



NEW CONSTRUCTION OFFICE SPACE FOR SALE OR LEASE

925 CAMELLIA BOULEVARD LAFAYETTE, LA 70508

TOTAL BUILDING
SQUARE FOOTAGE:
+/-37,500 SF

PRE-LEASING/
PRE-SELLING
OFFICE SUITES
(5,000-37,500 SF)

LEASE RATE:
+/- \$38.00 PSF NNN
(SHELL DELIVERY)
\$45-48 PSF NNN
(TURN-KEY)

PURCHASE PRICE:
+/- \$400 PSF
(SHELL DELIVERY)
\$525-550 PSF
(TURN-KEY)

ESTIMATED
DELIVERY DATE:
12-24 MONTHS



12,500 SF Floor Plate
3-4 Stories Proposed

925 CAMELLIA BOULEVARD

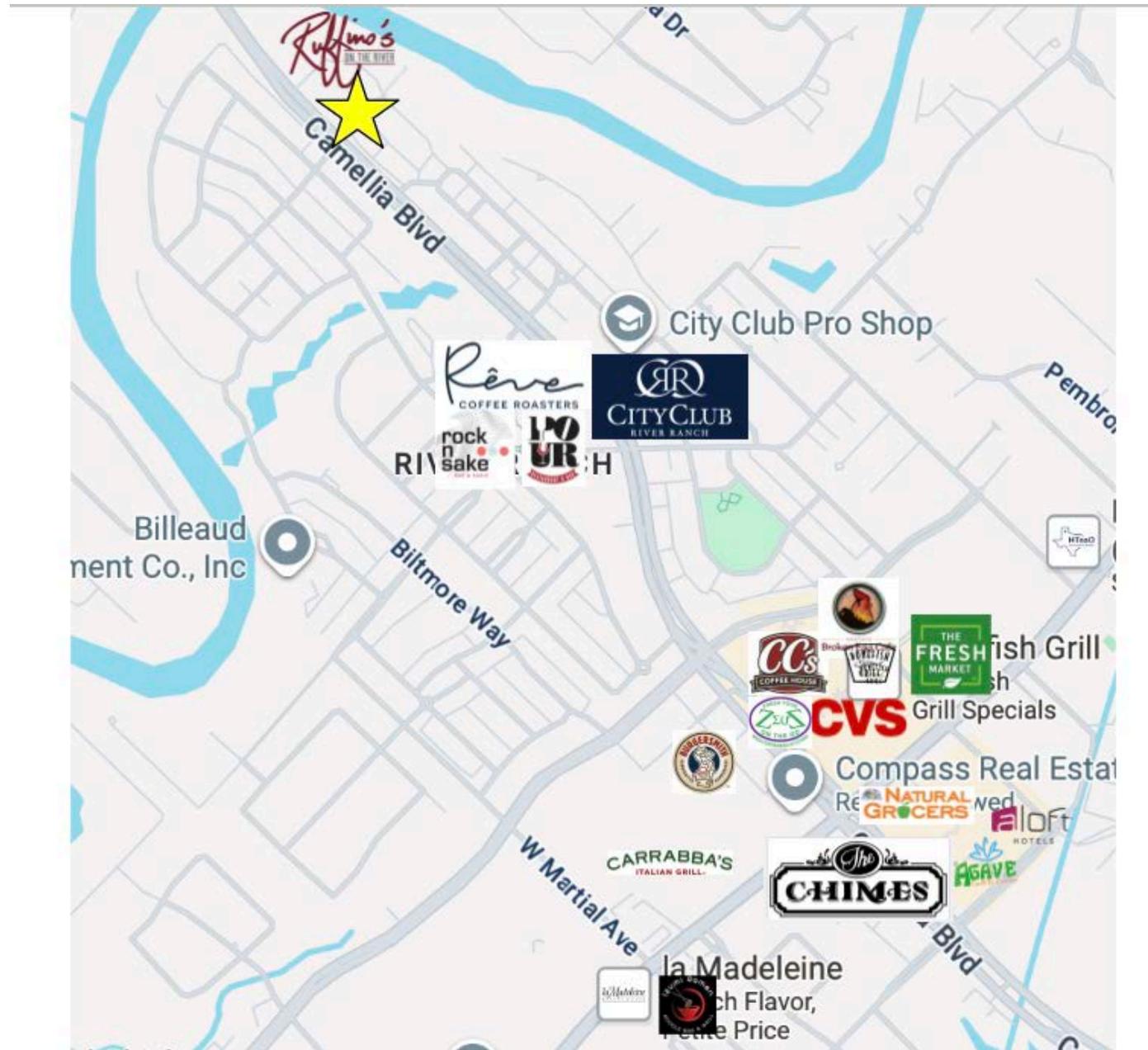
LAFAYETTE, LA 70508

CONVENIENTLY LOCATED
IN THE HEART
OF RIVER RANCH

NEXT DOOR TO RUFFINO'S
ON THE RIVER,
AN UPSCALE RESTAURANT
& BAR

PEDESTRIAN ACCESS TO
SOME OF THE BEST
SHOPPING, DINING,
FESTIVALS AND FUN IN
THE CITY

.5 MILE FROM CITY
CLUB'S FULL SERVICE
HEALTH CLUB & SPA



925 CAMELLIA BOULEVARD

LAFAYETTE, LA 70508

SITE PLAN

CAMELLIA OFFICE PROJECT

CONCEPTUAL SITE PLAN

06.13.19



SHARED PARKING 113 TOTAL COMBINED
PARKING SPACES (OVER 2 CONTIGUOUS LOTS)

925 CAMELLIA BOULEVARD LAFAYETTE, LA 70508

SAMPLE FLOORPLANS

1st Floor

1ST FLOOR - 12,560 GSF
2ND FLOOR - 12,560 GSF
TOTAL - 25,120 GSF



Ritter Maher
ARCHITECTS

2nd Floor

1ST FLOOR - 12,560 GSF
2ND FLOOR - 12,560 GSF
TOTAL - 25,120 GSF



Ritter Maher
ARCHITECTS

925 CAMELLIA BOULEVARD

LAFAYETTE, LA 70508

PRIME RIVER
RANCH
LOCATION

CAMELLIA BLVD
FRONTAGE

WATERFRONT
VIEWS

VIEW TO CAMELLIA BLVD



VIEW TO VERMILLION RIVER



DRIVE-UP PARKING



BEAUTIFULLY LANDSCAPED
COURTYARD WITH
MATURE LIVE OAK



925 CAMELLIA BOULEVARD

LAFAYETTE, LA 70508



DIANA STEPHENS

COMMERCIAL SALES & LEASING

M: 225-235-5755

DIANA@SCOUTREC.COM

DIANA STEPHENS | OWNER/AGENT

OFFICE: (337) 443-0880

DIANA@SCOUTREC.COM