BETH CRISTINA, ALC

Office: 504-523-4481 Direct: 504-620-8127 bcristina@stirlingprop.com

BANK OF LOUISIANA OFFICE COMPLEX

636 Gause Boulevard, Slidell, LA

SUMMARY

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

· Suite 303: 1,363 RSF Suite 300: 592 RSF

BUILDING INFORMATION

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

Third Floor

Suite 301: 794 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.







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AERIAL cicis pizza Ocrumbl OUTBACK Ochsner pboost metro **HOBBY LOBBY** Office DEPOT Office Max Walmart



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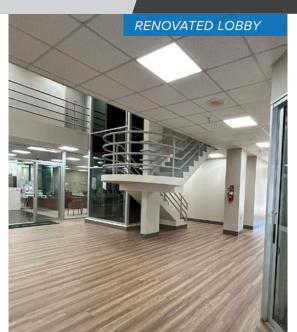
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PHOTOS















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AERIAL

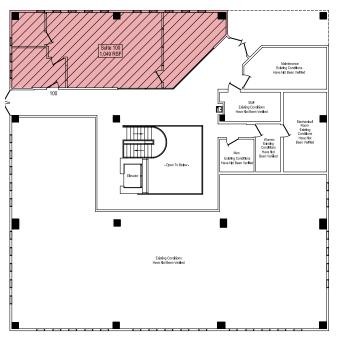
HOTOS

FLOOR PLANS

DEMOGRAPHICS

Click Floor Plans for larger view

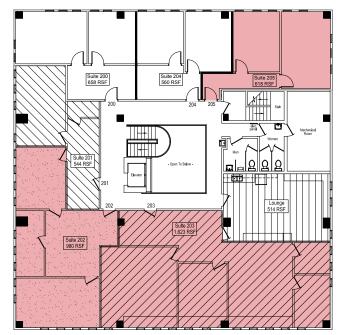
1ST FLOOR



Available Suites

· Suite 100: 1,049 RSF

2ND FLOOR

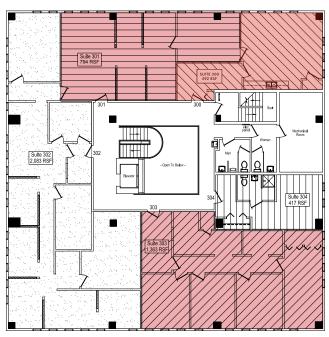


Available Suites

Suite 202: 980 RSFSuite 203: 1,623 RSF

• Suite 205: 618 RSF

3RD FLOOR



Available Suites

Suite 301: 794 RSF

Suite 303: 1,363 RSF

• Suite 300: 592 RSF

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DEMOGRAPHICS Pearl River 2024 DEMOGRAPHICS 5 mi Radius 1 MILE 3 MILE 5 MILE Amos 7,163 55,205 92,851 3 mi Radius Morgan 1 Morgans **POPULATION** Colt-1/ 1 mi Radius Stephen Ambrose Mer Estates \$77,658 \$84,291 \$93,098 (190) AVG. HH **INCOME** Bonfouca 2,888 21,582 36,557 Avery Estates **HOUSEHOLDS** Eden Isle White Kitch

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