



PROPERTY DESCRIPTION

Welcome to Offices @ The Waters, the newest professional and medical office park in Tangipahoa Parish! Our office park comprises four modern buildings, each designed to meet your business needs. Building 100 is already complete and fully occupied, while Building 300 is leased and currently under construction. The remaining two sites are available for purchase and can be built to your specifications. These sites range in size from 4,200 square feet (Building 400) to 6,120 square feet (Building 200). We also offer build-to-suit leasing options, featuring office spaces ranging from 1,200 sq. ft. to 6,120 sq. ft., along with turnkey build-out packages to make setting up your business even easier.

PROPERTY HIGHLIGHTS

- New Construction | Medical & Professional Offices
- Pad Sites Available For Sale
- Build-to-Suit Available For Sale or Lease
- Class A Garden Offices with modern design and finishes

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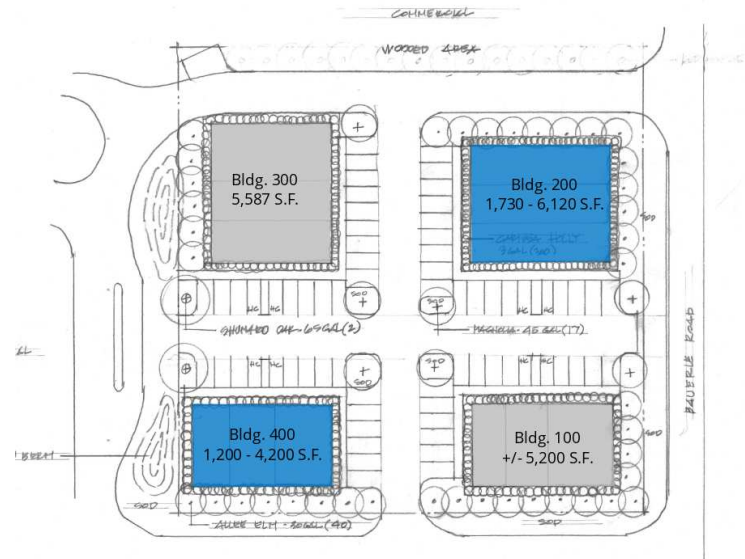
OFFERING SUMMARY

Sale Price:	\$85.00 / SF
Lease Rate:	\$22.00 SF/yr (NNN)
NNN Rate:	\$3.25 SF/yr
Available SF:	1,200 - 6,120 SF
Building Size(s):	4,200 - 6120 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,953	13,750	25,297
Total Population	4,703	34,522	62,376
Average HH Income	\$52,903	\$53,941	\$58,853

Member of RETAIL BROKERS NETWORK



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bldg. 200	Available	1,730 - 6,120 SF	NNN	\$22.00 SF/yr	\$3.25 SF/yr
Bldg. 400	Available	1,200 - 4,200 SF	NNN	\$22.00 SF/yr	\$3.25 SF/yr
Bldg. 100	-	5,200 SF	NNN	-	\$3.25 SF/yr
Bldg. 300	-	5,587 SF	NNN	-	\$3.25 SF/yr

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OFFICES @ THE WATERS

1500 BAUERLE ROAD HAMMOND, LA 70403

Pad Sites For Sale & Office Buildings For Lease



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