



TURN-KEY NEW CONSTRUCTION OFFICE SPACE FOR LEASE

109 RUE BASTILLE, LAFAYETTE LA 70508



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Overview

AVAILABLE SIZE OPTIONS

1,000 - 4,600 sq. ft.

TOTAL BUILDING SIZE

+/- 4,600 sq. ft. (single-story)

PARKING

23 Parking Spaces= 1/200 Parking Ratio

TURN-KEY LEASE RATE

+/- \$35/sq. ft. Triple Net

*Depending on Size, Buildout, & Lease Term

ESTIMATED TRIPLE NETS

+/- \$6.00/sq. ft./year

TOTAL POPULATION

174,556 (within 15 minutes)

TOTAL HOUSEHOLDS

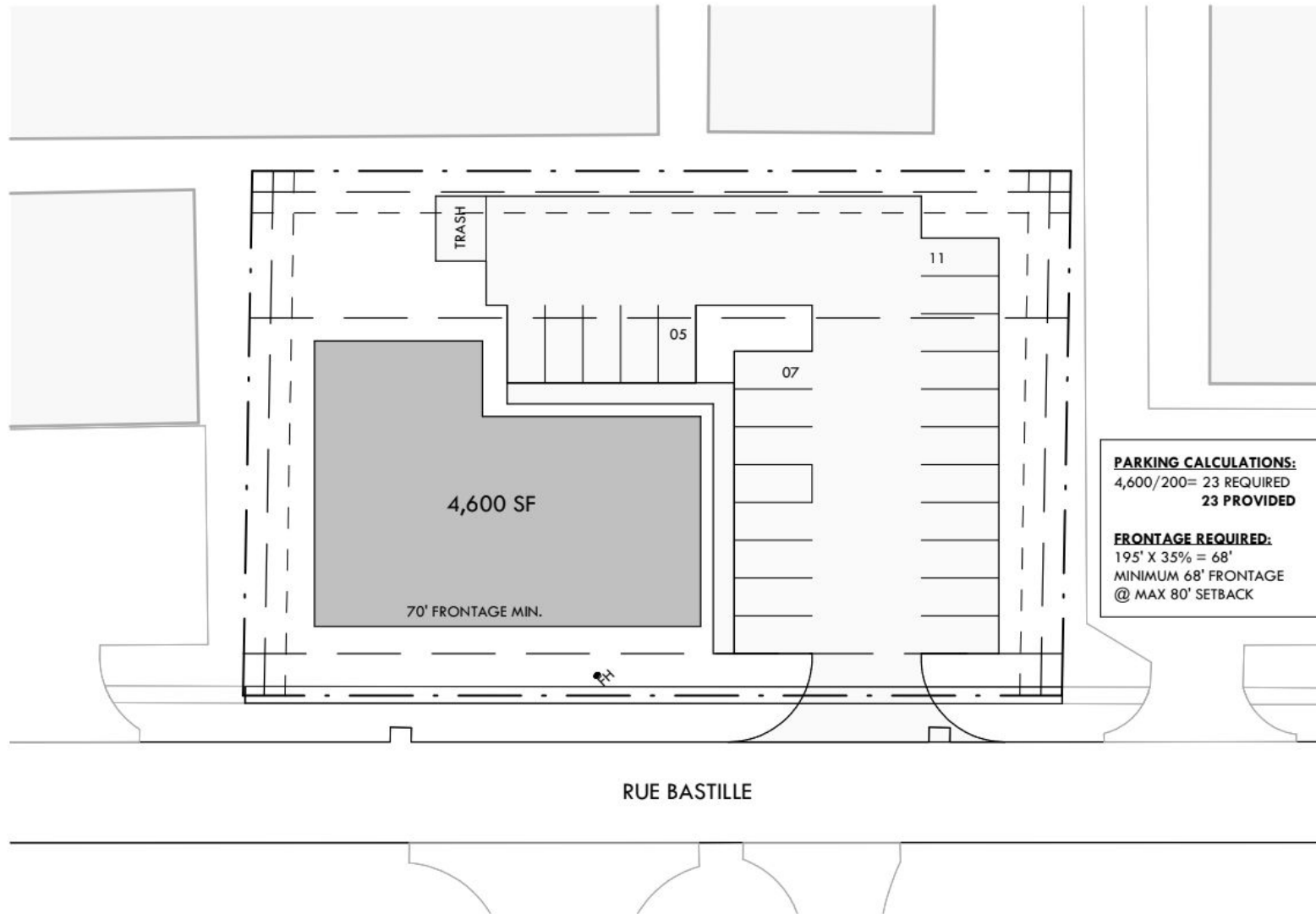
70,344 (within 15 minutes)

MEDIAN HOUSEHOLD INCOME

\$75,531 (within 1 mile)



Preliminary Site Plan



RMA PROJECT NO:
26.082

BANGA RUE BASTILLE

SITE PLAN OPTION

1 ARCHITECTURAL SITE PLAN_OPTION C
A0.3 1" = 40'-0"

ITTER MAHER
ARCHITECTS

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- Map Labels and Business Listings:**
- Top Section:** RIVER RANCH, THE VILLAGE OF RIVER RANCH, CC's, THE FRESH MARKET, MAIN STREET AT RIVER RANCH, Broken Fish Cafe, Lourdes Urgent Care, SOUTHERN VEIN CENTER, UROLOGY OF LOUISIANA, FLOS, Ste. Marie ORTHODONTICS, SOUTHERN UROLOGY, MERCY KITCHEN, CARDIOLOGY SPECIALISTS OF ACADIANA, US HEART & VASCULAR.
 - Center Section:** The Chimes Lafayette, CARRABBA'S ITALIAN GRILL, CVS, Aloft, CHIMES, AGAVE, NATURAL GROCERS, Fidelity, Camellia Blvd, RUE LOUIS XIV, STULLER, 339.
 - Bottom Section:** WHOLE FOODS MARKET, Target, Target, Chime's, PETSMART and Ambassador, NORDSTROM rack, HomeGoods, Marshalls, Costco WHOLESALE, McDonald's, DICK'S SPORTING GOODS, TOPGOLF, The Cajun Table, Women's & Children's HOSPITAL, OUR LADY OF LOURDES Reg'l Medical Ctr, Recently viewed.
 - Other Labels:** Kaliste Saloom Rd, Verot School Road, Failla Rd, Artisan Rd, 3073.

Zoning: CM-1



Flood Zone X



Site Map





Diana Stephens

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