

CLASS A MEDICAL OFFICE SUITES

MOVE-IN READY OR SHELL SPACES AVAILABLE

PROPERTY OVERVIEW

Position your practice for success in this recently constructed Class A medical office building. It is ideally situated off Fremaux Avenue in Slidell, Louisiana, thirty (30) minutes northeast of New Orleans, Louisiana.

IDEALLY SUITED FOR

Medical, dental, surgical, therapy, and other healthcare providers seeking a prestigious location with modern amenities and proximity to a thriving commercial hub. Whether you're launching a new practice or expanding your footprint, this premier medical office building offers the ideal environment for delivering outstanding patient care.

BUILDING TENANTS

- Bayou Pain & Spine
- Physio Fit
- Our Lady of the Lake Surgical
- Louisiana Heart Center
- Surgical Specialists of Louisiana
- Southern Orthopedic Specialists
- Our Lady of the Lake

LEASE RATE

- \$22 - \$24 RSF, NNN

AVAILABLE TURN-KEY SPACES

- Suite 1300: 261 RSF
- Suite 1400: 2,153 RSF
- Suite 1500: 639 RSF
- Suite 1700: 3,223 RSF

AVAILABLE SHELL SPACES

- Suite 1200: 1,311 RSF
- Suite 3100: 6,706 RSF
- Suite 3200: 2,652 RSF

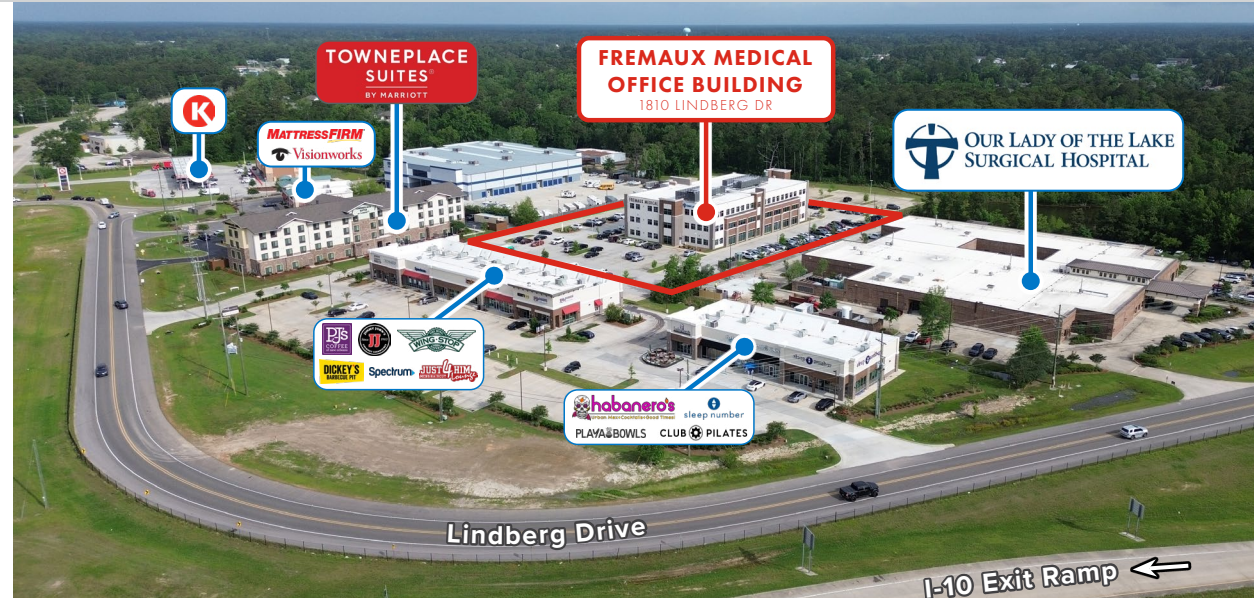


KEY FEATURES

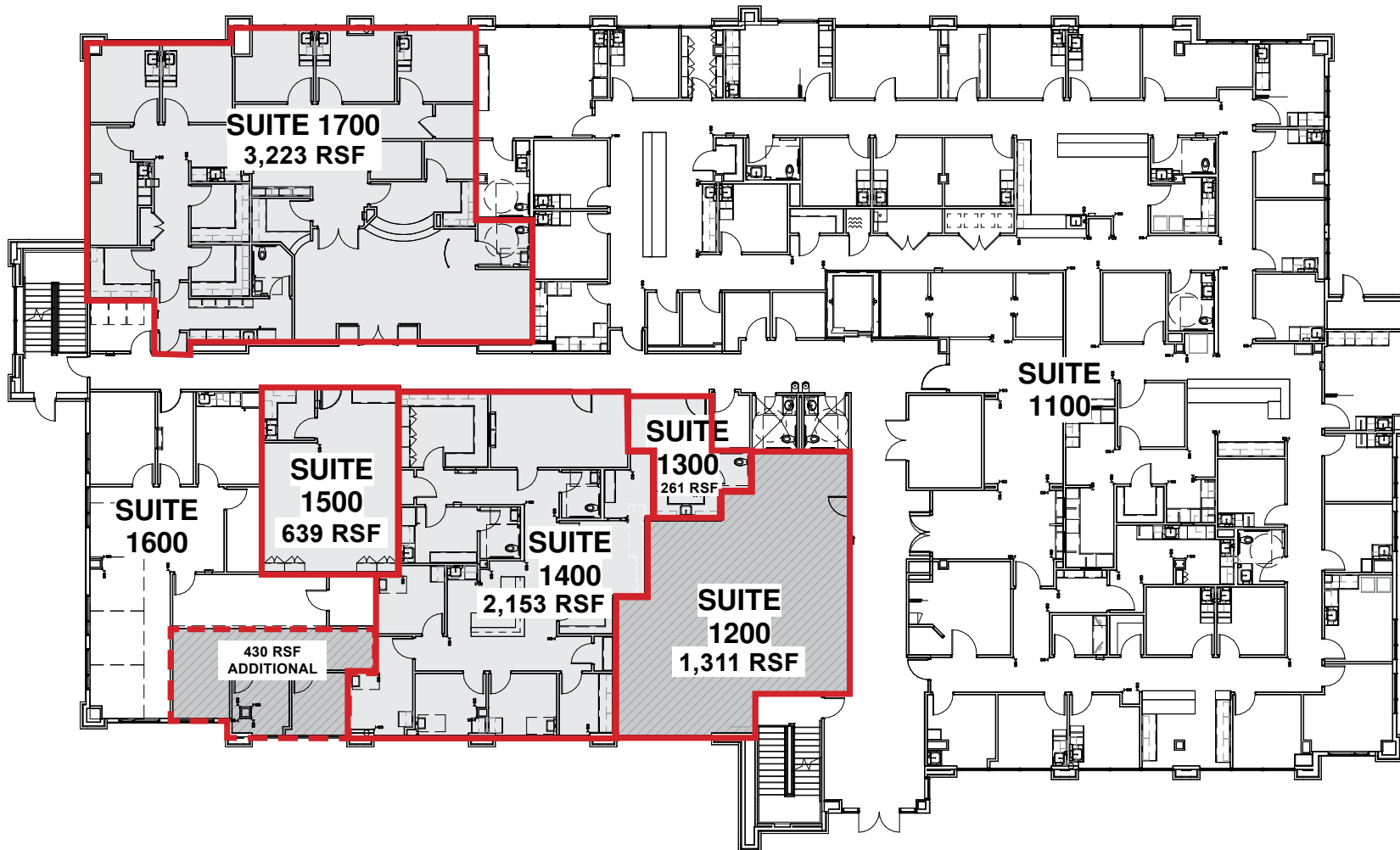
- **Flexible Leasing Options:** Choose from move-in-ready, turnkey suites or design your ideal space with shell condition options.
- **Modern Infrastructure:** Newly constructed in 2019 with high-end finishes, ADA-compliant access, and patient-friendly layouts.
- **Ample Parking:** Generous parking availability ensures convenience for both staff and patients.
- **Enhanced Visibility:** Prominent signage opportunities and excellent exposure to daily traffic.
- **Prime Accessibility:** Located just off the Interstate 10 at the popular Fremaux Avenue exit, offering easy access for commuters and locals alike.

STRATEGIC LOCATION

Located just off Interstate 10 and Fremaux Avenue, this medical office building is adjacent to the bustling Fremaux Town Center—a 350-acre regional mixed-use development featuring over 640,000 SF of retail and dining options, including anchors Dillard's, DICK's Sporting Goods, T.J.Maxx, Kohl's, Best Buy and several restaurants. The area is experiencing significant growth, with ongoing developments including luxury residential apartments, hotels, as well as an Amazon Fulfillment Center.



Click image for larger view



1ST FLOOR

AVAILABLE SHELL SPACES

- Suite 1200: 1,311 RSF

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SUMMARY

FEATURES &
LOCATION

1ST FLOOR
PLAN

2ND FLOOR
PLAN

3RD FLOOR
PLAN

PHOTOS

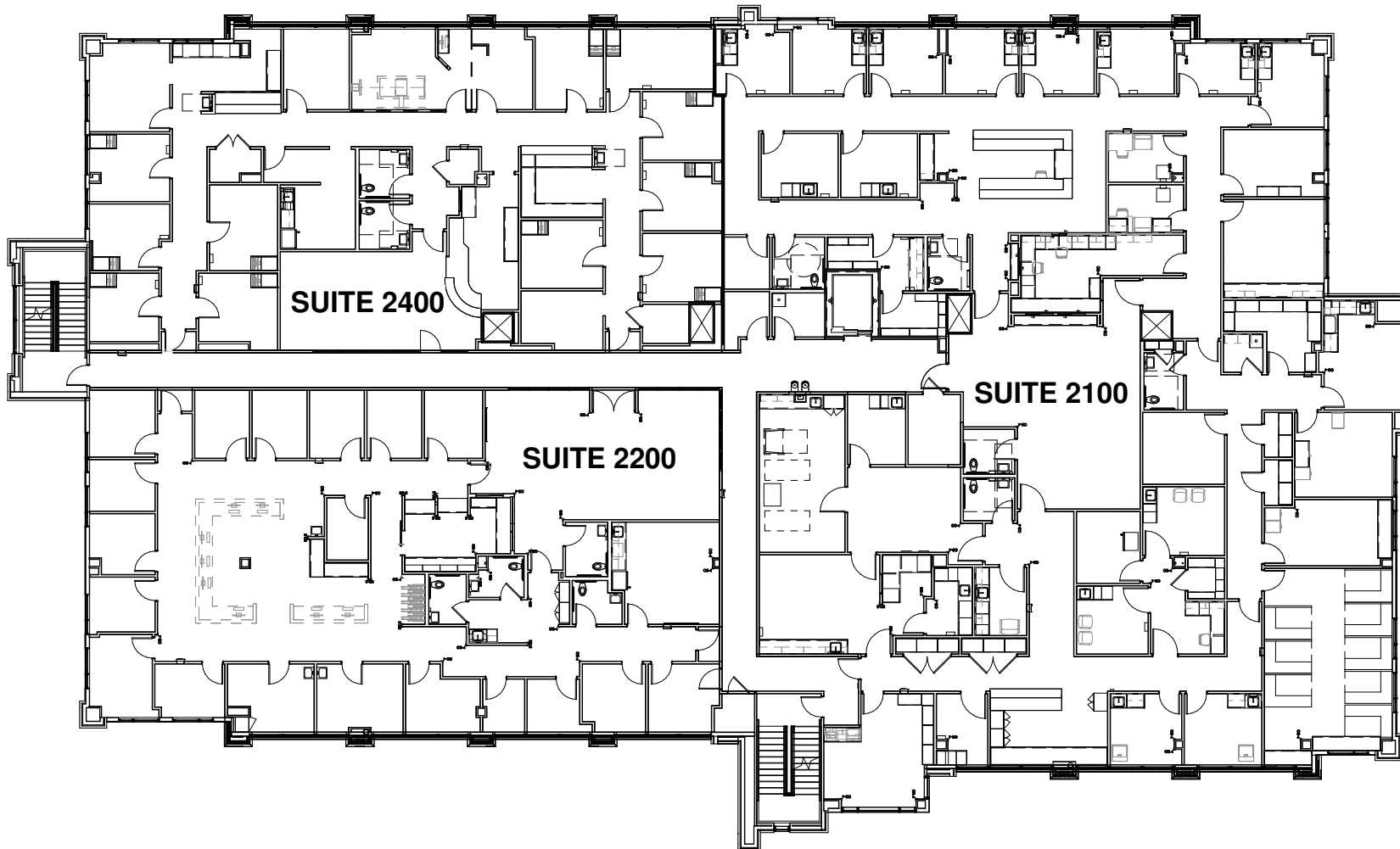
AREA MAP

DEMOS

Click image for larger view

2ND FLOOR

FULLY LEASED



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2ND FLOOR
PLAN

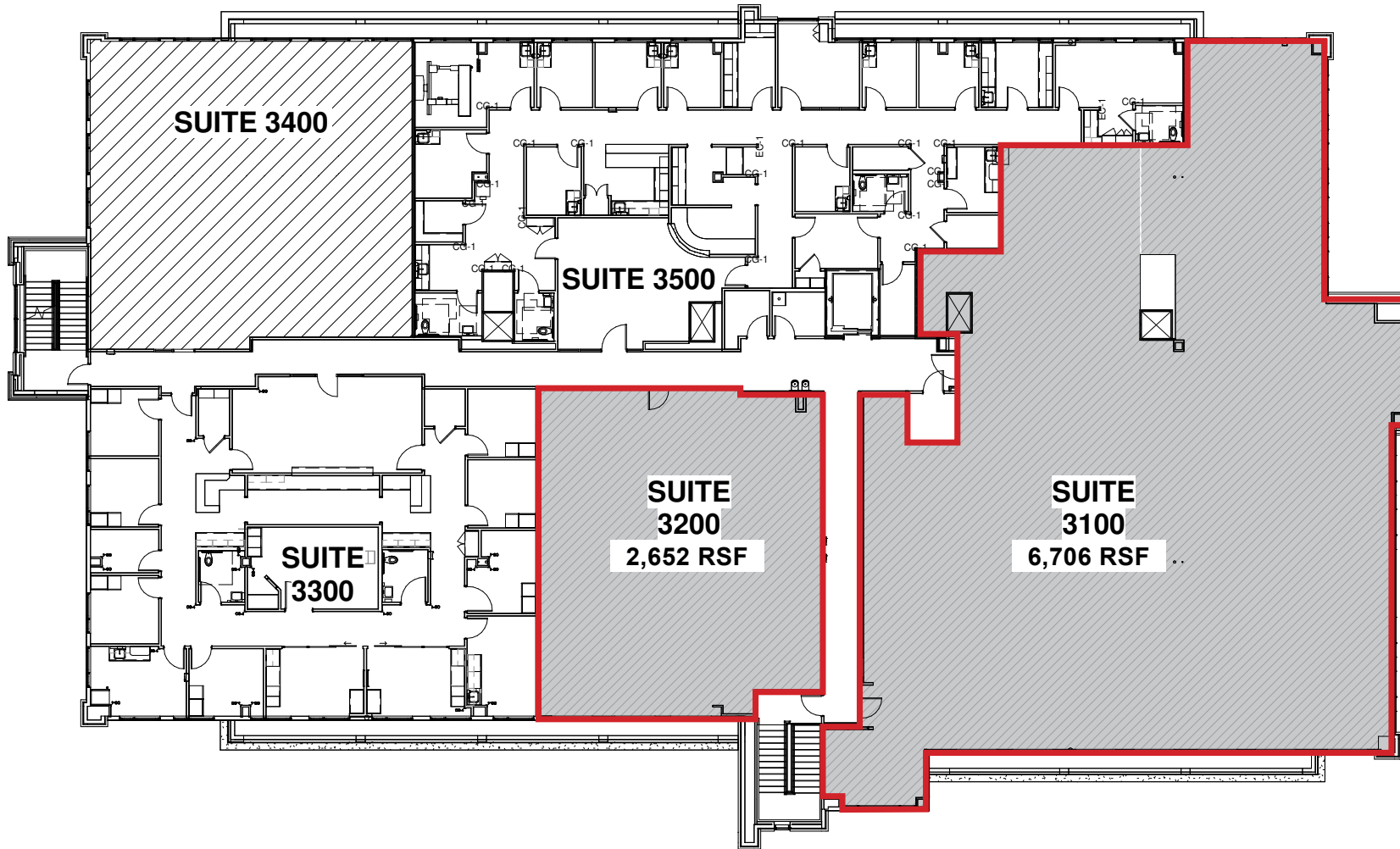
3RD FLOOR
PLAN

PHOTOS

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DEMOS

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3RD FLOOR

AVAILABLE SHELL SPACES

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DEMOS

2025 DRIVE TIME DEMOGRAPHICS

5 MIN 10 MIN 15 MIN



POPULATION

25,540 69,163 92,174



AVG. HH
INCOME

\$93,518 \$100,774 \$99,274



HOUSEHOLDS

10,135 26,986 36,143

