



FOR LEASE

804 Heavens Drive

MANDEVILLE, LA 70471



PROPERTY ONE

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PROPERTY DESCRIPTION

Setup your medical practice in this revitalized 22,000 square foot Medical Office Building in Mandeville. Excellent location just off Hwy 22 and Heavens Dr. in area of Beau Chêne entrance. The 22,000 square foot building consists of 2 stories with an elevator. Multiple suites available with sinks in exam rooms. Suites can be combined if more space is needed, offering multiple options. New Urgent care with its own separate entrance. Tenant mix - cardiology, clinical trials, Ochsner Neurology and urgent care. Tenants pay NNN charges (estimated at \$5.00 per rentable square foot), utilities, janitorial and medical waste. Building using a 12 CAF.

The site also has a single story 10,000 plus square foot building that is gutted and ready for future development. Both buildings on approximately 2.36 acres.

Suite 100 with 1,397 rentable square feet

Suites 203 and 205 can be combined for 2810 rentable square feet

Suites 204 and 206 can be combined for 2797 rentable square feet

Suite: 203 with 1,404 rentable square feet

Suite: 204 with 1,391 rentable square feet

Suite: 205 with 1,406 rentable square feet

Suite 206 with 1,431 rentable square feet

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$10 - 15 SF/yr (NNN)
Available SF:	1,255 - 8,667 SF
Building Size:	22,000 SF

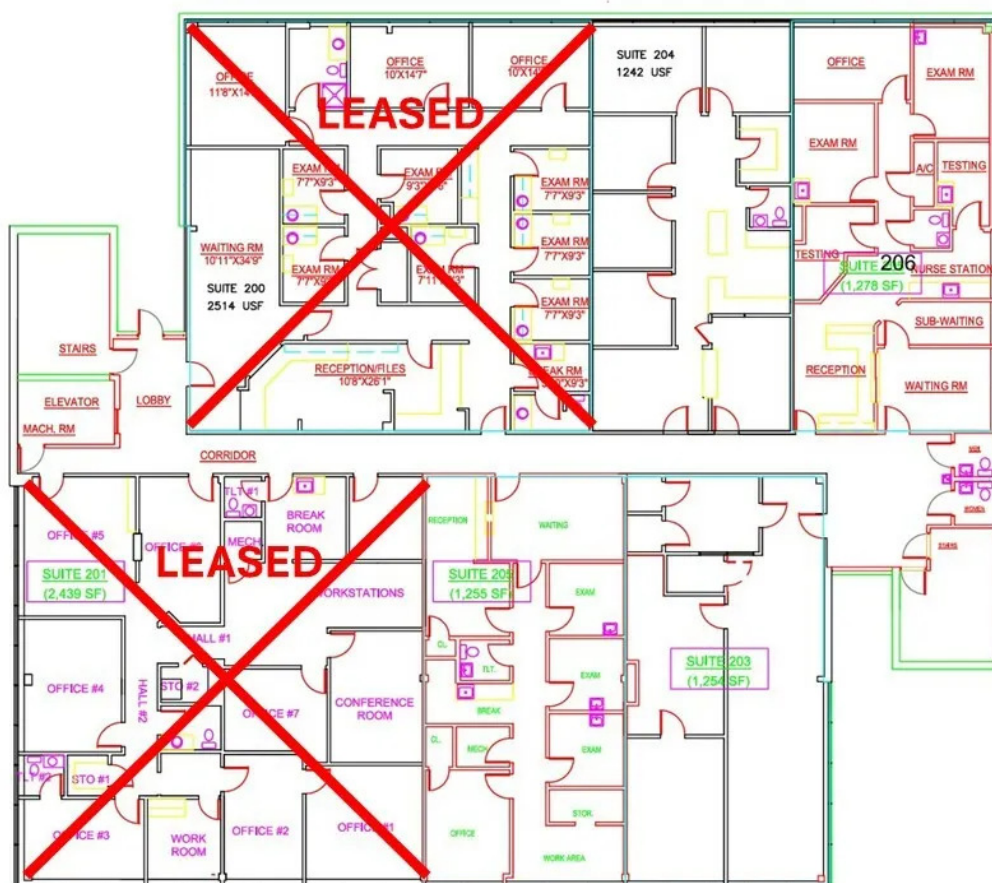
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,810	6,313	12,360
Total Population	4,245	14,868	29,032
Average HH Income	\$111,007	\$109,637	\$111,299

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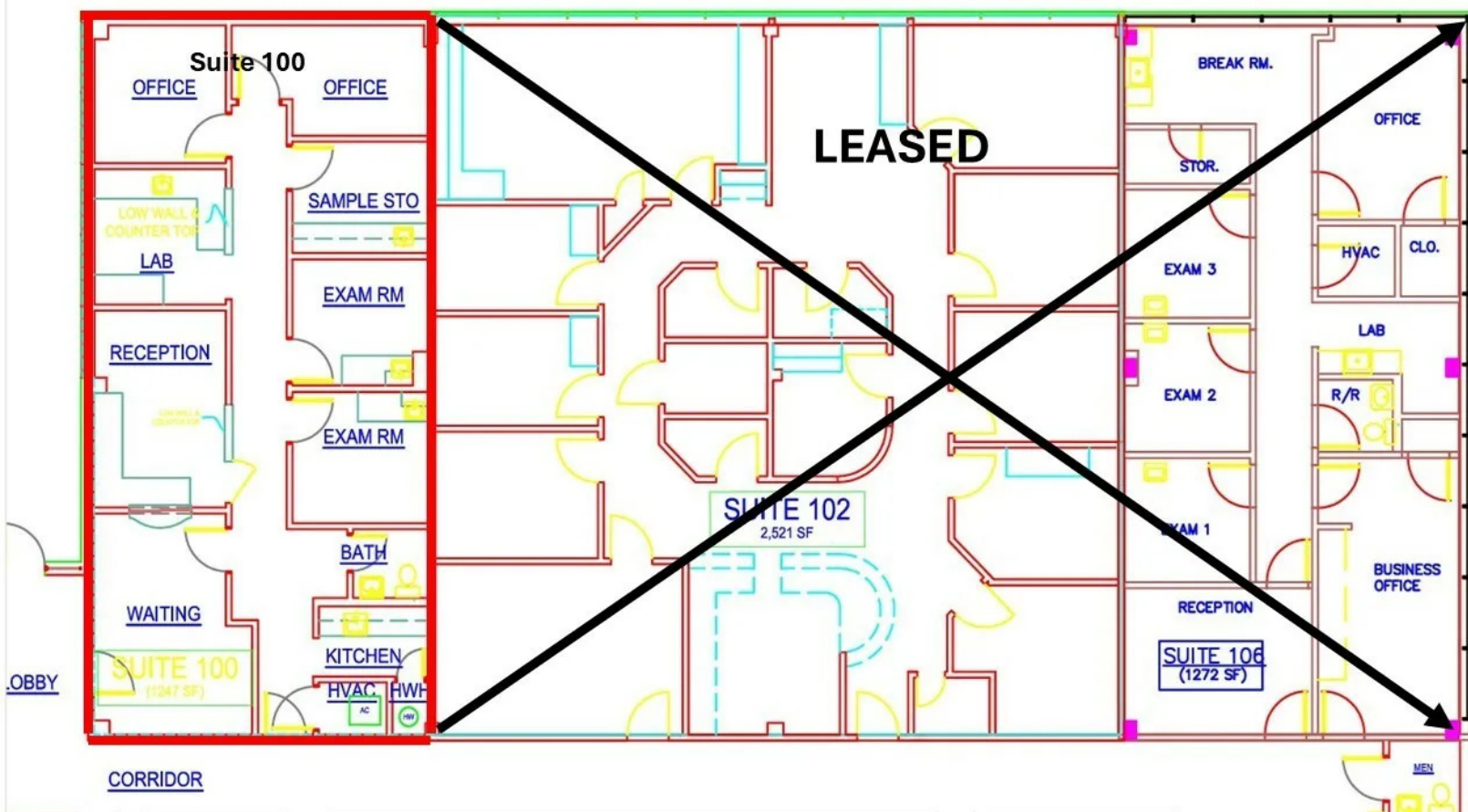


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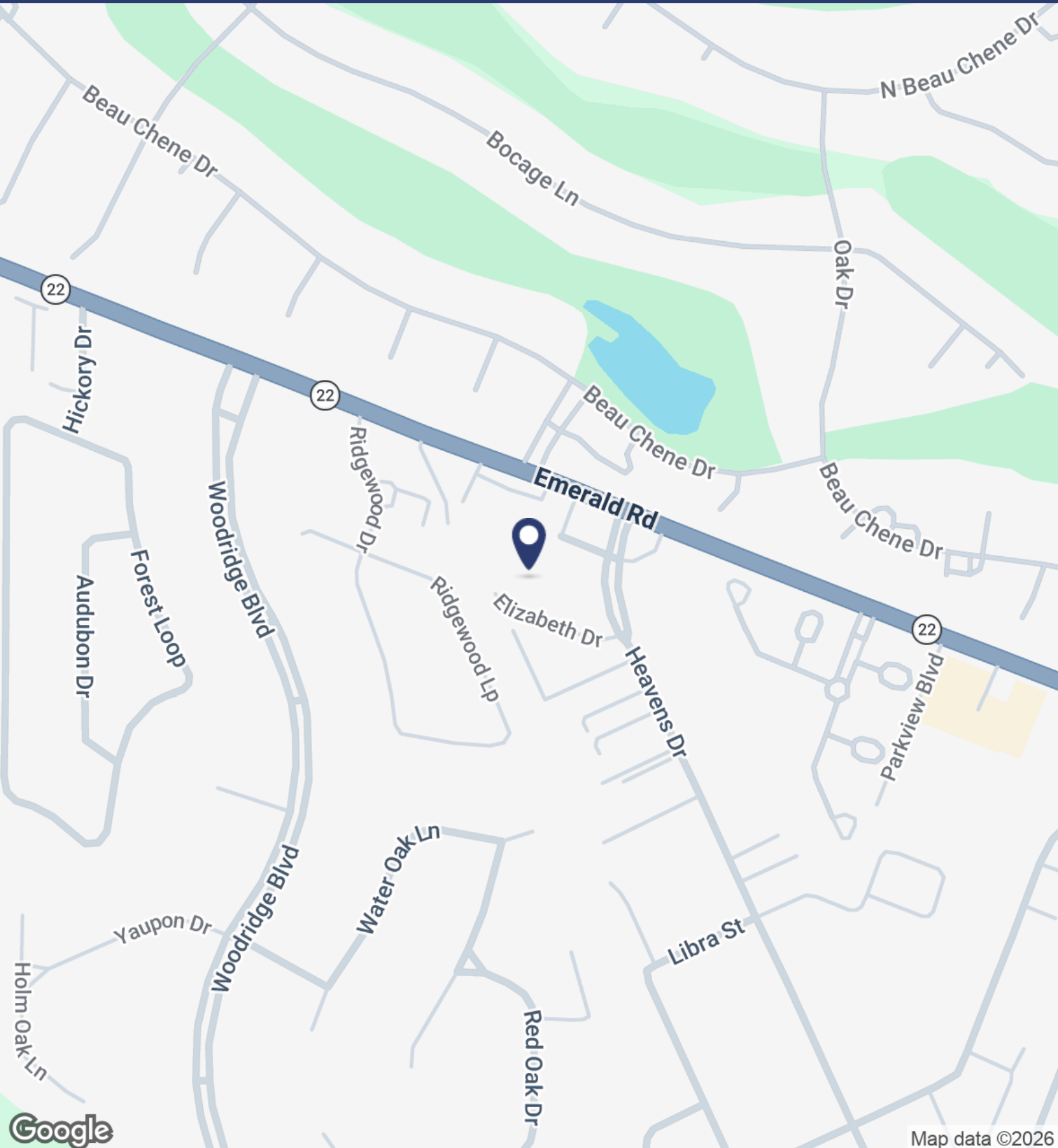


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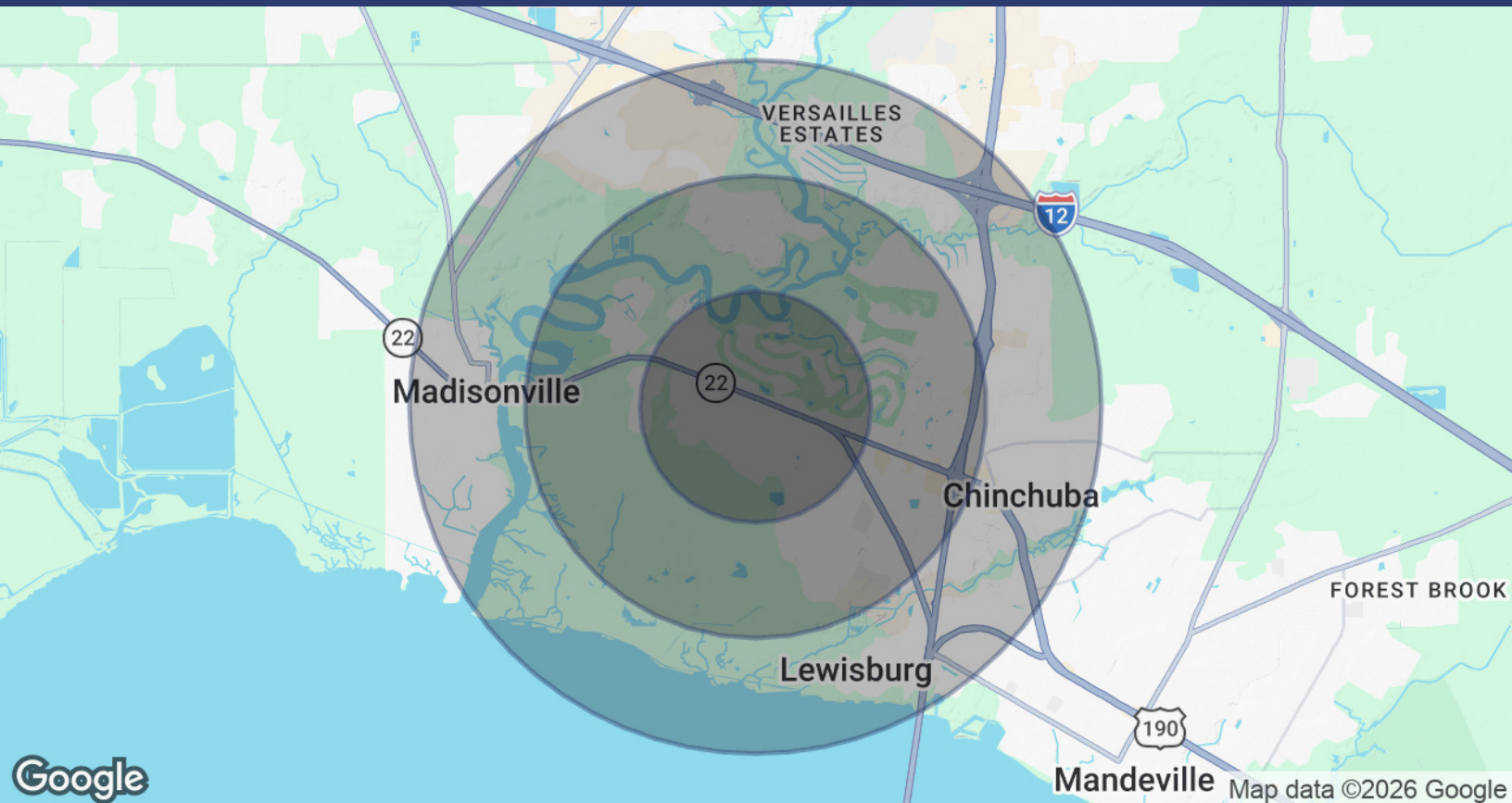
Map data ©2026

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,245	14,868	29,032
Average Age	46.3	43.9	42.0
Average Age (Male)	40.7	40.0	39.7
Average Age (Female)	47.6	43.5	42.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,810	6,313	12,360
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$111,007	\$109,637	\$111,299
Average House Value	\$362,509	\$412,444	\$404,505

2020 American Community Survey (ACS)

PRESENTED BY

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