



CAMELLIA FRONTAGE NEW CONSTRUCTION OFFICE SPACE FOR LEASE

CAMELLIA PONDS OFFICE PARK
1600 CAMELLIA BOULEVARD, 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

SUITE SIZE OPTIONS

- 1,810 sq. ft.
- 2,370 sq. ft.
- 4,180 sq. ft.

(*can be any size with LL's approval)

TOTAL BUILDING SIZE

5,327 sq. ft.

LEASE RATE

\$40-45/sq. ft. Triple Net

*Depending on size, lease term & interior buildout

ESTIMATED TRIPLE NETS

+/- \$6.50/sq. ft./year

TOTAL POPULATION

174,556 (within 15 minutes)

TOTAL BUSINESSES

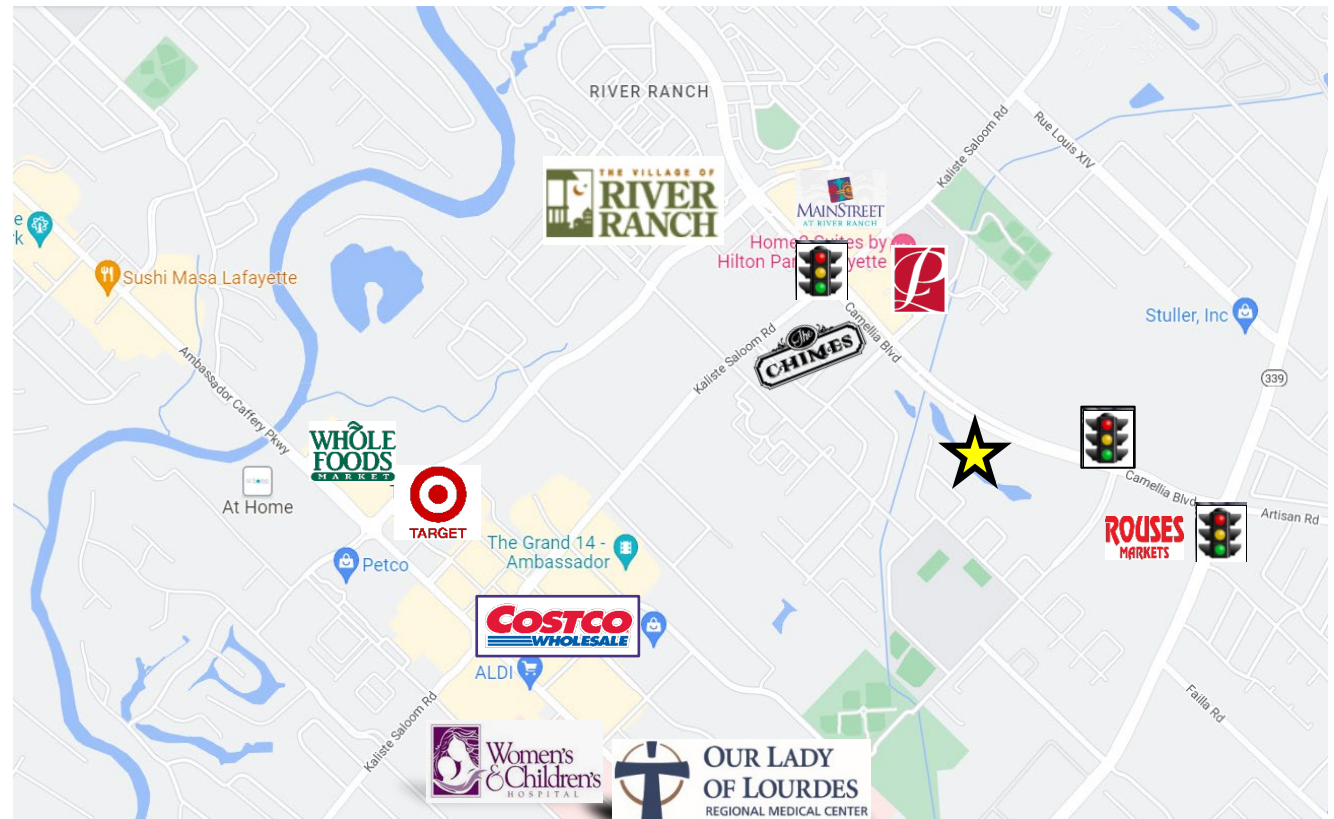
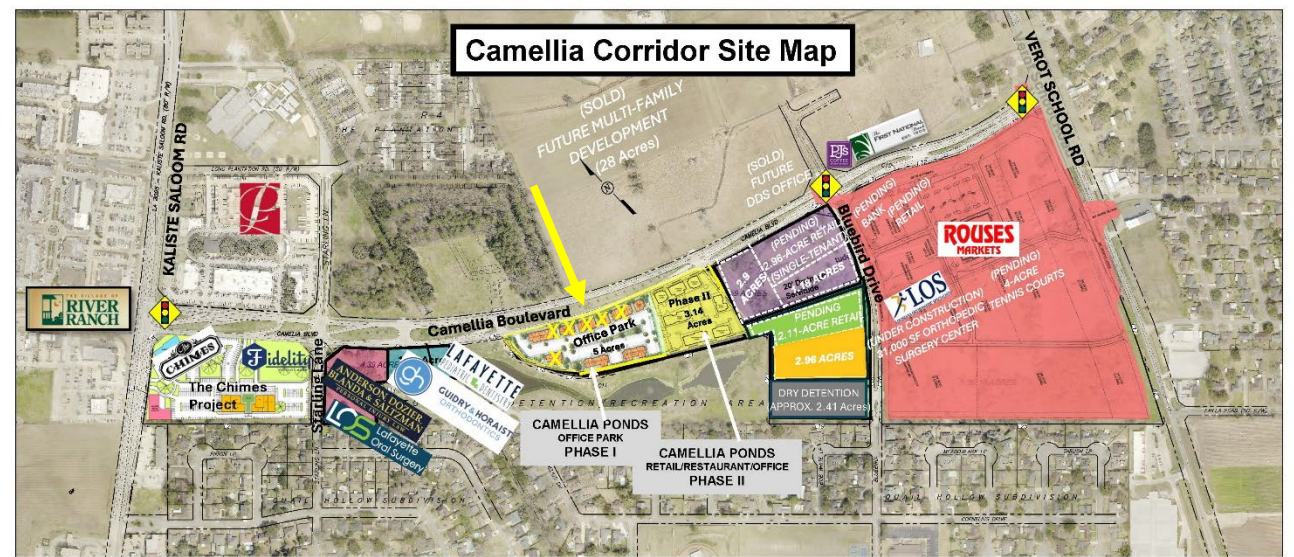
11,577 (within 15 minutes)

TOTAL HOUSEHOLDS

70,344 (within 15 minutes)

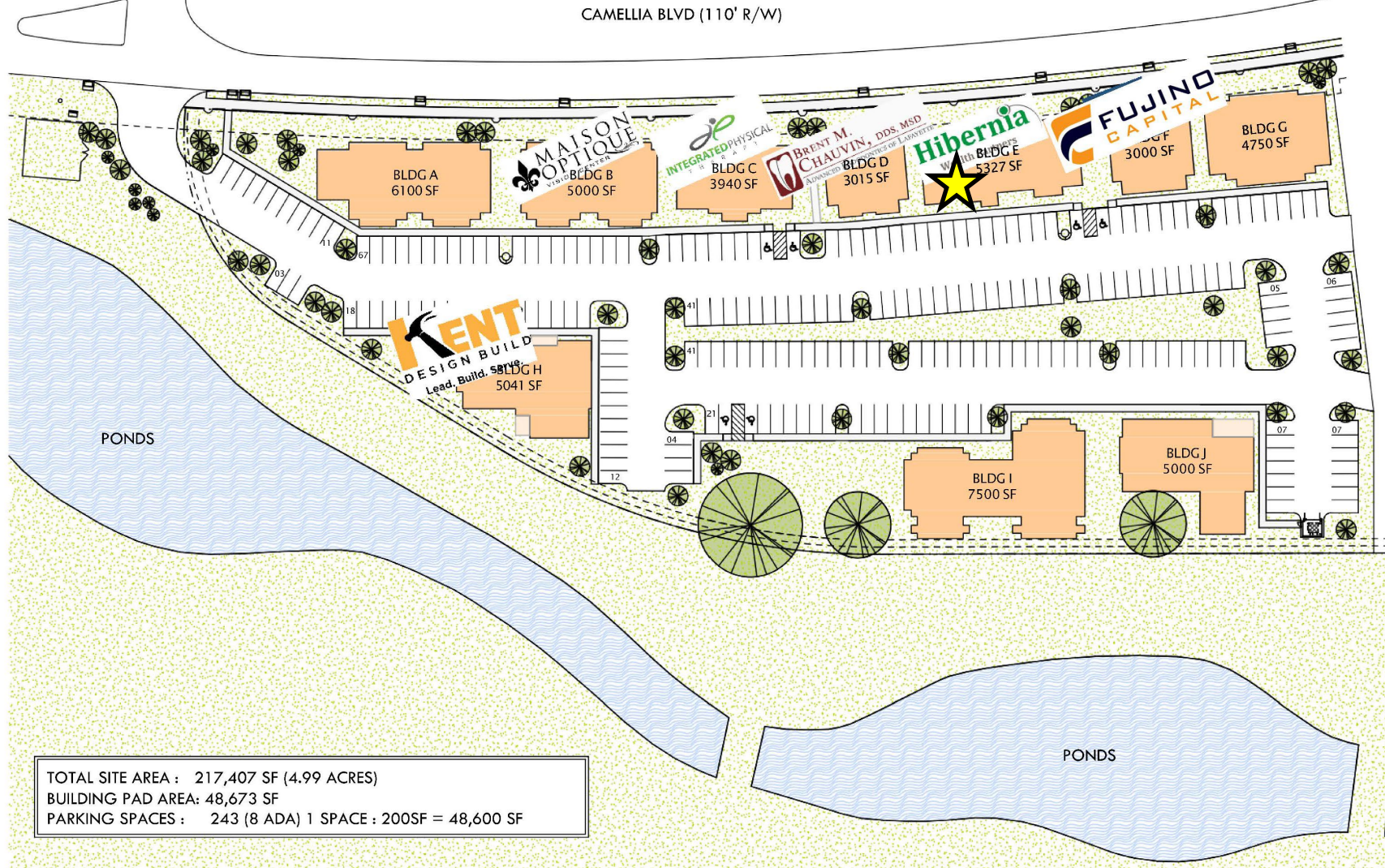
MEDIAN HOUSEHOLD INCOME

\$75,531 (within 1 mile)



Site Plan

CAMELLIA PONDS PHASE I SITE PLAN



ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

CAMELLIA PONDS GENERAL

CAMELLIA PONDS
BUILDING _____

RITTER MAHER
ARCHITECTS

Property Highlights

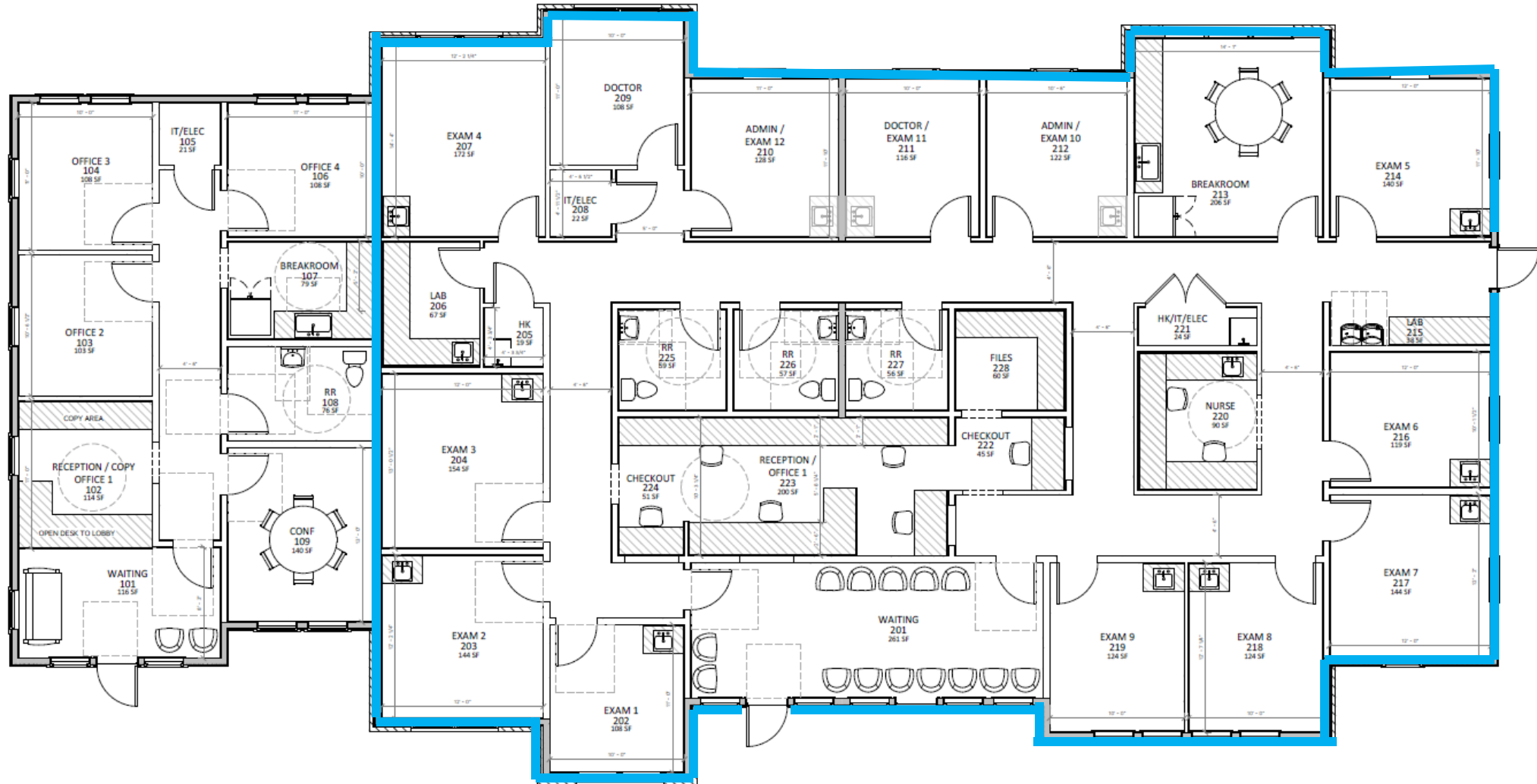
- 5-Acre Medical/Professional Office Park currently under construction along Camellia Blvd, between Kaliste Saloom Rd and Verot School Rd
- High exposure street frontage on Camellia Blvd
- Stand-alone building with convenient drive-up parking
- Opportunity to lease suite in Building E
- Suitable for medical/professional office use
- Flexible floorplans to suit your needs
- Opportunity to customize office finishes (with Owner's approval)
- +/-6 months delivery (from lease execution)

Floor Plan

Option 1

WEALTH MANAGMT OFFICE
1120 SF

FUTURE MEDICAL
OPTION 1 - 4180 SF

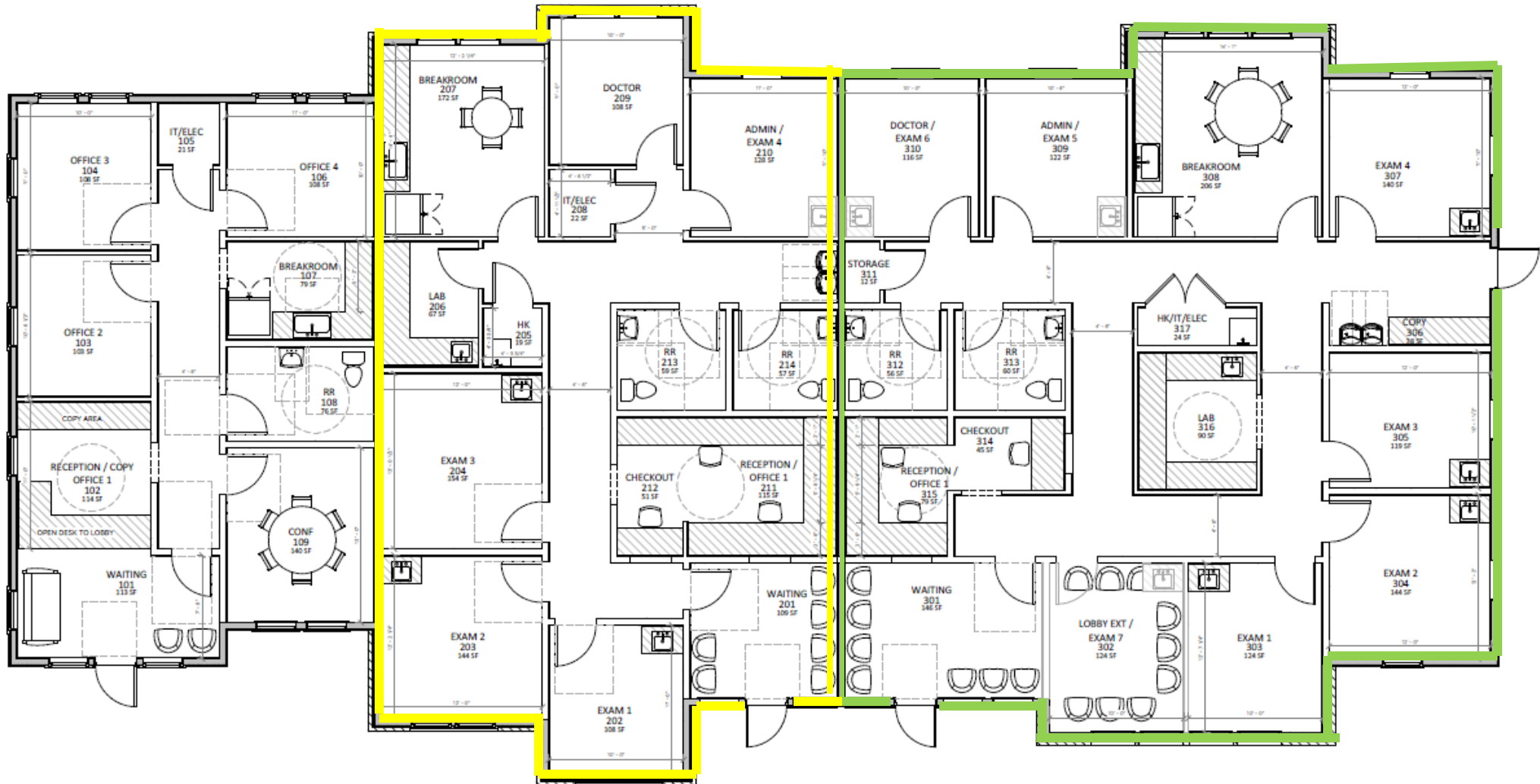


Floor Plan

Option 2

WEALTH MANAGEMENT OFFICE
SUITE A - 1120 SF

FUTURE MEDICAL
OPTION 2 -
SUITE B - 1810 SF
SUITE C - 2370 SF





Sample Architecture

Inspiration

Materiality inspiration to be used throughout development:
Painted brick and board & batten, with contrasting colors,
paired with natural weathered wood and gold accents.





Diana Stephens

Commercial Sales & Leasing

M: 225-235-5755

Diana@scoutrec.com

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