PROFESSIONAL OFFICE SPACE FOR LEASE

5000 Ambassador Caffery Pkwy, Bldg. 5, Suite B, Lafayette, LA 70508



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

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Overview

SPACE AVAILABLE

2,476 SF

OFFICE BUILDOUT

Large Conference Room/Waiting Room, (6) Private Offices, Restroom & Storage Closet, Shared Kitchenette & Shared Lobby

LEASE RATE

$25/SF NNN

ESTIMATED TRIPLE NETs

Taxes (City & Parish):

- Budgeted = 2.75/SF

Insurance:

- Budgeted = $1.50/SF

Common Area Maintenance:

- Budgeted = $1.50/SF

TOTAL:

- Budgeted = $5.75/SF

TOTAL MONTHLY RENT

$6,345.00/month (+ utilities/janitorial)



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Property Highlights

Opportunity to lease office space located off of Ambassador Caffery Pkwy in Province Office Park. Cordoba and Province Office Parks are comprised of (27) free-standing buildings (160,000 SF medical/professional use) and offers first come, first served, shared parking spaces for visitors and guests.



Nearby developments include:

•**Ambassador Town Center** (430,000 SF regional retail development featuring Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)

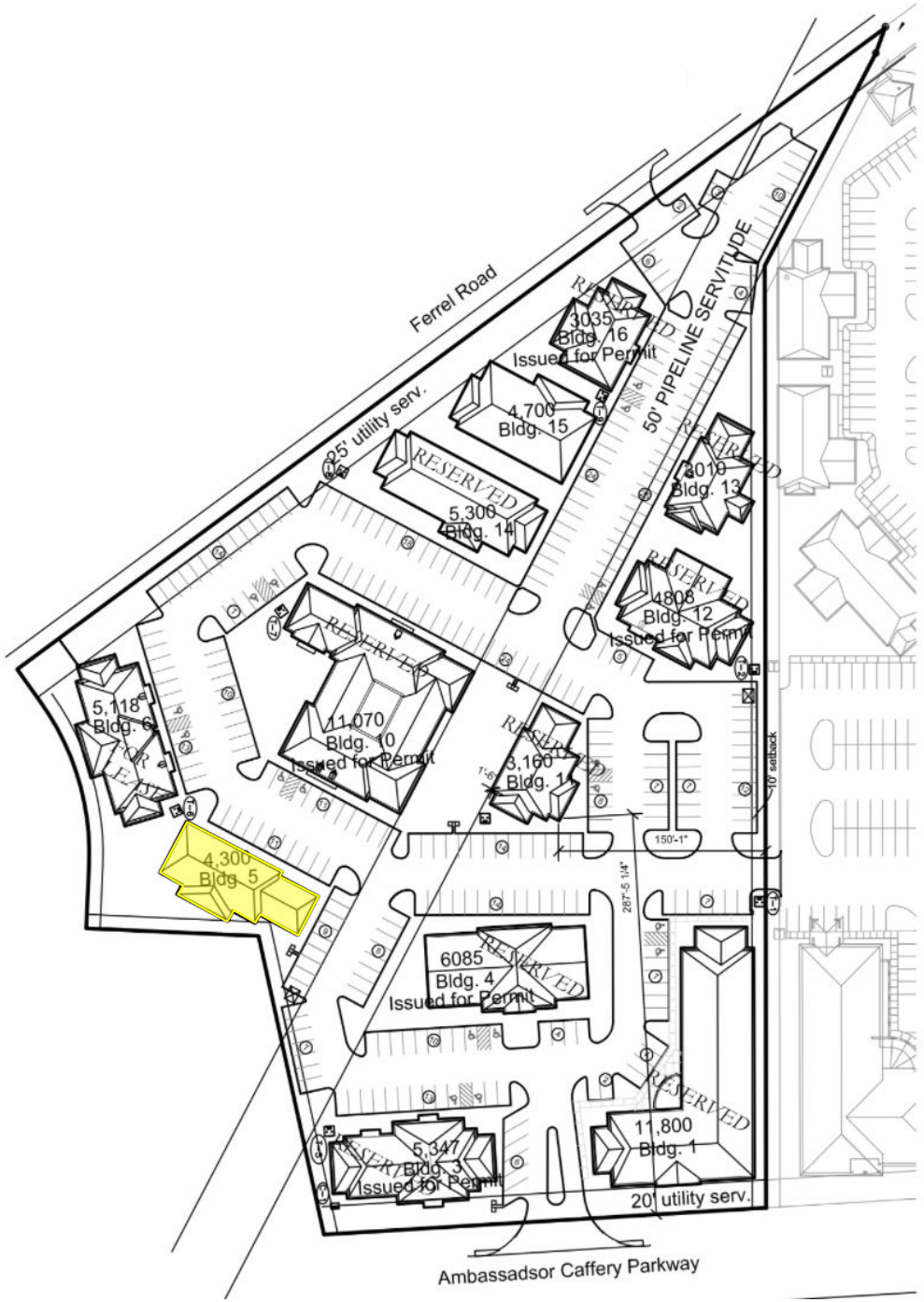
•**Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)

•**+/-300 Unit Class A Luxury Apartment Complex** (Currently in development)

•**St Thomas Moore** (Largest private school in Lafayette, with +/-1,000 students enrolled)

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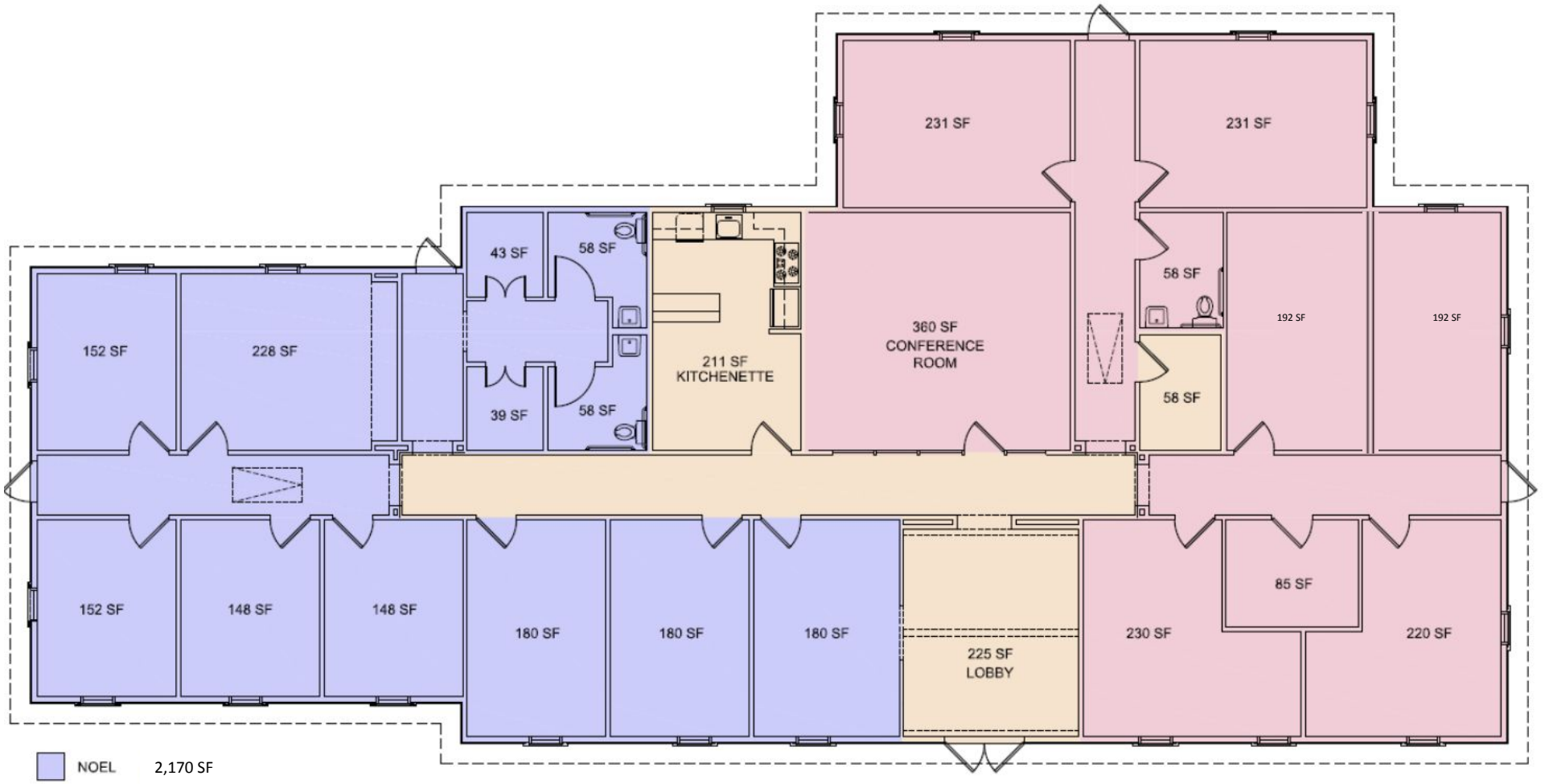
Site Plan



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

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Floor Plan



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