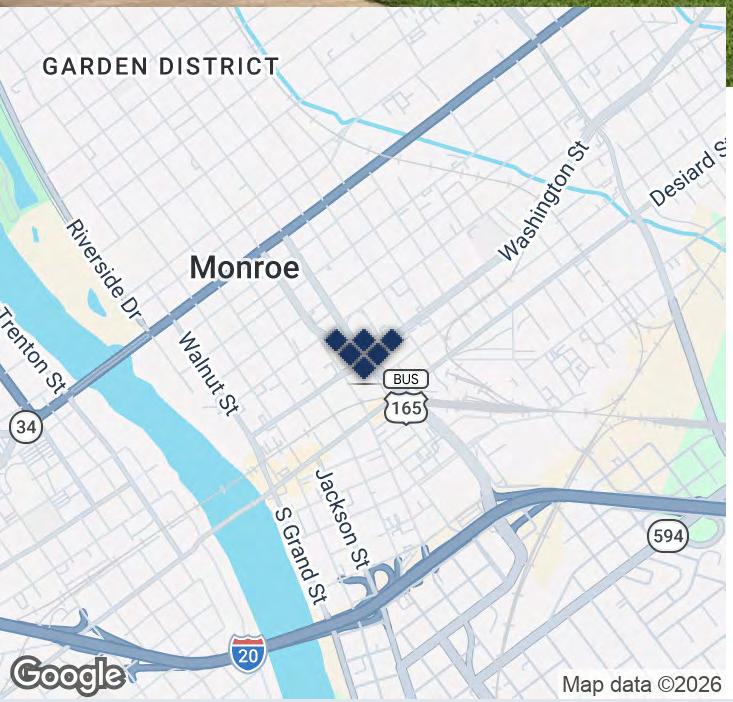
SEALY & COMPANY

504 Washington St
Monroe, LA 71201

Office Building
For Sale





Offering Summary

Sale Price:	$750,000 ($60.72/SF)
Building Size:	12,351 SF
Lot Size:	1.47 Acres
Year Built:	1997

Location Overview

Located in the heart of Downtown Monroe, 504 Washington Street offers excellent regional accessibility and a highly visible business address within the city's central commercial district. The property is situated just south of the Monroe riverfront and government center, providing convenient access to banking, legal, governmental, and professional service users. The property offers excellent access to Interstate 20 (±1.5 miles), U.S. Highway 165 (±0.5 miles), U.S. Highway 80 (±2 miles), and Monroe Regional Airport (±5.3 miles).

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504 Washington St
Monroe, LA 71201

Office Building
For Sale





Property Type	Office
Property Subtype	Office Building
Building Class	C
Zoning:	CBD
Market:	Monroe
Submarket:	Central Business District

504 Washington Street is an office property situated on approximately 1.47 acres in the city's central business district.
The property has historically served major telecommunications-related tenants, including CenturyLink/Brightspeed operations, giving it strong corporate recognition and an established business presence.

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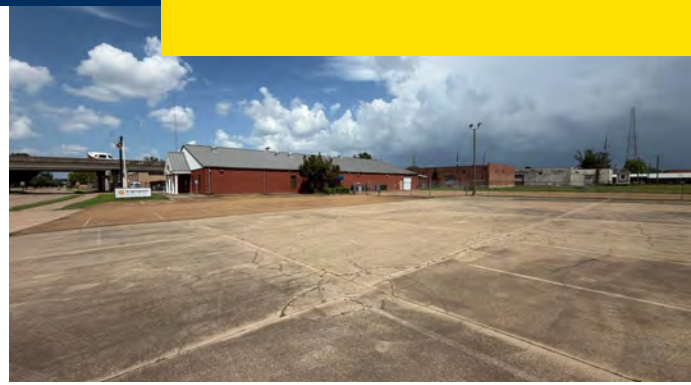
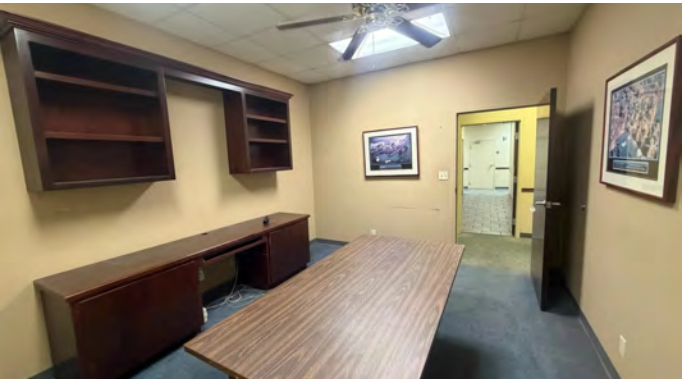
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