

SUMMARY

AERIAL

PHOTOS

FLOOR PLANS

DEMOGRAPHICS

OFFICE SPACE FOR LEASE NEWLY RENOVATED BUILDING

AVAILABILITY

First Floor

- Suite 100: 1,049 RSF

Second Floor

- Suite 202: 980 RSF
- Suite 203: 1,623 RSF
- Suite 205: 618 RSF

Third Floor

- Suite 301: 794 RSF
- Suite 303: 1,363 RSF

RENTAL RATE

- \$13.50 - \$16.00 PSF / Base Year Operating Expense
- - \$13.50 PSF: As-Is Condition
- - \$16.00 PSF: Paint & Carpet, 3-Year Term
- Full Service / Janitorial Not Included

PROPERTY OVERVIEW

Prime location office building on Gause Boulevard with high traffic, great visibility, excellent parking and is a well-established office building in the Slidell market. Interstate access to I-10 is roughly 1 mile with great nearby amenities such as Slidell Memorial Hospital and ample restaurant choices.

BUILDING INFORMATION

- Building GLA: ± 15,163 SF
- 3 Stories
- 66 Parking Spaces





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PHOTOS

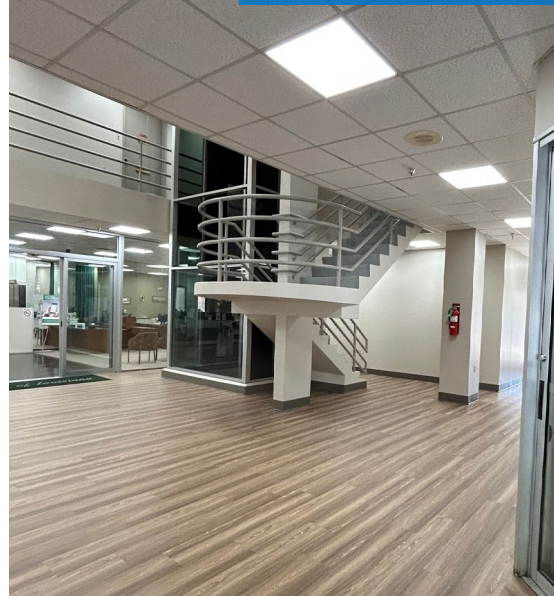
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DEMOGRAPHICS

RENOVATED LOBBY



RENOVATED LOBBY



COMMUNITY KITCHEN ON 2ND FLOOR



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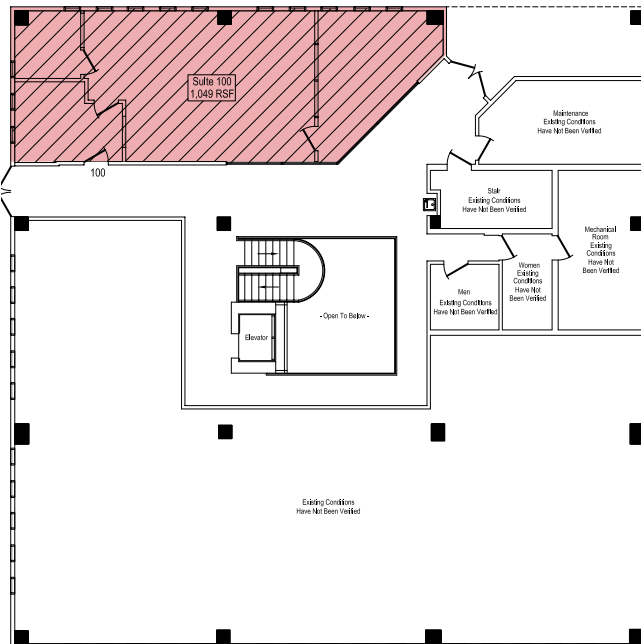
PHOTOS

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[Click Floor Plans for larger view](#)

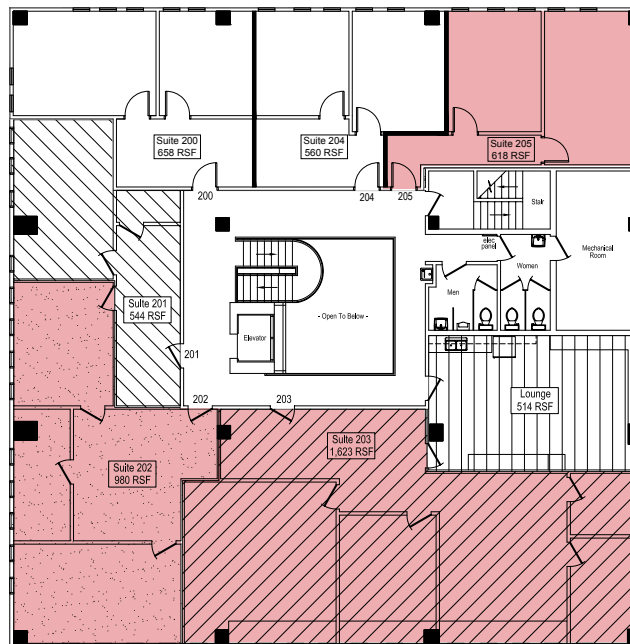
1ST FLOOR



Available Suites

- Suite 100: 1,049 RSF

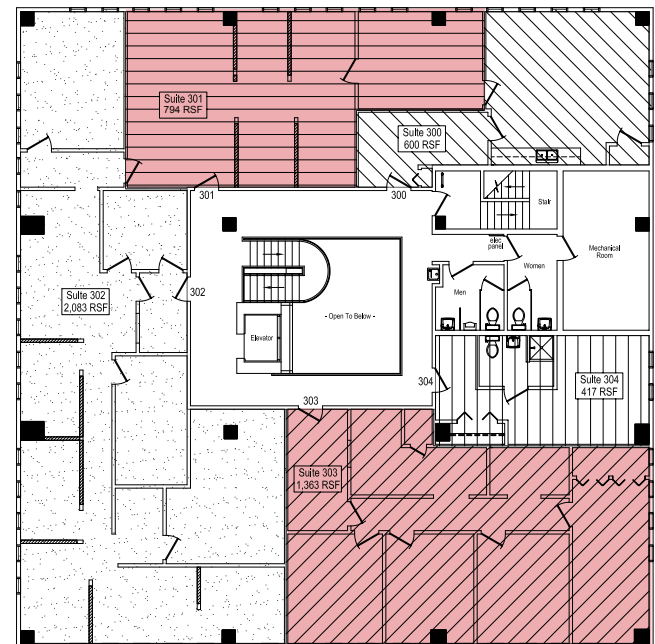
2ND FLOOR



Available Suites

- Suite 202: 980 RSF
- Suite 203: 1,623 RSF
- Suite 205: 618 RSF

3RD FLOOR



Available Suites

- Suite 301: 794 RSF
- Suite 303: 1,363 RSF

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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <p>POPULATION</p>	7,163	55,205	92,851
 <p>AVG. HH INCOME</p>	\$77,658	\$84,291	\$93,098
 <p>HOUSEHOLDS</p>	2,888	21,582	36,557

