



# 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](mailto:DIANA@SCOUTREC.COM) | [SCOUTREC.COM](http://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

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- 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.
- Completed 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

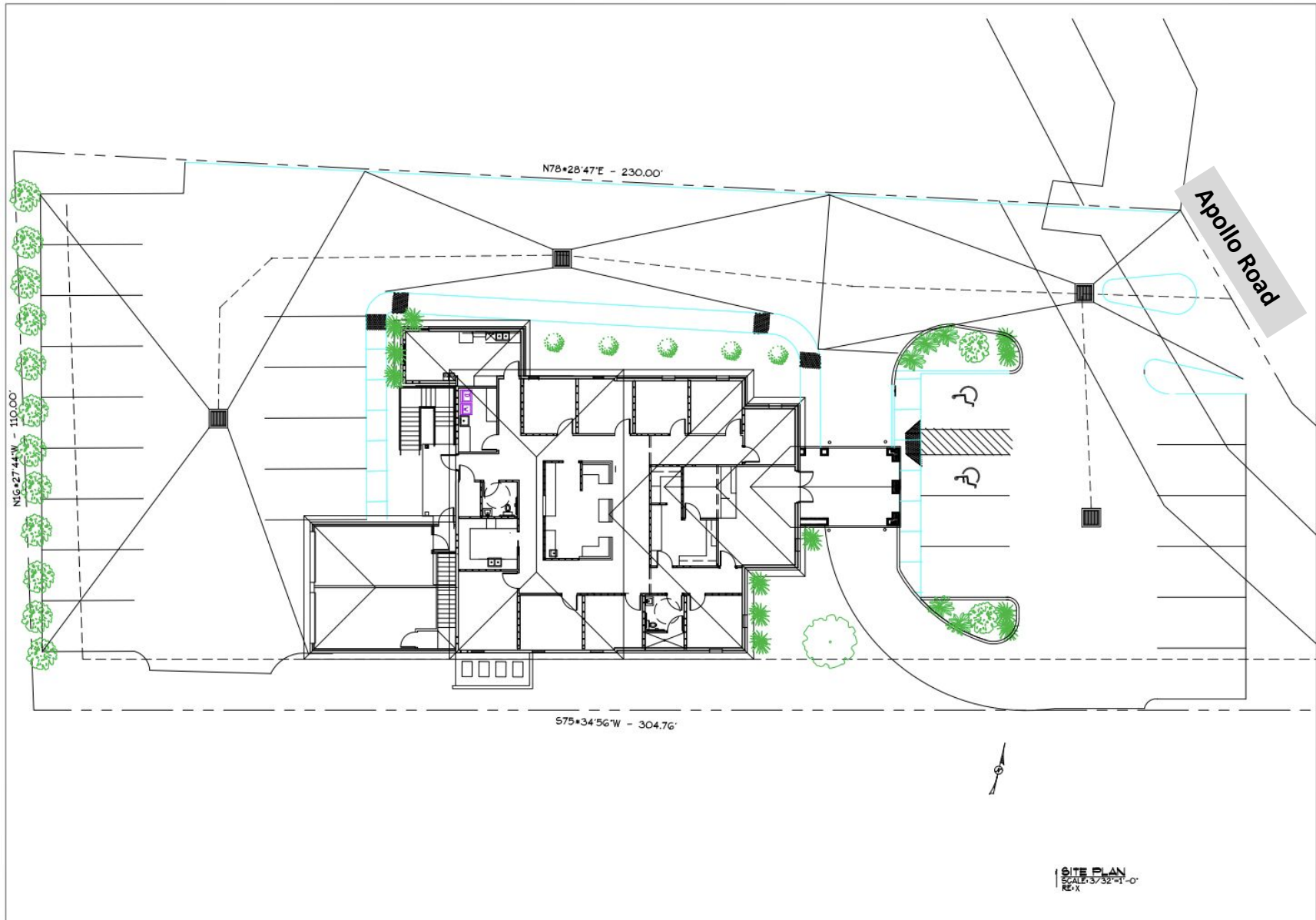
# Floor Plan



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



# Site Plan



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**DIANA STEPHENS**

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**COMMERCIAL SALES & LEASING**

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