



MEDICAL OFFICE BUILDING FOR LEASE OR SALE

91 Settlers Trace Blvd, Bldg. 3, Lafayette, LA 70508



905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Overview

AVAILABLE BUILDING

4,561 Sq. Ft.

BUILDOUT

(9) Exam rooms, (2) procedure rooms, (2) nurses stations, (1) lab, (6) private offices, reception, breakroom, lobby, and (3) restrooms

LEASE RATE

\$33/ PSF NNN

ESTIMATED TRIPLE NETs

Taxes (City & Parish):

- City = \$2,114.59/year
- Parish = \$10,044.67/year
- Total \$12,159.26/year = \$2.67 PSF

Insurance:

- \$5,590.00/year = \$1.23 PSF

Common Area Maintenance:

- \$8,088.00/year = \$1.77 PSF

TOTAL:

- = \$5.67 PSF

TOTAL MONTHLY RENT

\$14,697.82/month (+utilities/janitorial)

PURCHASE OPTION

\$1,590,000.00



Property Highlights

- Opportunity to lease a medical office building located on Settlers Trace Blvd near Kaliste Saloom Rd and Steiner Rd
- Ideal for medical office use; suitable for professional office use
- The site is comprised of one single-story medical office building, and offers ample, first- come, first- served, shared parking for visitors and guests
- Prime central location surrounded by many popular restaurants, retailers, medical and professional neighbors including:
 - Parc Lafayette- Agave, Caroline's Cookies, Natural Grocers, and more
 - River Ranch Main Street- Fresh Market, CC's, Caroline & Co., many restaurants, and more
 - Camellia Blvd- Rouses, PJ's, new development office park, and more



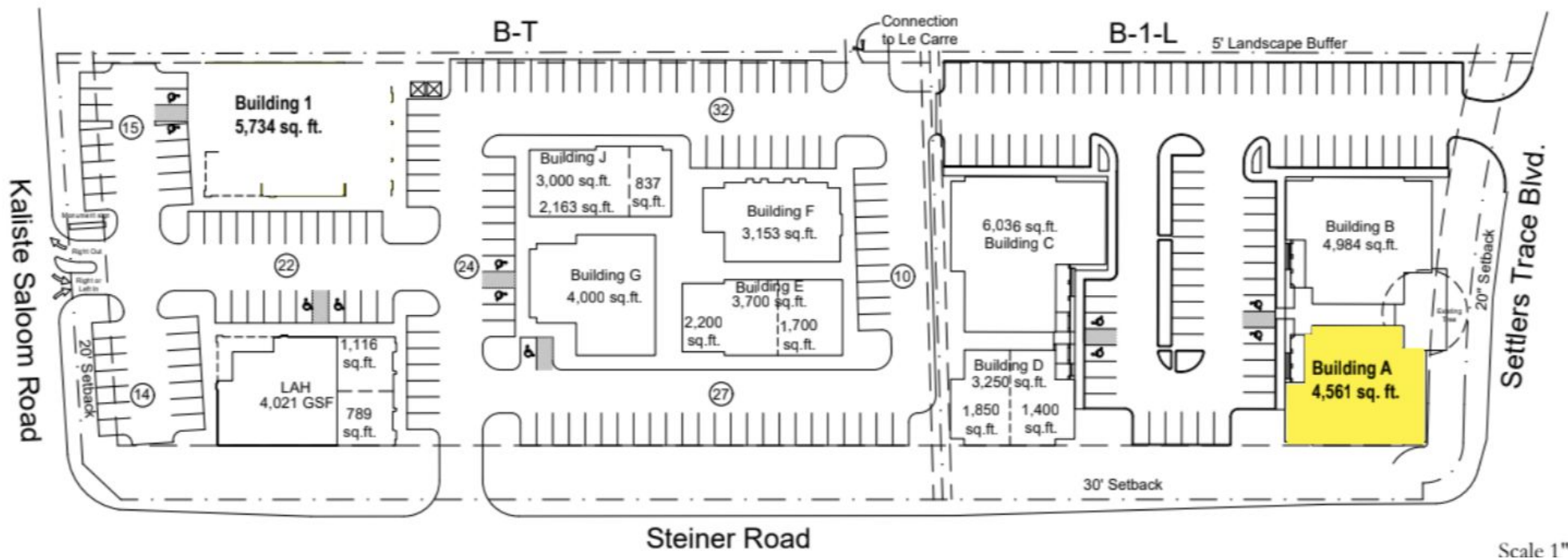
MAHER MEDICAL CENTER
1ST FLOOR
 4,561 SQ. FT.

Rooms and Dimensions:

- OFFICE 10'X7'-9"
- OFFICE 10'X7'-9"
- W/D
- LAB 10'X12'
- PROCEDURE 10'X12'-8"
- LIGHT ROOM 8'X7'
- NURSE STATION
- PROVIDER C EXAM ROOM 9'X12'
- PROVIDER C EXAM ROOM 9'X12'
- PROVIDER C EXAM ROOM 9'X12'
- WAITING ROOM 32'X15'
- PORCH 1
- PROCEDURE 10'X12'
- T/E CLOSET 2'-6"X5'
- SERVER CLOSET 2'-6"X5'
- CLOSET 6'-6"X6'-6"
- BUSINESS OFFICE 10'X15'
- RECEPTION 6'X8'
- CONSULT 6'X8'
- OFFICE 10'-5"X9'
- OFFICE 10'-6"X9'
- OFFICE 8'-6"X13'
- BREAK ROOM 12'X12'-10"
- PROVIDER B EXAM ROOM 10'X11'
- PROVIDER B EXAM ROOM 10'X11'
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- NURSE STATION
- PRIVACY NURSE

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Site Plan



Scale 1"

*SIZES AND DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED. DRAWN FOR ILLUSTRATION









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