

OWNER/AGENT

±21,563 RSF | 3.03 Acres Tenant Occupied Medical Building

Multi-Tenant - Four Suite Building

2050 GAUSE BLVD E | SLIDELL, LA 70461

FOR SALE: \$4,600,000

FOR LEASE: SUITE 150 | ±5,244 SF | \$20.00/RSF NNN

Medical Tenant Synergy. Lease-Up Opportunity.

One available suite makes this building perfect for an owner occupant medical practice with tenant income or for a Medical Office Building investor

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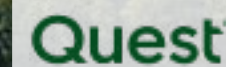
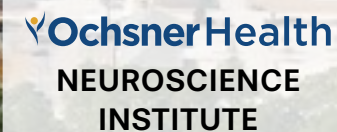
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Overview/ The Opportunity

2050 Gause Boulevard East presents a flexible medical office opportunity in Slidell, Louisiana, offering the entire multi-tenant building for sale and an available medical suite for lease. The property combines an established healthcare tenancy, existing medical improvements and a visible Gause Boulevard East location with convenient access to Interstate 10.



SLIDELL



Investment Opportunity

Offered for sale at \$4,600,000, the 21,563 RSF building includes three occupied medical suites and one available suite. The existing tenant mix and Suite 150 availability provide a buyer with current tenancy together with the opportunity to enhance the property through future leasing.

Leasing Opportunity

Suite 150 offers an existing medical-office layout within an established healthcare setting. The suite is currently being marketed at \$20.00/RSF NNN and should be presented with its verified square footage, plan, condition and available signage details.

2050
GAUSE BLVD E

Medical Office Investment Highlights

- 21,563 RSF multi-tenant medical office building
- Three occupied medical suites plus one available suite
- Suite 150 available for lease at \$21.00/RSF NNN
- Existing medical-office improvements
- Established healthcare tenancy
- Convenient access to the Interstate 10 corridor
- Near Ochsner and other medical service providers
- Lease-up opportunity within the available suite
- Located along Gause Boulevard East



Houses established practices such as LCMC, Our Lady of the Lake, and Hilton Dermatology.



Located within an established medical-office environment alongside existing healthcare practices.



Situated in an area with a high concentration of medical facilities, including close proximity to Ochsner Medical Center.



Offers high visibility due to its location on Gause Boulevard East.



Surrounded by excellent dining and retail options.



Existing medical-office configurations support a range of clinical and professional healthcare uses.

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Investment Snapshot

Asking Price	\$4,600,000
Building Size	21,563 RSF
Building Configuration	Four Medical Office Suites
Current Leasing	Three Occupied Suites
Available Space	Suite 150
Asking Lease Rate	\$20.00/RSF NNN

Building Configuration

	SUITE 250 OCCUPIED Medical Tenant
	SUITE 200 OCCUPIED Medical Tenant
	SUITE 150 AVAILABLE ±5,244 RSF FOR LEASE
	SUITE 100 OCCUPIED Medical Tenant

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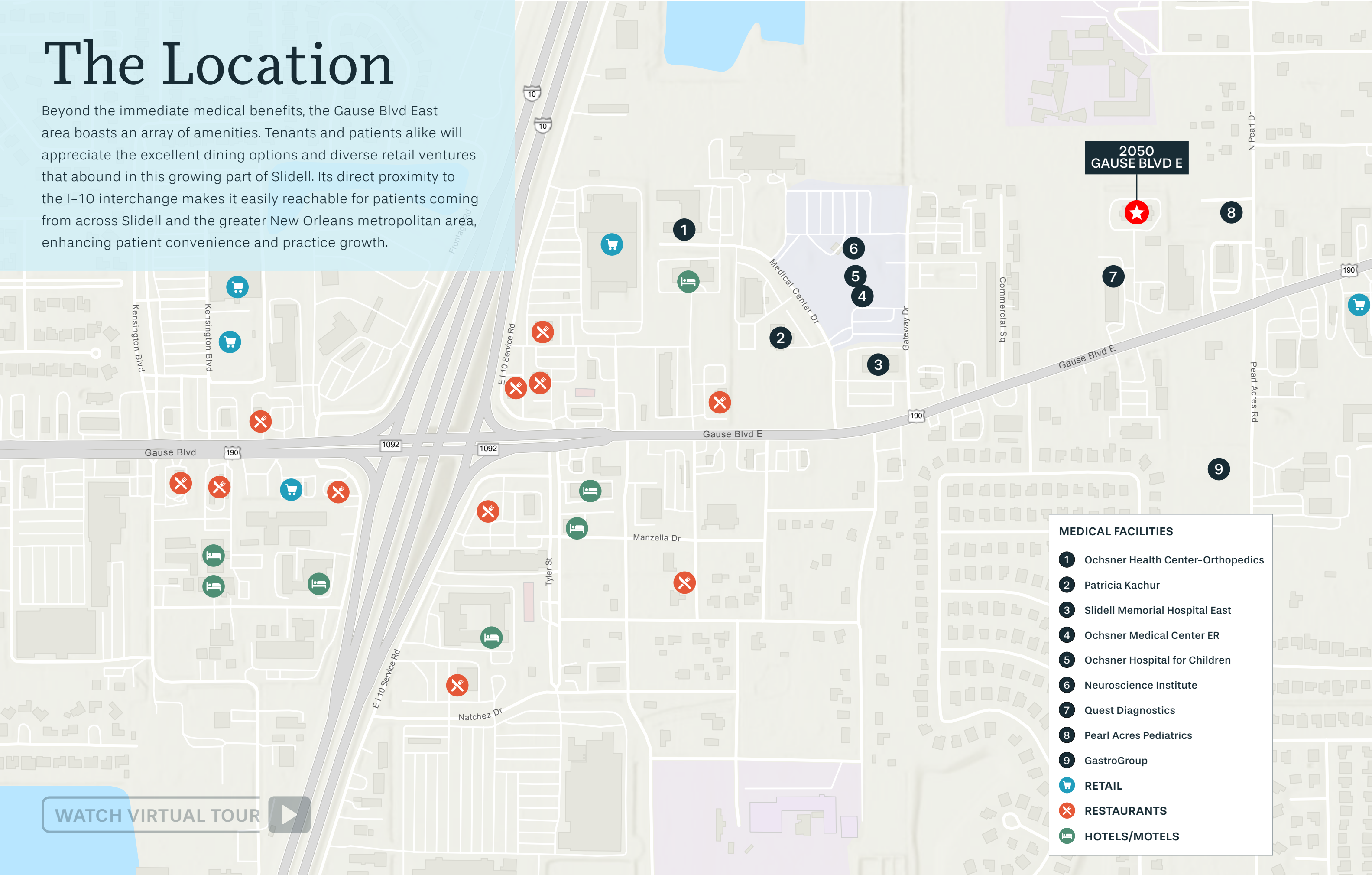


The property offers an established medical-office setting with three occupied suites and an available suite positioned for future leasing. This combination allows prospective purchasers to evaluate the property based on its existing tenancy while considering the potential associated with leasing the available space



The Location

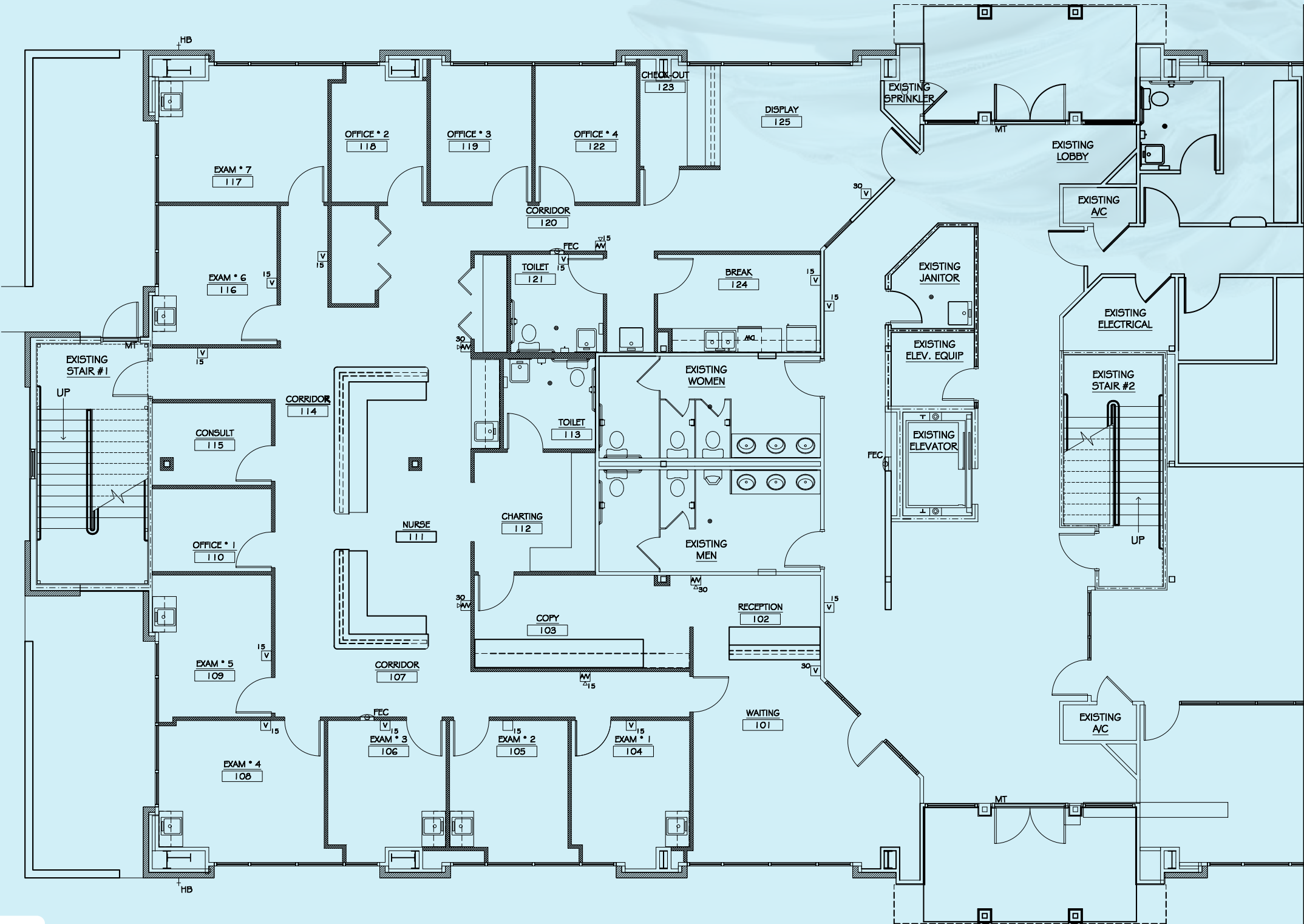
Beyond the immediate medical benefits, the Gause Blvd East area boasts an array of amenities. Tenants and patients alike will appreciate the excellent dining options and diverse retail ventures that abound in this growing part of Slidell. Its direct proximity to the I-10 interchange makes it easily reachable for patients coming from across Slidell and the greater New Orleans metropolitan area, enhancing patient convenience and practice growth.



- MEDICAL FACILITIES**
- 1 Ochsner Health Center-Orthopedics
 - 2 Patricia Kachur
 - 3 Slidell Memorial Hospital East
 - 4 Ochsner Medical Center ER
 - 5 Ochsner Hospital for Children
 - 6 Neuroscience Institute
 - 7 Quest Diagnostics
 - 8 Pearl Acres Pediatrics
 - 9 GastroGroup
- RETAIL**
- RESTAURANTS**
- HOTELS/MOTELS**

Floor Plan

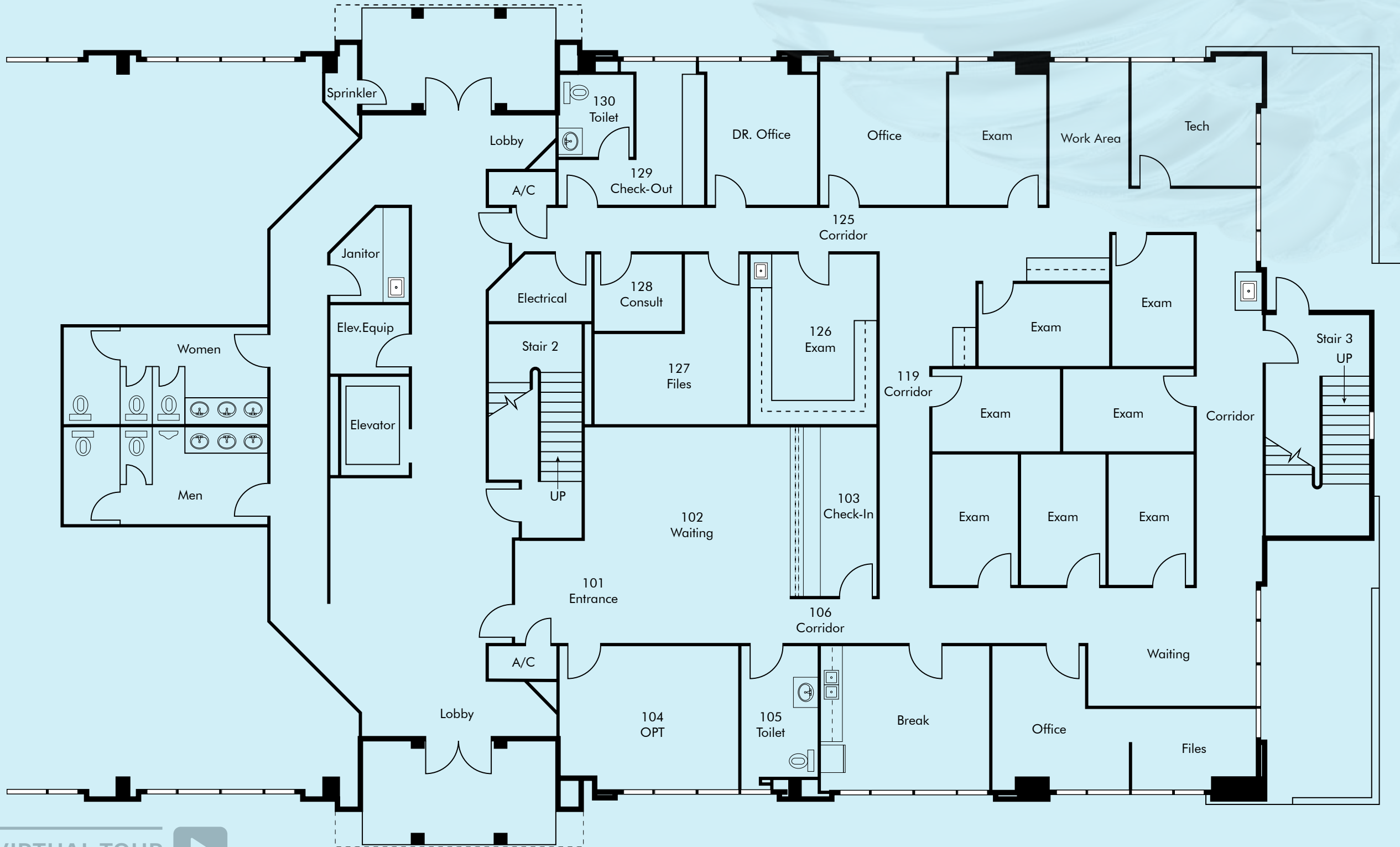
SUITE 100 - 4,385 RSF | Currently Leased



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Floor Plan

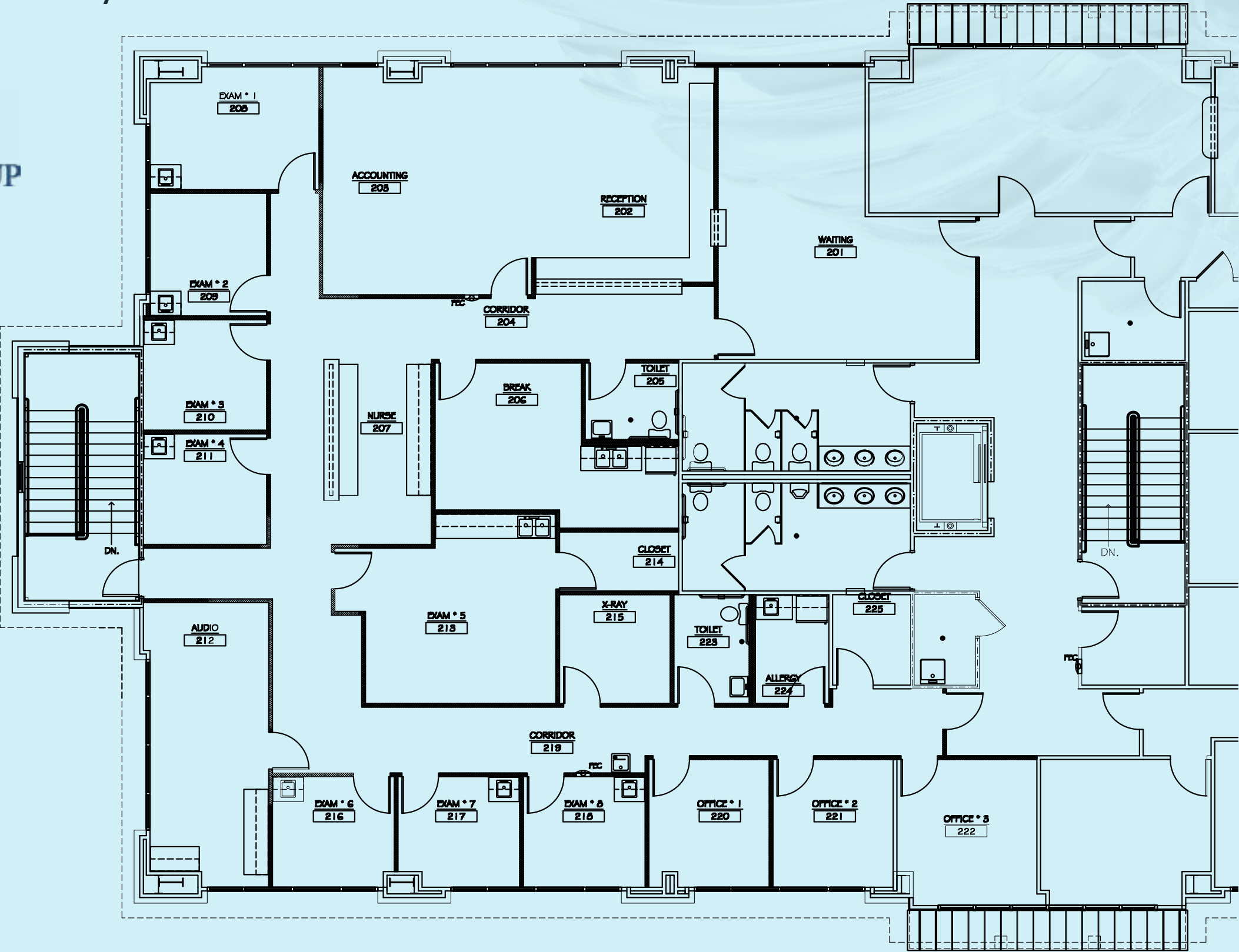
SUITE 150 - 5,244 | Vacant and Available for Lease



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Floor Plan

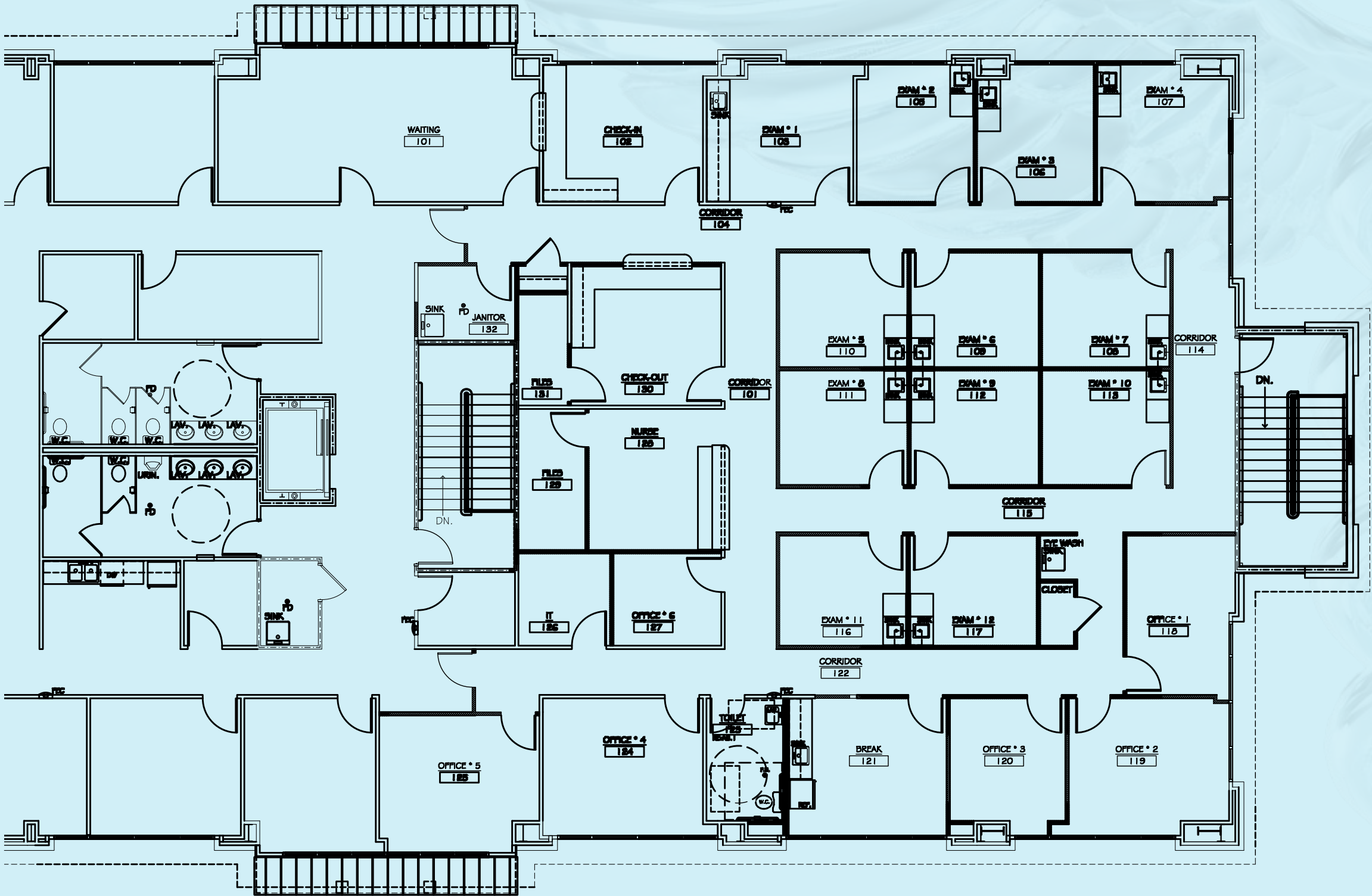
SUITE 200 - 4,963 RSF | Currently Leased



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Floor Plan

SUITE 250 - 5,824 SF | Currently Leased



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SUITE 150 - 5,244



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SUITE 150 - 5,244



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