



MEDICAL OFFICE SPACE FOR LEASE

105 Patriot Ave, Suites 101 & 105, Lafayette, LA 70508



617 S BUCHANAN ST., LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Overview

SUITE 101

4,957 SF (1st Floor)

SUITE 105

2,626 SF (1st Floor)

LEASE RATE

\$32.00 PSF Full Service

PARKING

116 Spaces

LEASE TYPE

Full Service

(INCLUDES Base Rent, Property Taxes,
Building Insurance, Interior/Exterior CAM,
Utilities, & Janitorial)

TOTAL POPULATION

14,500 (within 1 mile)

88,100 (within 3 miles)

170,200 (within 5 miles)

MEDIAN HOUSEHOLD INCOME

\$94,900.00 (within 1 mile)

85,400 (within 3 miles)

73,200 (within 5 miles)



SUITE 101



SUITE 105



SUITE 103



COMMON AREA

Property Highlights

Opportunity to lease medical office space off Kaliste Saloom Rd., located on the hard corner of Patriot Avenue and Republic Avenue.

The spacious 2-story building features individual private medical office suites along the perimeter connected by common area in the middle servicing both floors.

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)





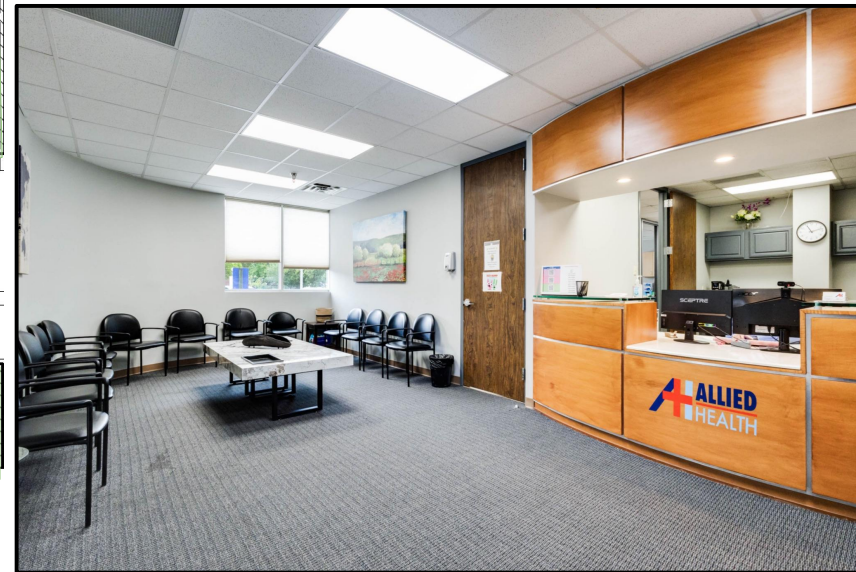
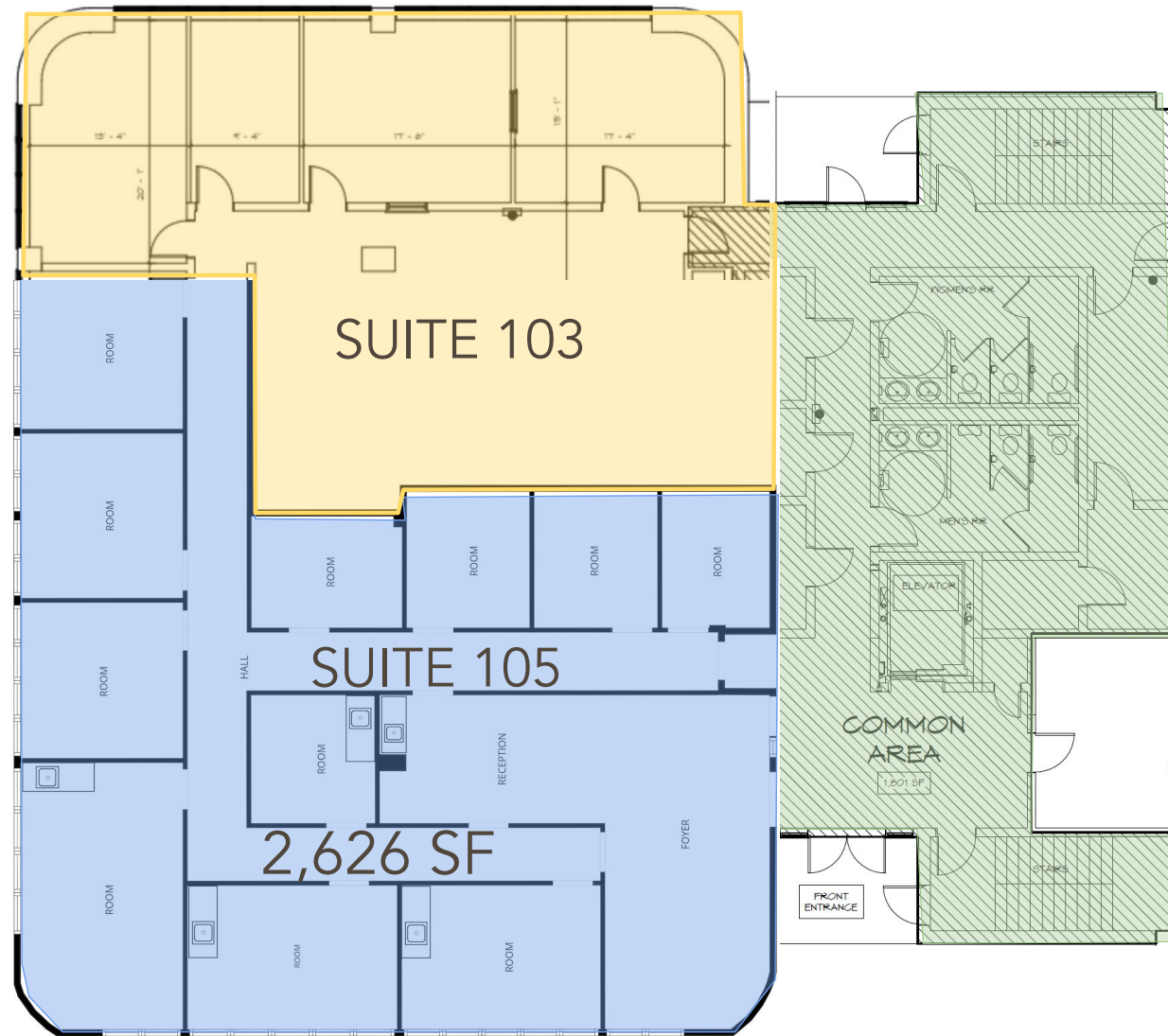






Suite 105 Floor Plan

2,626 SF



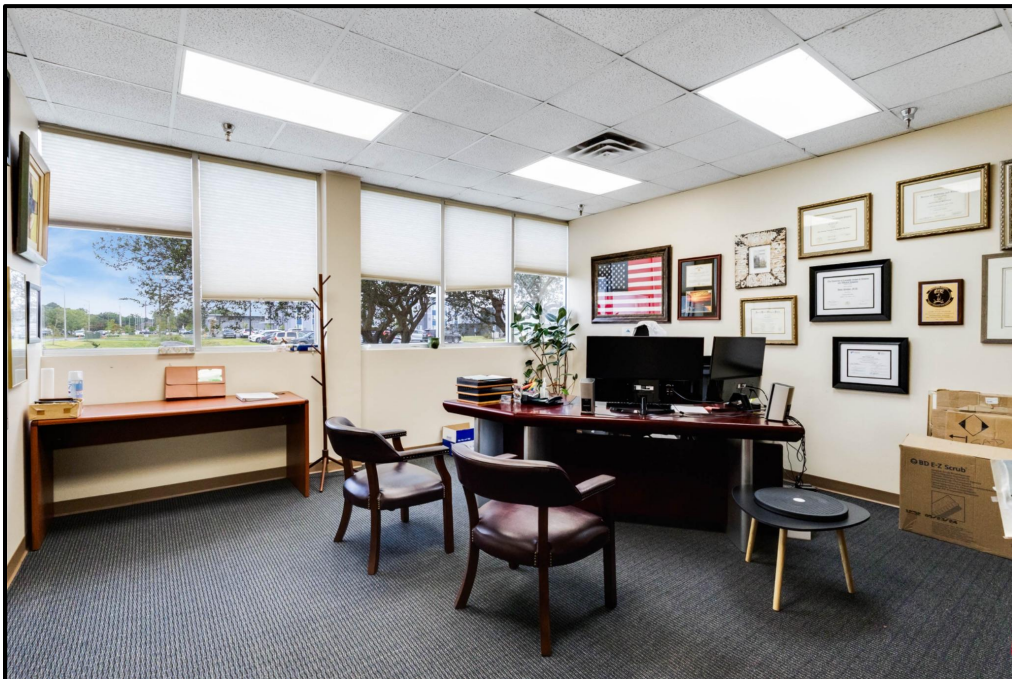
SUITE 105

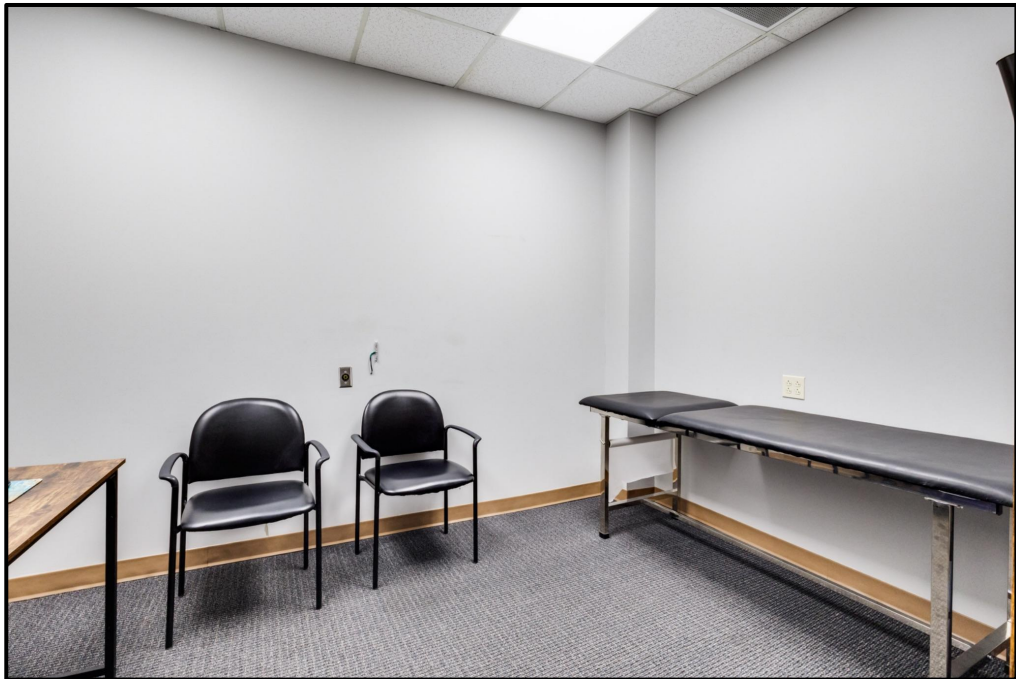


SUITE 103



COMMON AREA









DIANA STEPHENS

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