



**FOR LEASE**

**17743 OLD JEFFERSON HWY  
PRAIRIEVILLE, LA 70769**



## **PROPERTY OVERVIEW**

- Total Building Size of 7,032 SF
- Fully operational Learning Center/Daycare
- Located in the Heart of Prairieville
- 5,400 SF Center
- 1,632 SF Standalone Office Building
- Fenced in and Well-equipped Playground
- Safe and Functional Environment for Children
- Potential to be Repurposed to a Variety of Alternate Uses
- **Can be Leased Independently or Together**

## **OFFERING SUMMARY**

### **Space Available:**

#### **JOY Early Learning Center:**

5,400 SF

\$5,400/Month

#### **Detached Office:**

1,632 SF

\$2,040/Month

### **DERBES FALGOUST COMMERCIAL REAL ESTATE**

10455 Jefferson Hwy, Suite 210  
Baton Rouge, LA USA 70809  
225.778.5858

### **SCOT GUIDRY, CCIM**

SCOT@DFCRE.COM  
225-405-9400





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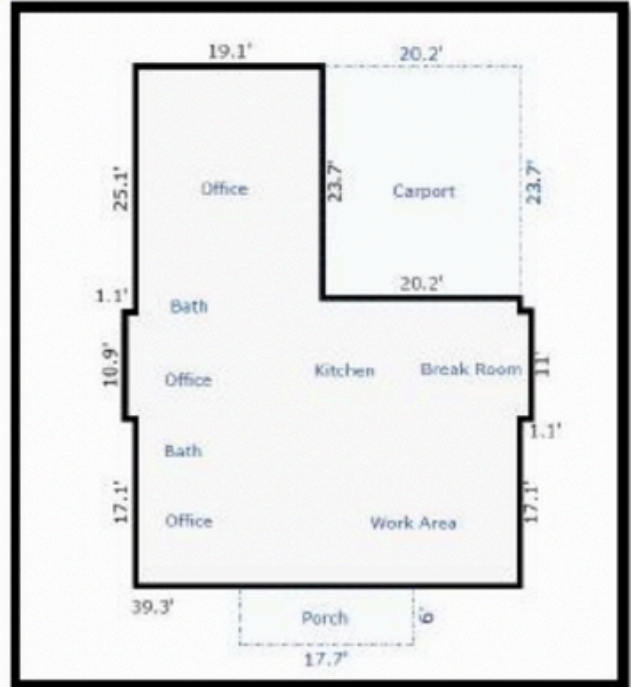
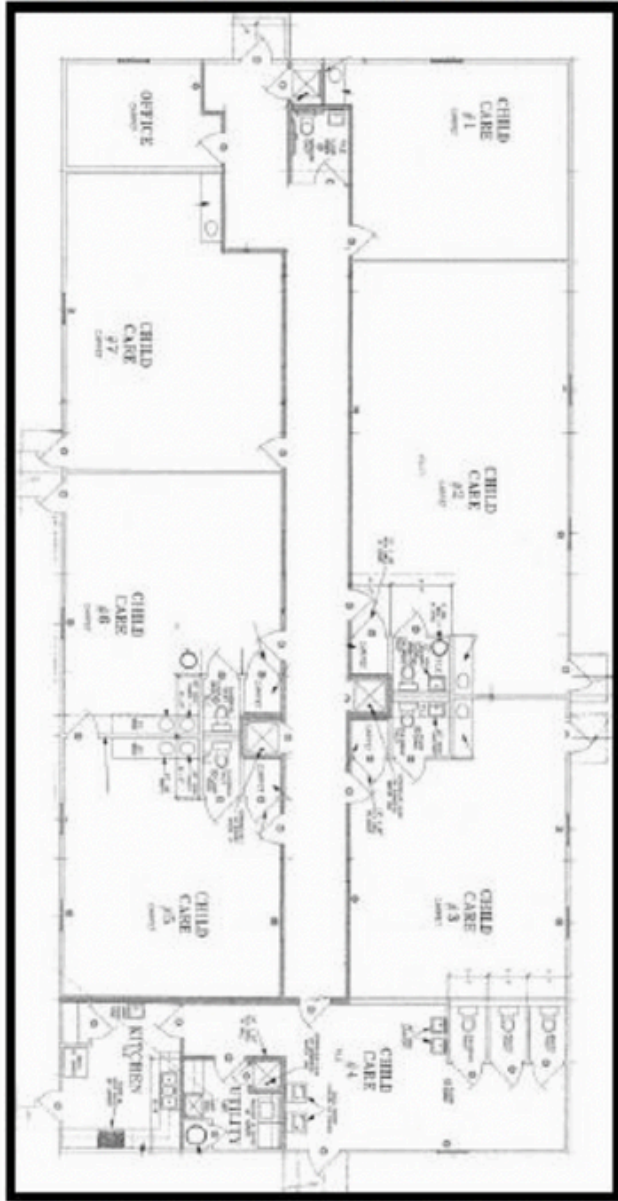




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## 17743 OLD JEFFERSON HWY PRAIRIEVILLE, LA 70769

Daycare Floor Plan and Office Floor Plan



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