



Medical Office Available For Lease

31985 Hwy 16, Denham Springs, LA

Overview

Location

Aerial

Floor Plan

Interior



Property Highlights:

- Up to 5,238 RSF medical office available immediately
- VACANT space (2,861 SF) and Lewy Physical Therapy (2,377 RSF)
- Ample parking
- Large shared waiting area (1,500 +/- SF)
- Other building tenants include:
Lake After Hours
- Gross building area 10,010 SF
- Rental rate: \$18.50 - \$22.50 PSF NNN

Jessie Babcock

225.772.8090 | jbabcock@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. December 9, 2024 3:39 PM



Medical Office Available For Lease

31985 Hwy 16, Denham Springs, LA

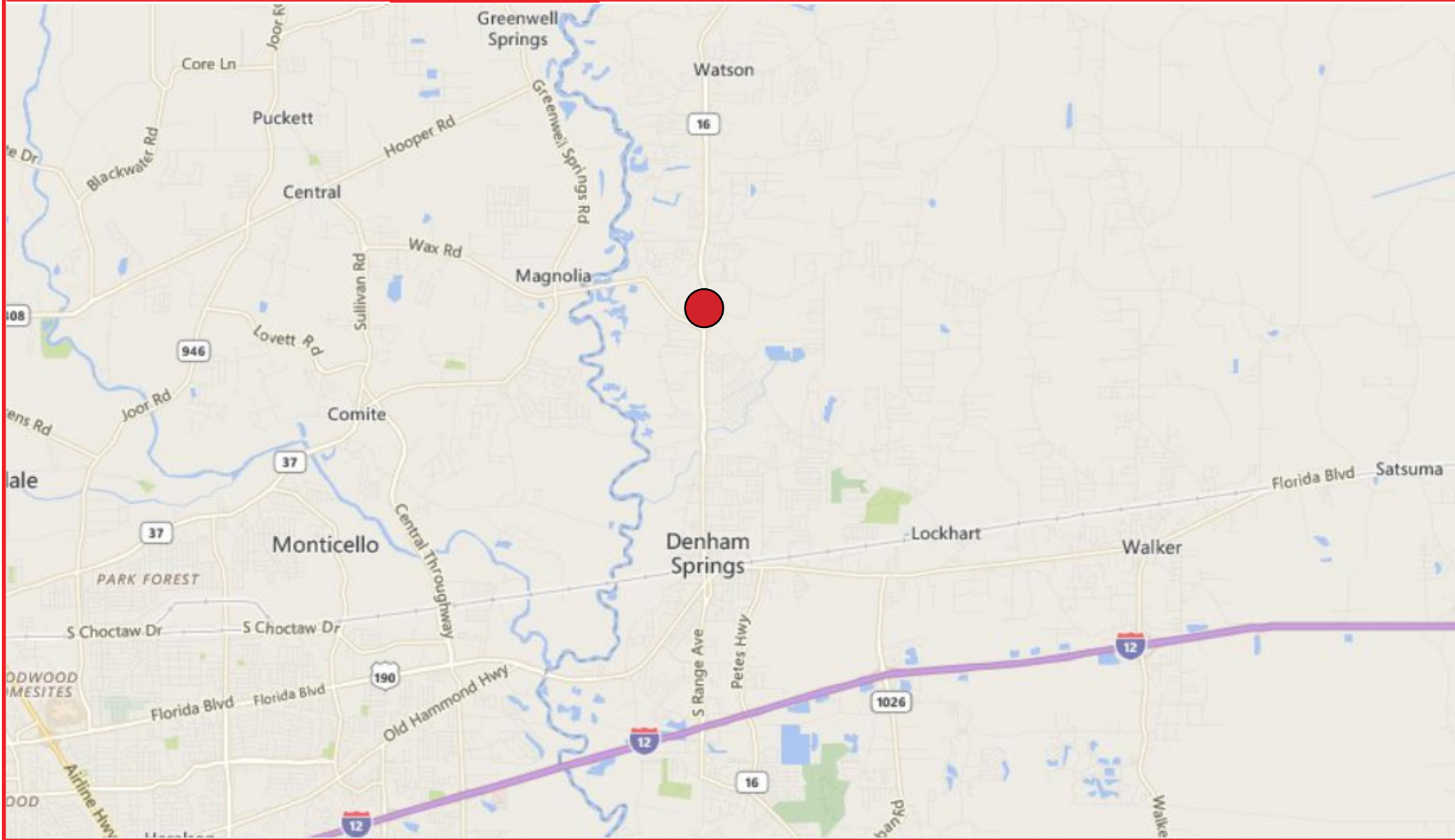
Overview

Location

Aerial

Floor Plan

Interior



Jessie Babcock

225.772.8090 | jbabcock@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. December 9, 2024 3:39 PM



Medical Office Available For Lease

31985 Hwy 16, Denham Springs, LA

Overview

Location

Aerial

Floor Plan

Interior



Jessie Babcock

225.772.8090 | jbabcock@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. December 9, 2024 3:39 PM



Medical Office Available For Lease

31985 Hwy 16, Denham Springs, LA

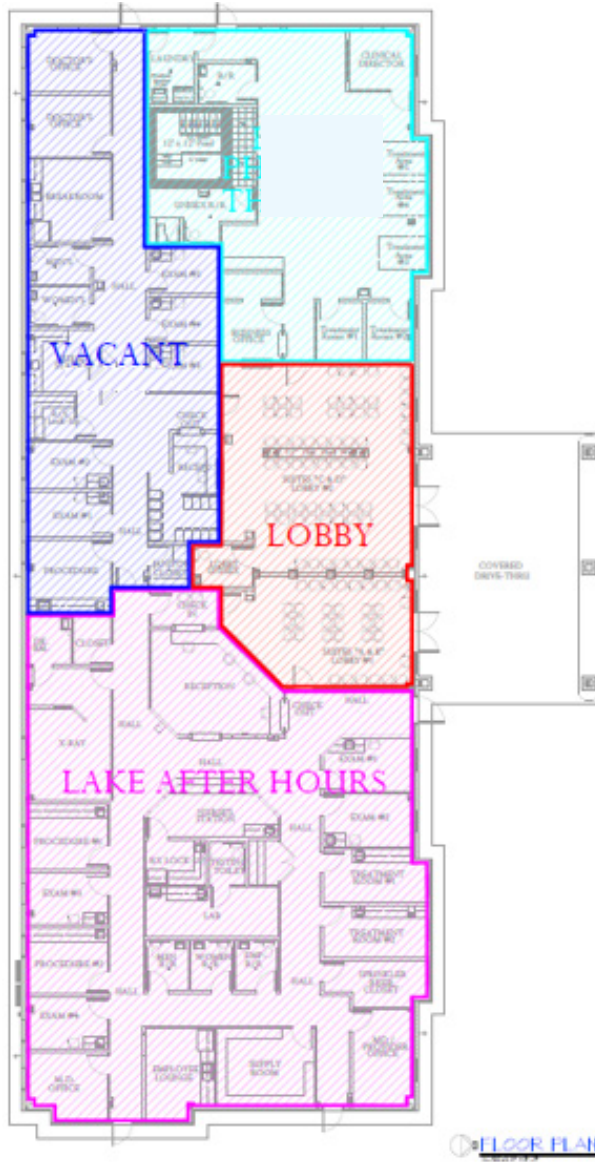
Overview

Location

Aerial

Floor Plan

Interior



Jessie Babcock

225.772.8090 | jbabcock@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. December 9, 2024 3:39 PM



Medical Office Available For Lease

31985 Hwy 16, Denham Springs, LA

Overview

Location

Aerial

Floor Plan

Interior



Jessie Babcock

225.772.8090 | jbabcock@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. December 9, 2024 3:39 PM