

# PROFESSIONAL OFFICE SPACE FOR LEASE

3312 Kaliste Saloom Rd, Lafayette, LA 70508



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# Overview

## LEASE OPTIONS

- Executive Suites: Up to (7) Private Offices Available
- Lease Space: 1,903 SF

## WHOLE BUILDING

5,000 SF

## LEASE RATE

- Executive Suites: \$1,000.00/Office/Month
  - (Full Service)
- Lease Space: \$25/PSF NNN
  - 1,903 SF x \$25 PSF NNN = \$4,877.00/month
  - \*includes estimated NNN (+utilities/janitorial)

## ESTIMATED TRIPLE NETs

### Taxes (City & Parish):

- (Budgeted) = \$2.75 PSF

### Insurance:

- (Budgeted) = \$1.50 PSF

### Common Area Maintenance:

- (Budgeted) = \$1.50 PSF

### TOTAL:

- (Budgeted) = \$5.75 PSF



# Property Highlights

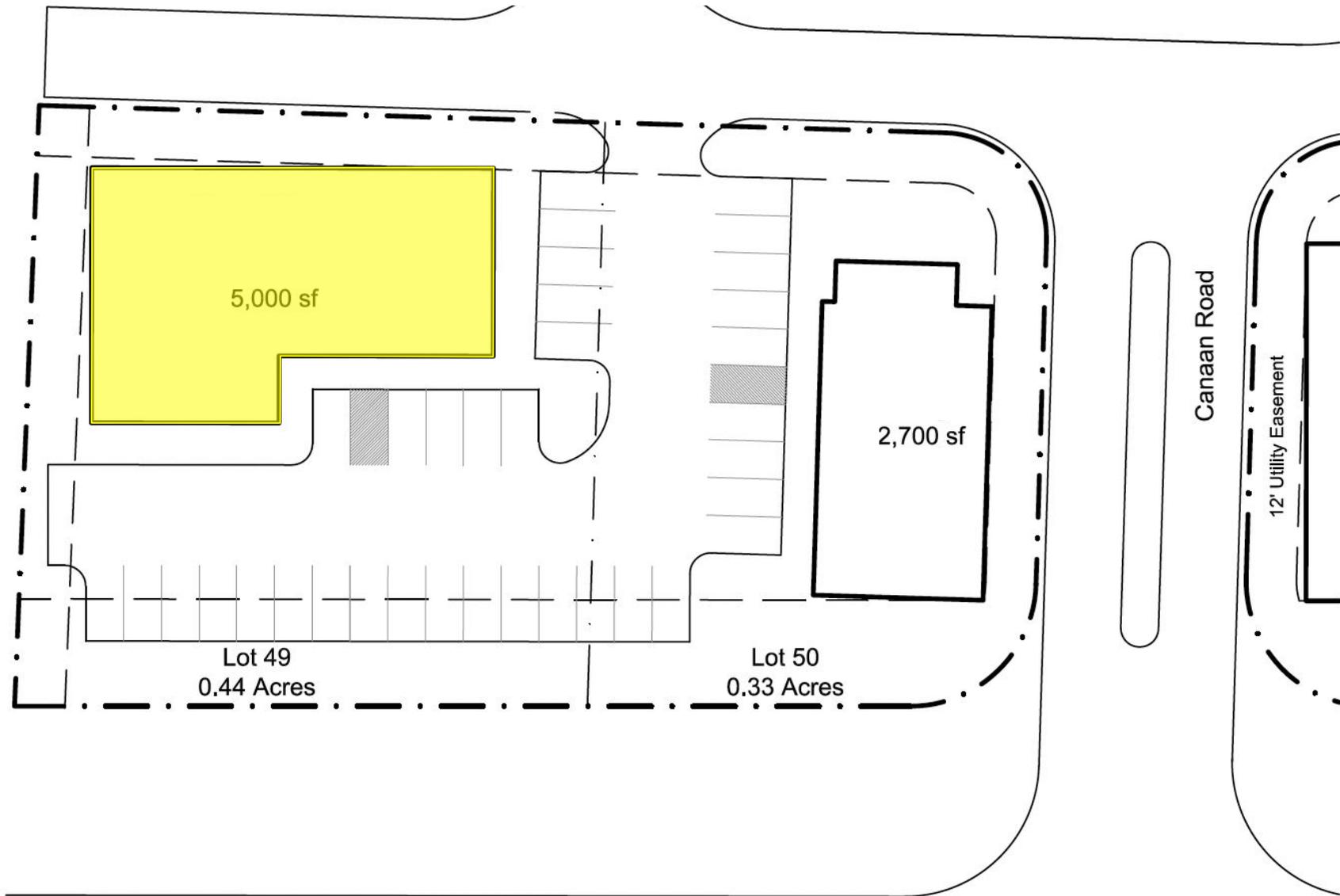
- Opportunity to lease office space located on Kaliste Saloom Rd past Ambassador Caffery Pkwy
- Ideal for professional office use
- The site is comprised of one single-story office building, with up to (7) completely private offices, and offers ample, first- come, first-served, shared parking for visitors and guests

## Nearby developments include:

- Ambassador Town Center (430,000 SF regional retail development featuring Dave & Buster's, Top Golf ,Costco, PetSmart, Home Goods & many more popular restaurants & retailers)
- Crossroads Annex (100,185 SF regional retail development featuring Kohls, Albertsons, DSW, Starbucks, & many more popular retailers)
- River Marketplace (300,563 SF regional retail development featuring Target, Ross, Total Wine, Chilli's, & many more popular restaurants & retailers)
- Ambassador Crossing (436,860 SF regional retail development featuring Whole Foods, Ulta, Chipotle, & many more popular restaurants & retailers)
- Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital (3,000 total employees across campuses)
- St Thomas Moore (Largest private school in Lafayette, with +/-1,000 students enrolled)



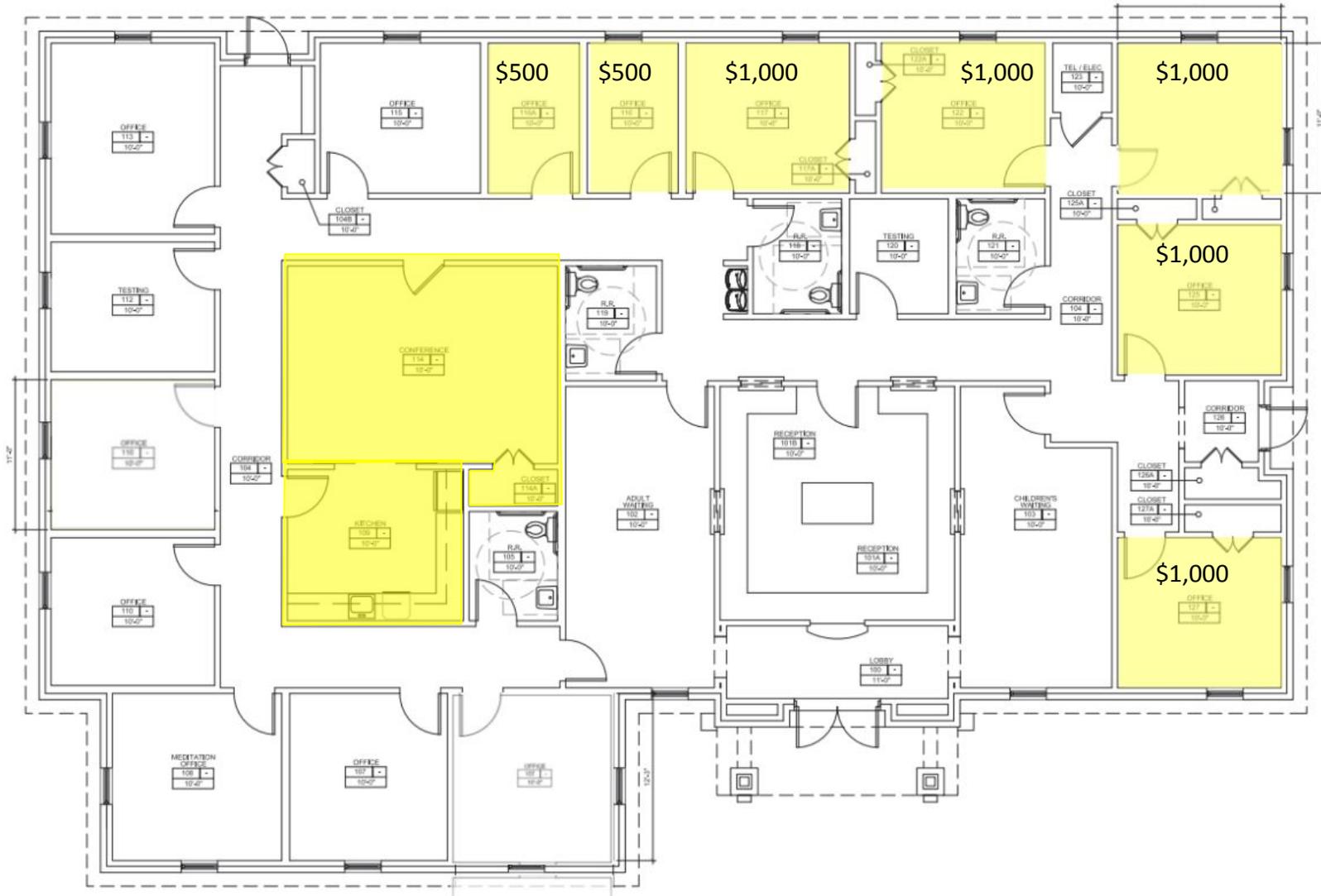
# Site Plan



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



# Floor Plan - Executive Suites Option



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**DIANA STEPHENS**

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**COMMERCIAL SALES & LEASING**

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