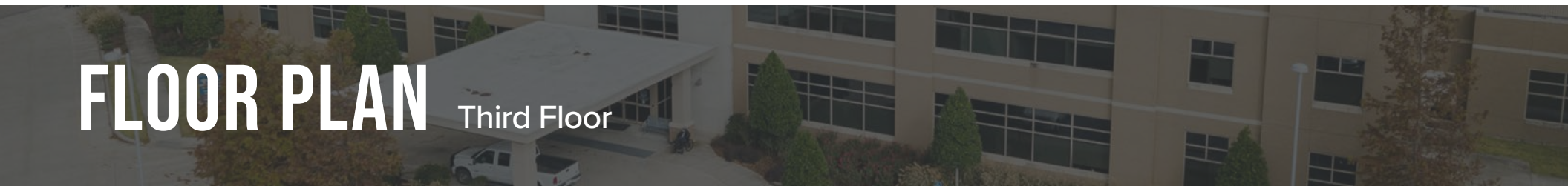
FLOOR PLAN

Second Floor



FLOOR PLAN

Third Floor



FOURTH FLOOR

(Scan or Click QR Codes for Virtual Tour)

Suites 430, 450, 490: Max Contiguous 10,035 RSF
Suites 420, 440, 468, 480: Max Contiguous 8,966 RSF

SUITE 430
3,137 RSF



SUITE 450
1,720 RSF



SUITE 490
5,178 RSF



SUITE 420
2,539 RSF



SUITE 440
2,190 RSF

SUITE 460
1,479 RSF



SUITE 468
898 RSF

SUITE 480
1,860 RSF



FLOOR PLAN

Fourth Floor

INTERIOR PHOTOS





CONTACT

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