

FOR SALE

PROPERTY SUMMARY

Offices @ The Waters is Tangipahoa Parish's premier office development, offering Class A garden-style buildings designed to accommodate medical, professional, and specialty office users. This master-planned campus includes four modern buildings, two of which are fully leased to established tenants, including Dr. Deborah Yim, DMD, Island Home Care, and Bright Futures ABA Clinic.

Two additional building pads (Buildings 200 and 400) are available for purchase or build-to-suit, ranging from $\pm 1,200$ SF to $\pm 6,120$ SF. These sites can be delivered turnkey to meet tenant or buyer specifications. With modern architecture, ample parking, and proximity to key retail and residential corridors, Offices @ The Waters provides a highly functional and accessible office environment for growing practices and businesses.

SALE PRICE

- \$85.00 / SF

LEASE RATE

- \$22.00 PSF, NNN

PROPERTY HIGHLIGHTS

- Class A office park with $\pm 1,200$ – $6,120$ SF opportunities
- Build-to-suit options with flexible layouts and turnkey delivery
- Strong demographics: 62K+ residents within 5 miles
- Strategic location near Hammond Square Mall and major retail corridors

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,953	13,750	25,297
Avg. HH Income	\$52,903	\$53,941	\$58,853



stirling

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OFFICES @ THE WATERS OFFICE BUILDING

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