



Offering Memorandum

Office Investment Opportunity

1906 Eraste Landry Road
Lafayette, LA 70506

100% Leased NNN Investment



Confidentiality Agreement

Offered Exclusively By:

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This Offering Memorandum contains select information pertaining to the business and affairs of **Cox Communications Louisiana, LLC & Lemoine Company LLC**, located at **1906 Eraste Landry Rd, Lafayette, LA 70506** (the "Property"). It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1) The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **1906 Eraste Landry Rd** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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Executive Summary

Exceptional Investment Opportunity in Lafayette's Commercial Core

This fully leased, ±60,000 SF office building at 1906 Eraste Landry Rd presents a rare opportunity to acquire a stabilized, income-generating asset in the heart of Lafayette's thriving commercial district.

Anchored by two prominent tenants—Lemoine, a leading Louisiana-based construction firm, and Cox Communications, a national telecommunications provider—the property offers both strong credit tenancy and long-term lease security.

Situated near Ambassador Caffery Parkway and Bertrand Drive, two of Lafayette's most active commercial corridors, the site boasts excellent visibility, accessibility, and exposure within a high-growth area.

With its premier location, established tenant base, and long-term income stability, this asset offers investors both reliable cash flow and strong future upside.

Asset Profile

Address	1906 Eraste Landry Rd Lafayette, LA 70506
NOI	\$801,893.76
Cap Rate	7.43%
Occupancy	100% - Two tenants
NRA	60,178 SF
Land Area	± 10 Acres with 2 additional acres available
Year Built	2006 - Renovated 2019
Price	Contact Brokers

Lease Abstract

Tenant	Cox Communications Louisiana, LLC
Rentable Sq. Ft.	27,240 SF
Initial Lease Term	March 2, 2007
Lease Renewal Date	January 1, 2026
Lease Expiration Date	December 30, 2030
Floor	1
Expense Structure	NNN Lease Structure
Reimbursements	Per 3rd Amendment to the Lease, Additional Rent due from Tenant is fixed at a total of \$210,837.60, paid in monthly installments of \$17,569.80 for the 2026 Lease Year.

Rent Schedule

From	To	Base Monthly	Base Rent PSF	Annual Base Rent
Current	12/31/2025	\$34,050.00	\$15.00	\$408,600.00
01/01/2026	12/31/2029	\$27,830.20	\$12.26	\$333,962.40
01/01/2030	12/31/2030	\$30,100.20	\$13.26	\$361,202.40
<i>Renewal Option</i>				
01/01/2031	12/31/2035	Fair Market Value		



Lease Abstract

Tenant	Lemoine Company LLC
Rentable Sq. Ft.	26,620 SF
Initial Lease Term	July 21, 2019
Lease Renewal Date	July 1, 2024
Lease Expiration Date	June 30, 2030
Floor	2
Expense Structure	NNN Lease Structure

Rent Schedule

From	To	Base Monthly	Base Rent PSF	Annual Base Rent
07/01/2024	06/30/2029	\$38,994.28	\$17.58	\$467,931.36
07/01/2029	06/30/2030	\$41,928.19	\$18.90	\$503,138.28
<i>Renewal Option 1</i>				
07/01/2030	06/30/2035	\$45,072.80	\$20.32	\$540,873.62
<i>Renewal Option 2</i>				
07/01/2035	06/30/2040	\$48,453.26	\$21.84	\$581,439.14
<i>Renewal Option 3</i>				
07/01/2040	06/30/2045	\$52,087.26	\$23.48	\$625,047.08



Property Information

Offering Memorandum | 1906 Eraste Landry Rd



Property Summary

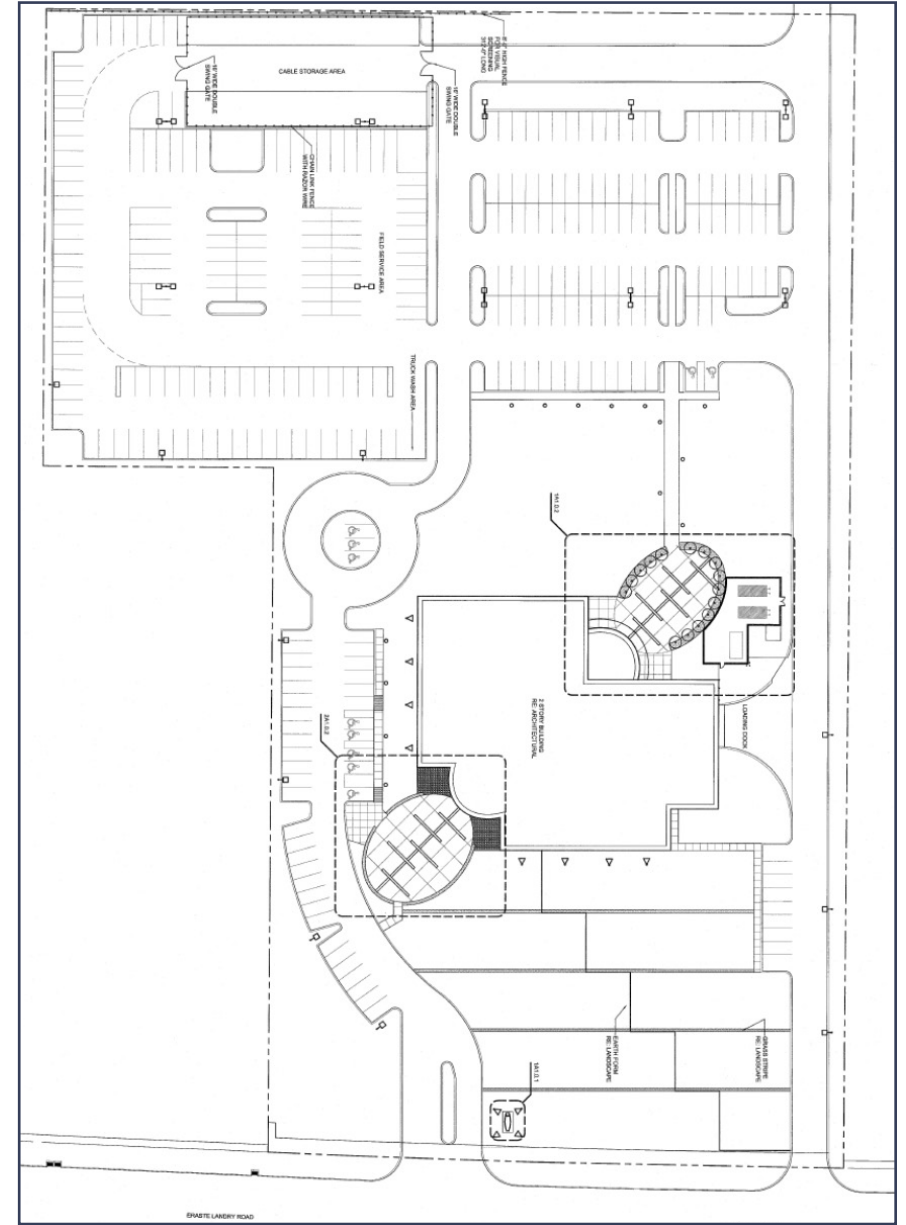
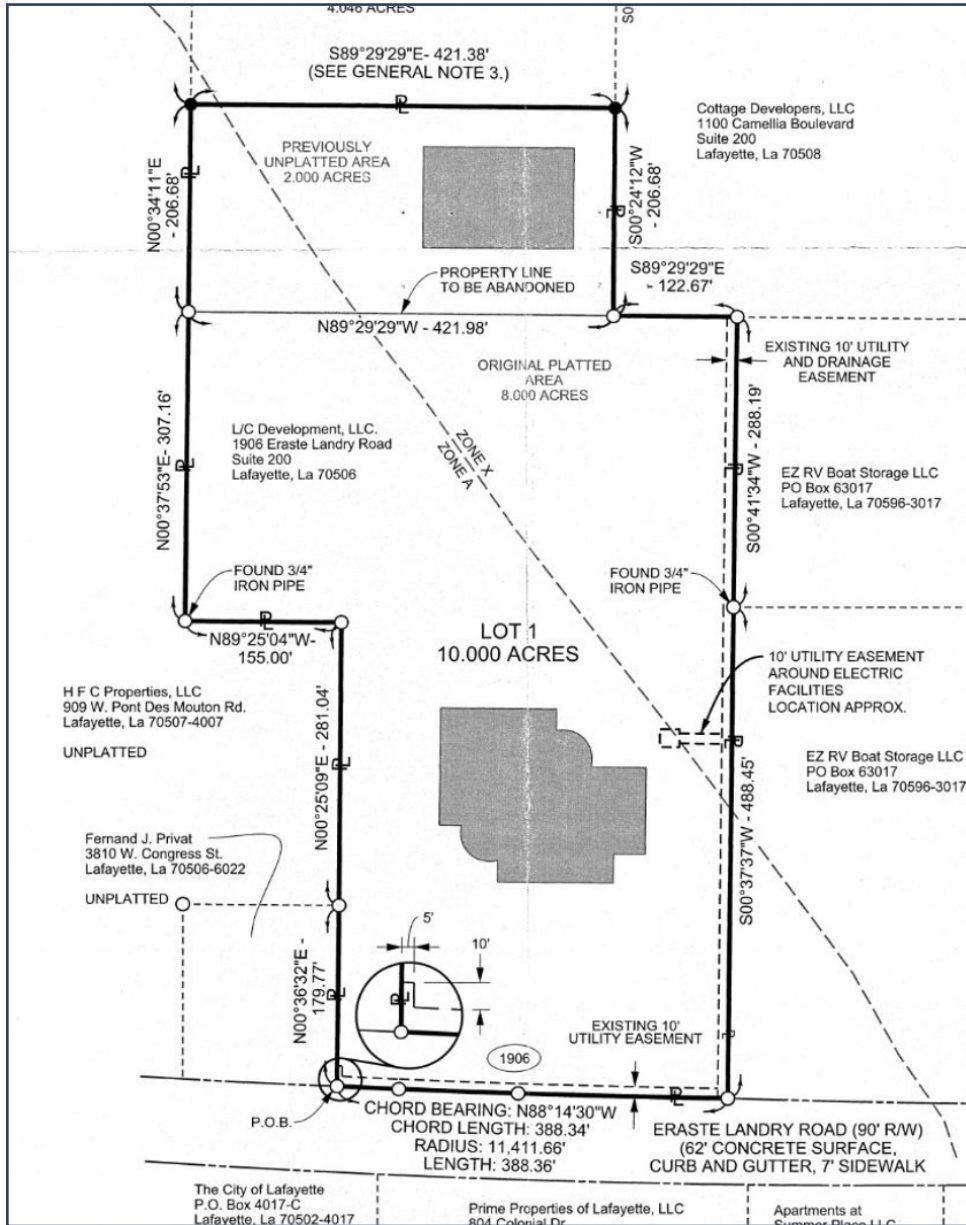
Address	1906 Eraste Landry Rd, Lafayette, LA 70506
Building Size	±60,178 SF - Two story
Occupancy	100% - Mult-tenant
County	Lafayette
Floors	2
Year Built	Built in 2006 Renovated in 2019
Acreage	±3.5 Acres



1906 Eraste Landry Road is a ±60,000 square foot, two-story, multi-tenant office building situated on a prominent ±3.5-acre site in the heart of Lafayette, Louisiana. Constructed with a modern, professional design and ample surface parking, the property provides both functionality and curb appeal. Interior spaces are well-appointed with a mix of open work areas, private offices, and collaborative zones tailored to tenant needs.

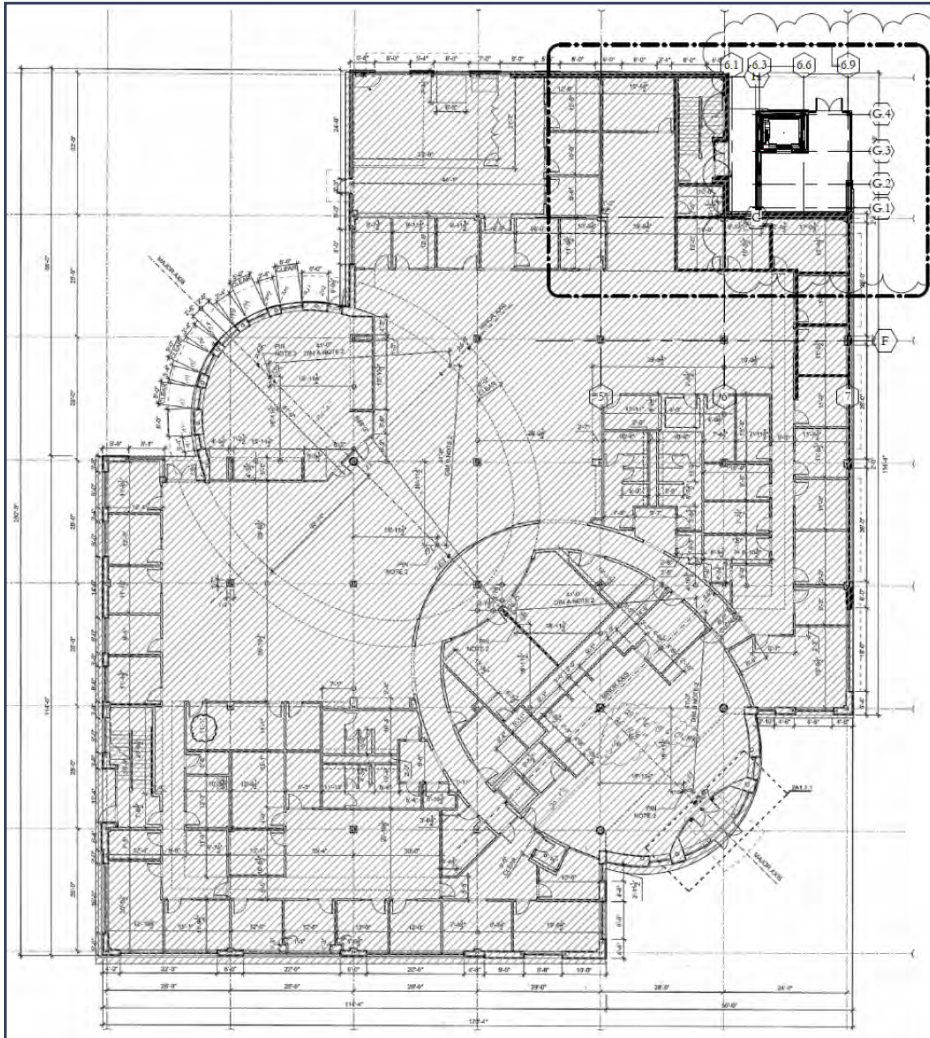
The site benefits from direct frontage and signage visibility along Eraste Landry Road, with convenient access to Ambassador Caffery Parkway, Bertrand Drive, and the broader Lafayette commercial corridor. This central location provides unmatched connectivity to the city's business, healthcare, retail, and residential centers.

With its institutional-grade tenancy, strategic location, and strong in-place income, 1906 Eraste Landry Road represents a turnkey investment opportunity in one of Louisiana's most dynamic regional markets.

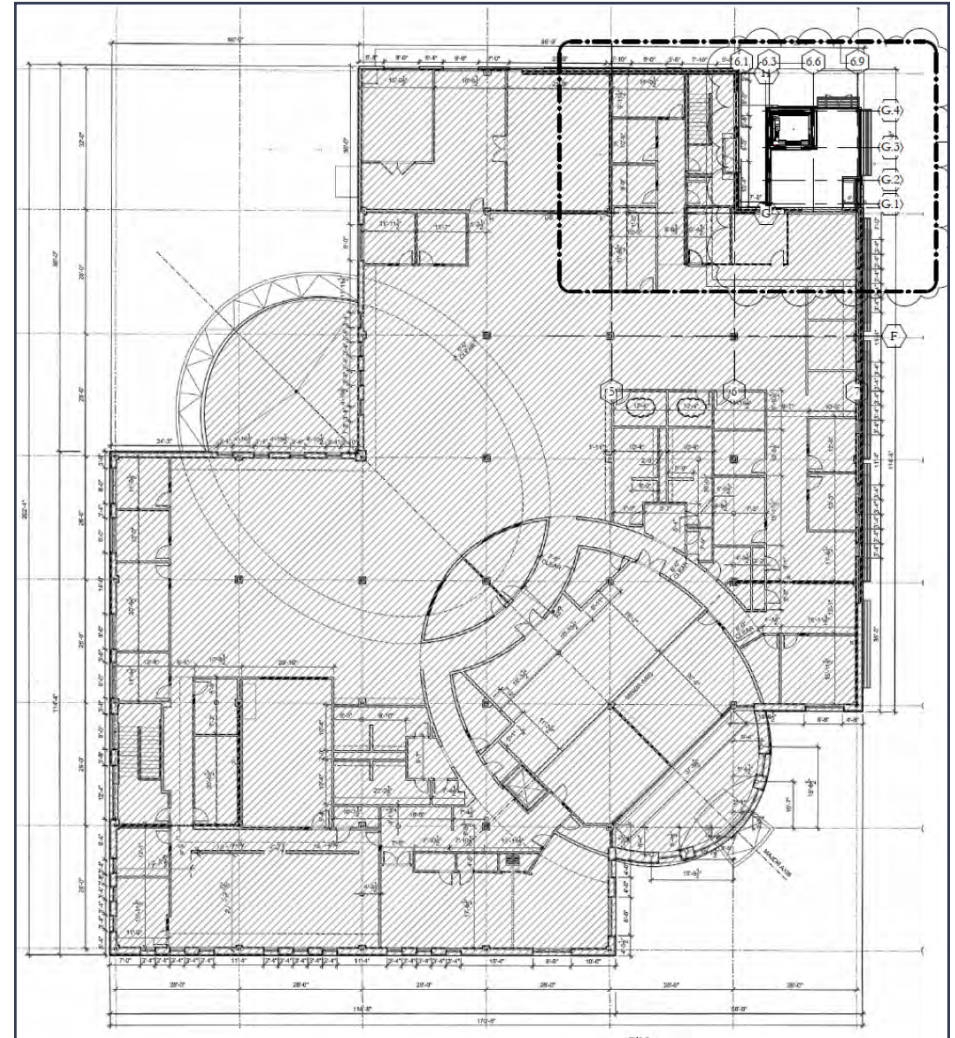


Floor Plans

First Floor



Second Floor

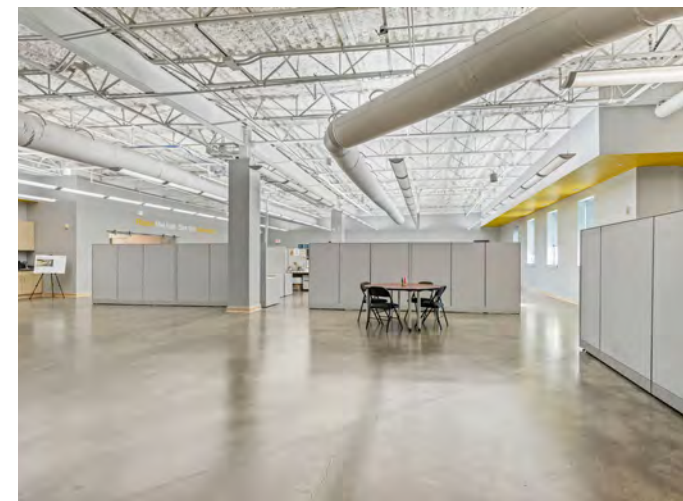
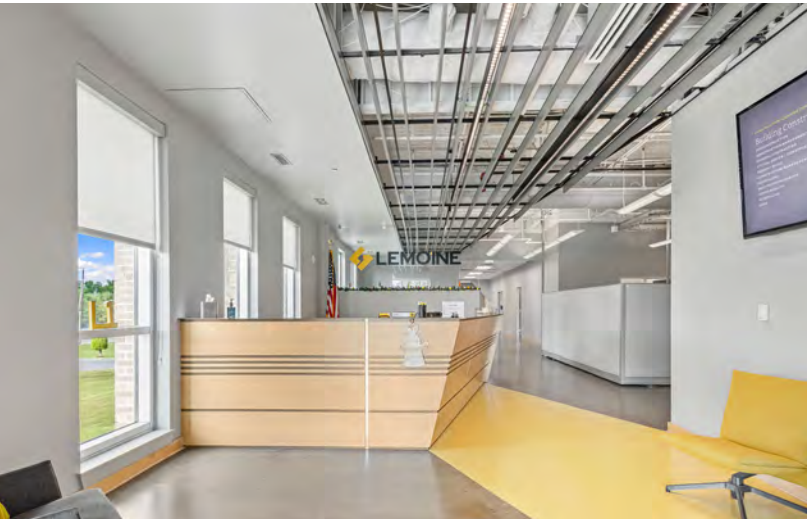


Interior Photos



Interior Photos

LEMOINE®



Exterior Photos



Property Aerial

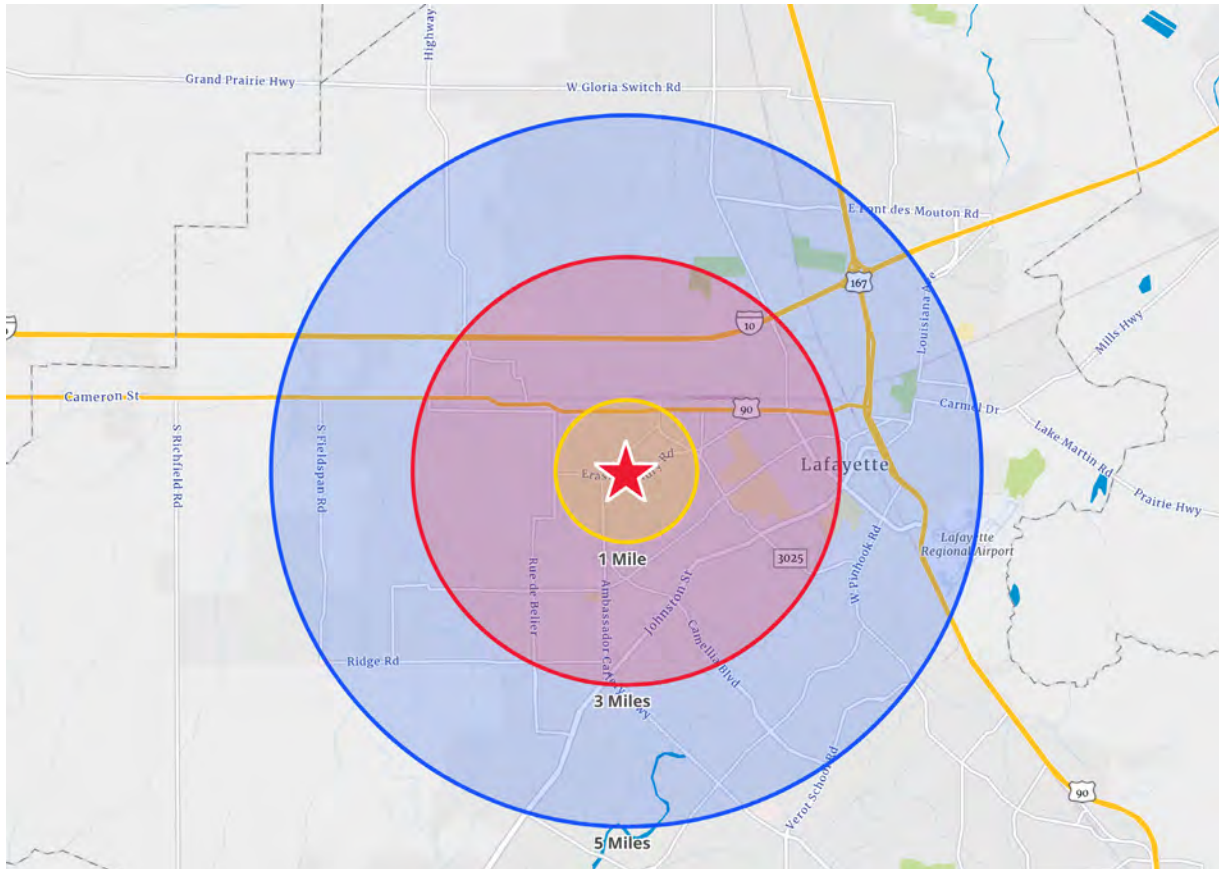


Location Overview

1906 Eraste Landry Road is strategically located in the heart of Lafayette's primary commercial corridor, offering immediate access to Ambassador Caffery Parkway and Bertrand Drive—two of the city's most heavily trafficked and commercially active thoroughfares. This central position places the property within close proximity to major retail centers, medical facilities, and educational institutions, including Acadiana Mall, Ochsner Lafayette General Medical Center, and the University of Louisiana at Lafayette.

The area is a hub for business and commerce in South Louisiana, with a growing population and continued investment in infrastructure and development. The property's location offers excellent connectivity to the broader Lafayette metropolitan area, with easy access to I-10, I-49, and Lafayette Regional Airport.

This highly visible and accessible site enhances the long-term value of the asset, making it attractive to both tenants and investors seeking stability and sustained growth in a resilient regional market.



5 Mile Demographics

129,357

Total Population

55,200

of Households

\$74,527

Avg. Household Income

117,388

of Employees

12,665

of Businesses

Tenant Overview

Offering Memorandum | 1906 Eraste Landry Rd



Tenant Summary



Cox Communications is a leading broadband communications and entertainment company, serving more than 6.5 million residential and business customers across 18 states. Founded in 1962 and headquartered in Atlanta, Georgia, Cox is the largest privately held telecommunications company in the United States.

Cox provides a full range of digital services including high-speed internet, digital cable television, home automation, and telephone services. For business customers, Cox Business offers advanced data, voice, and video solutions, including fiber-based services, to companies of all sizes.

Known for its innovation and customer service, Cox Communications is a subsidiary of Cox Enterprises, a privately owned, family run corporation with diverse holdings in media, communications, and automotive services.



Corporate Headquarters
Atlanta, GA



1962
Year Founded



\$13.1B
Annual Revenue



130
Cox stores nationwide
covering 18 states

Additional tenant information available upon request



cox.com
Company Website

Tenant Summary

LEMOINE®

LEMOINE is a nationally recognized construction management and disaster recovery firm, delivering complex, high-quality projects across the Gulf Coast and beyond. Founded in 1975 and headquartered in Lafayette, Louisiana, LEMOINE has grown to become one of the largest and most respected construction companies in the region.

The company provides a full suite of services including general contracting, construction management, disaster recovery, infrastructure restoration, and program management. LEMOINE serves a diverse range of industries such as healthcare, higher education, commercial, governmental, and industrial sectors.

LEMOINE is known for its commitment to excellence, safety, and innovation, combining cutting-edge technology with a deeply rooted culture of service and integrity. In 2019, Bernhard Capital Partners made a significant investment in LEMOINE, fueling its continued growth and national expansion.



Corporate Headquarters
Lafayette, LA



1975
Year Founded



\$1.04B
Annual Revenue



12
Locations Across the Gulf
Coast & Puerto Rico

Additional tenant information available upon request



1LEMOINE.com
Company Website

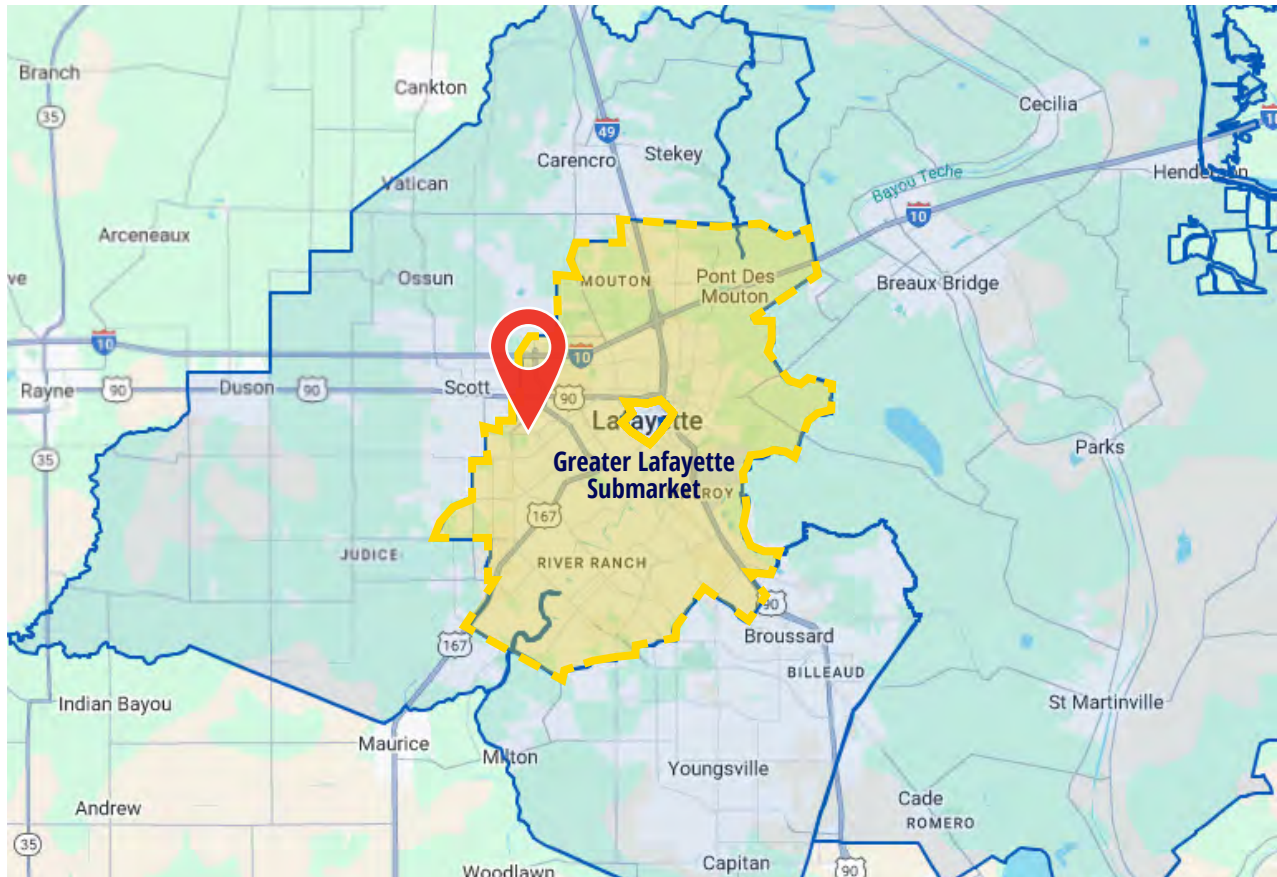
Market Overview

Offering Memorandum | 1906 Eraste Landry Rd



Greater Lafayette Submarket

The Greater Lafayette office submarket has a vacancy rate of 1.2% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -2.4%, a result of no net delivered space and 200,000 SF of net absorption. Greater Lafayette's vacancy rate of 1.2% compares to the submarket's five-year average of 4.0% and the 10-year average of 5.1%. The Greater Lafayette office submarket has roughly 110,000 SF of space listed as available, for an availability rate of 1.3%. As of the third quarter of 2025, there is no office space under construction in Greater Lafayette. In comparison, the submarket has averaged 2,500 SF of under construction inventory over the past 10 years. Greater Lafayette contains 8.6 million SF of inventory, compared to 12.2 million SF of inventory metro wide. Average rents in Greater Lafayette are roughly \$20.00/SF, compared to the wider Lafayette market average of \$20.00/SF. Rents have changed by 2.0% year over year in Greater Lafayette, compared to a change of 1.9% metro wide. Annual rent growth of 2.0% in Greater Lafayette compares to the submarket's five-year average of 4.2% and its 10-year average of 2.7%.



Current Availability Rate

1.3% ↓

Roughly 110,000 SF of space listed as available

Market Asking Rent

\$20.46 PSF ↑

Able to sell rental growth potential

Net Absorption

204K SF ↑

Spaces move quickly in this market

Lafayette, Louisiana

Strategically situated in the heart of South Louisiana, Lafayette is the economic, cultural, and administrative hub of the Acadiana region. With a population of over 240,000 in the metropolitan area, Lafayette is one of the fastest-growing cities in the state and is widely recognized for its strong business climate, rich cultural heritage, and strategic location along the I-10 and I-49 corridors. This advantageous positioning provides direct access to major markets such as Houston, New Orleans, Baton Rouge, and Shreveport, making it a critical link in Louisiana's commercial and transportation network.

Lafayette's economy is well-diversified, with key sectors including energy, healthcare, education, technology, manufacturing, and professional services. The city is home to a highly educated workforce, fueled in part by the University of Louisiana at Lafayette—one of the state's largest public research institutions—which serves as a pipeline for innovation, research partnerships, and skilled graduates. Lafayette General Health (now Ochsner Lafayette General), LHC Group, and Stuller Inc. represent just a few of the major employers headquartered in the area.

In recent years, Lafayette has seen a surge in business investment and infrastructure development, including revitalization projects in the downtown area and new industrial and mixed-use developments throughout the region. This growth is supported by a pro-business environment, a lower-than-average cost of living, and economic development initiatives led by the Lafayette Economic Development Authority (LEDA).

Culturally, Lafayette is renowned for its vibrant blend of Cajun and Creole traditions, world-class cuisine, and year-round festivals, including Festival International and Festival Acadiens et Créoles. These cultural assets contribute to a high quality of life and help attract and retain top talent and businesses.

From a commercial real estate perspective, Lafayette offers a compelling opportunity for office users and investors alike. The market benefits from stable occupancy rates, a growing demand for professional and medical office space, and convenient access to major highways, regional airports, and business support services. Properties located within proximity to major thoroughfares such as Ambassador Caffery Parkway, Kaliste Saloom Road, Johnston Street, and Bertrand Drive enjoy strong visibility and connectivity to residential, retail, and institutional nodes throughout the city.

With its strong economic fundamentals, expanding infrastructure, and dynamic regional influence, Lafayette continues to position itself as a premier business destination in South Louisiana.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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