



COMMERCIAL REAL ESTATE SERVICES

NEW CONSTRUCTION MEDICAL/PROFESSIONAL OFFICE FOR LEASE OR SALE

1102 Apollo Rd, Suite 100 Scott, LA 70583



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

1700 KALISTE SALOOM RD, BLDG. 3, SUITE 301, LAFAYETTE, LA 70508

Overview

TOTAL BUILDING SIZE

6,680 SF

AVAILABLE PRIVATE COMMERCIAL SUITE

4,563 SF

BUILDOUT

Medical/Professional

PARKING

22 parking stalls
= 1/207 parking ratio

LEASE RATE

\$36/SF NNN

ESTIMATED TRIPLE NETS

\$4/SF

PURCHASE OPTION

\$507/SF x 4,563 SF
= \$2,313,441.00





Property Highlights

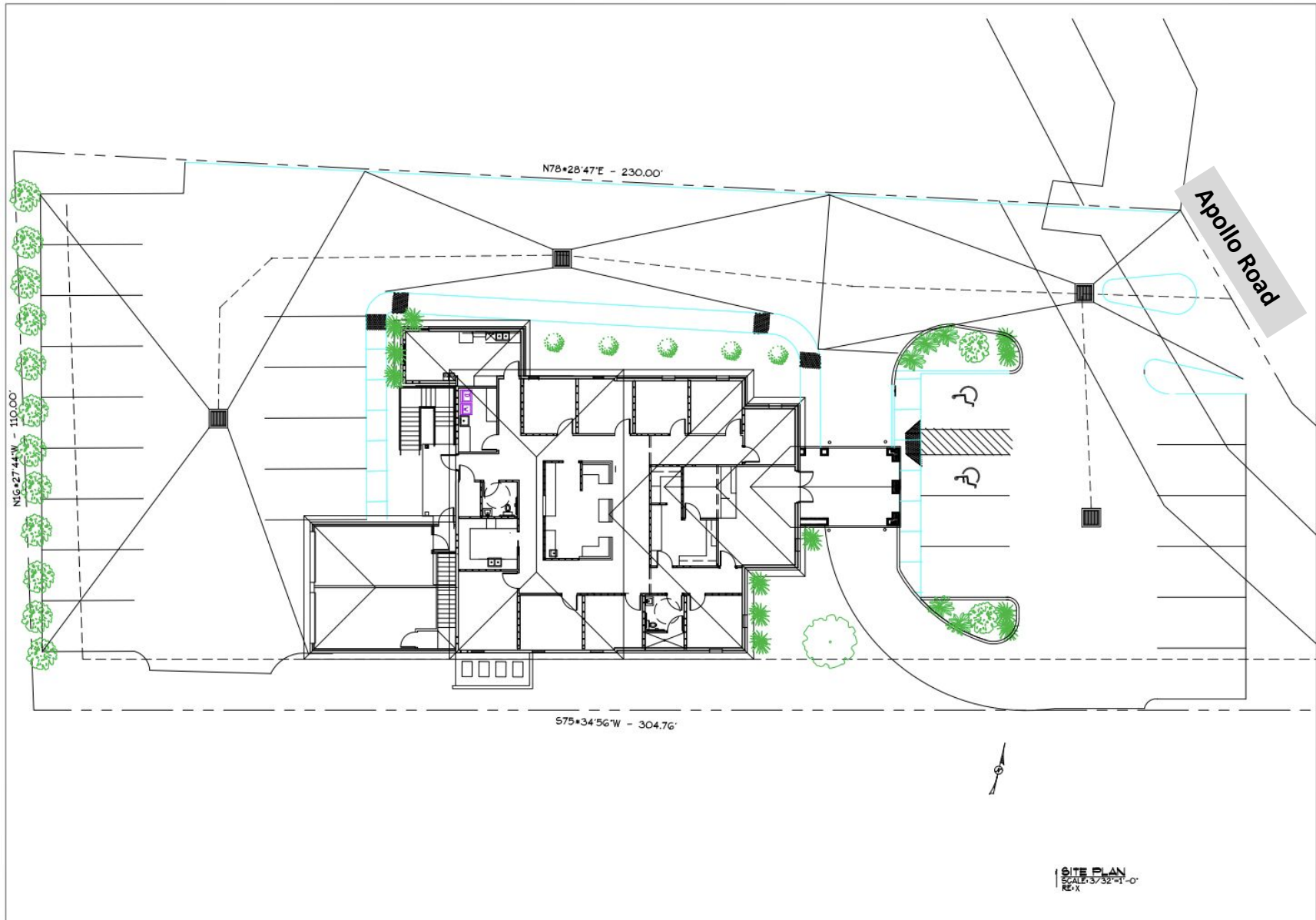
- Lease or own on the new high- demand commercial corridor, Apollo Rd, where the highly sought after West Village neighborhood is under development. Apollo Rd is home to several thriving medical practices and professional offices such as Lourdes Primary Care and Pediatrics, State Farm, First National Bank of Jeanerette, and Fontenot Family Dentistry.
- Completion in 2025
- Suite Features:
 - Waiting Room
 - Receptionist Office
 - (8) Exam Rooms / Private Offices
 - (2) Restrooms
 - Nurses' Station
 - Kitchen
 - Laundry Room
 - Private Office Space
 - Ample Storage Space

Floor Plan



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

Site Plan



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Finishes

Work Area Paint



Front Desk Paint



Consult Floor



Waiting Area



Corridor Floor



Bathroom Tile

Countertop 1



Countertop 2



Work Area Sink



Lab Sink



Kitchen Sink



DIANA STEPHENS

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