

For Sale

1800 Ryan Street, LAKE CHARLES, LA 70601

Multi-tenant office building with one 3,411 square foot suite currently available



Multi-Suite Office Building In Prime Location

Seize the opportunity to secure prime commercial office space at 1800 Ryan Street—a 13,875 square-foot, multi-suite building strategically located between I-10 and I-210.

Perfectly positioned in the heart of Lake Charles, this property is close to city and parish government offices, the financial district, shopping, restaurants, the downtown development zone, and the Christus Ochsner Hospital and medical community.

The building boasts six suites, five of which are leased, making this a highly desirable investment in a popular, high-traffic area.

Constructed with durable brick and stucco, the property holds a prominent corner presence at the intersection of Ryan Street and 10th Street.

Until the available suite is rented, this offering presents an opportunity for an owner-investor to utilize the vacant suite. If the business does not require 3,411 SqFt, the floorplan allows for individual office rentals.

Mary Kay Hopkins, Broker

120 Dr. Michael DeBakey Dr.
Lake Charles, LA 70601
337.439.1079 | mkh@mkh.com
Licensed by the Louisiana Real Estate Commission

Offering Summary

Sale Price:	\$1,590,000
Building Size, Rentable:	13,875 SqFt
Building Size, Total	15,841 SqFt
Number of Suites:	6
Number of Current tenants:	5
Approx Lot Size:	1.26 Acres
Approx Lot Dimensions:	199x271
Parking Spaces:	65 total
Approximate year built:	1980
2023 NOI:	\$80,513.62
2023 Cap Rate:	5.06%

Schedule An Appointment

To view, contact your Realtor or MK Hopkins. Please provide 24 hour notice..

Financial Data

- Profit and Loss Statement and Rent Rolls available.



01/22/2025

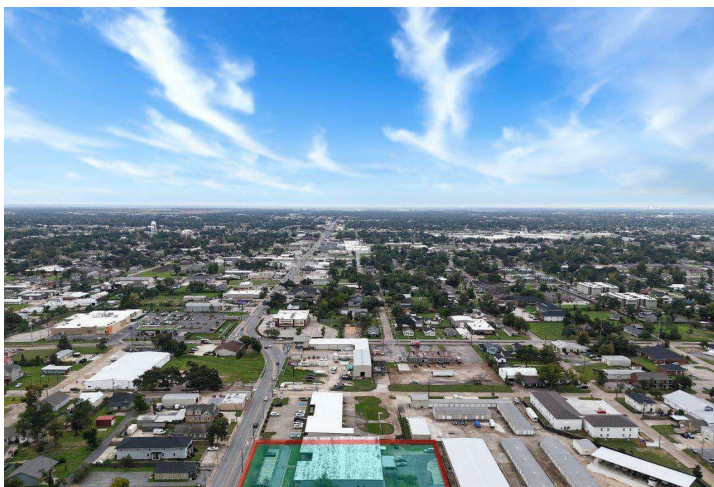
Property Information And Highlights



Drone image facing North toward downtown & I-10



Drone image facing N/NW and Hospital & Medical Offices



Drone image facing South toward mid-city and I-210

Property Highlights

- Easy access to I-10, I-210, Downtown Lake Charles, City and Parish Government Offices, Hospital & Medical Community, Financial & Professional Offices as well as retail and restaurants.
- Well maintained office building offering 6-suites
- 13,875 Square Feet Heated and Cooled
- 15,841 Total Square Feet
- 65 Parking Spaces with two covered
- Attractive exterior that includes a covered walkway across the entire front of the building.
- All but one unit, Suite 106, are leased based on a modified Gross Lease.
- One tenant leases Suites 103 and 104.
- Buyer can utilize all of the current vacant suite offering 3411 Square Feet or lease all or a portion to one or more tenants. See the included floorplan for details.
- Partially renovated in 2020, including a new roof. When the roof was replaced, a slight pitch to the roof was added.
- The monument sign at the corner of Ryan and 10th provides 6 spaces.
- Zoned Business and Mixed Use
- Currently leased for use as general office space
- The 65 parking spots are located on the front, North side, and rear (West). The current leases allow for two parking spots per tenant in the front.
- Built approximately 1980 by F. Lisle "Pete" Peters
- A recap of the 2023 Profit and Loss statement follows. The detailed P&L is available for review and the 2024 P&L will be made available upon completion.
- The current Rent Roll with one vacancy is also available for review.
- At 100% occupancy and at current rental rates, the gross income potential is \$199,003.32
- Please allow 24 hour notice for showings.

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2023 Profit And Loss Recap

The complete P & L is available

Income Summary

Gross Income, 2023	\$155,915
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Expenses Summary

Utilities (Electricity, Sanitation, Water)	\$24,799
General & Administrative including Management Fees	\$9,216
Lease Commissions	\$13,290
Repairs & Maintenance	\$11,044
Taxes and Insurance	\$17,053
Operating Expenses	\$75,401
Net Operating Income	\$80,514



Left to Right: Suite 106 (available) and 102 w/103 and 104 thru double door

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Projected Rent Roll If 100% Occupied

Includes Suite 106 which is currently on the market for lease

Suite	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
102	1,774 SF	11.46%	\$13.75	\$24,393	1/31/26
103/104	5,241 SF	33.86%	\$15.36	\$80,502	7/1/25
105	1,288 SF	8.32%	\$13.75	\$17,710	11/14/26
106 Vacant	3,400 SF	21.96%	\$13.93	\$47,362	-
107	1,953 SF	12.62%	\$14.54	\$28,397	3/31/26
Totals	13,656 SF	88.22%	\$71.33	\$198,364	
Averages	2,731 SF	17.64%	\$14.27	\$39,673	



Suite 105 is to the right of the double doors. Suite 107 is to the right of 105. It features a front and side door. All leased.

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Footprint For Entire Building

1800 Ryan St, Lake Charles, LA 70601

SKETCH/AREA TABLE ADDENDUM

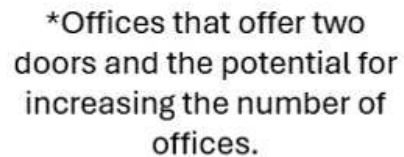
SUBJECT INFO			
File No.:	Parcel No.:		
Property Address: 1800 Ryan St. (Complete Building)			
City:	County:	State:	ZipCode:
Owner:			
Client: M.K. Hopkins		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

Total Office Space: 13,875sf
Total Building Area: 15,841sf

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3411 SqFt +/-



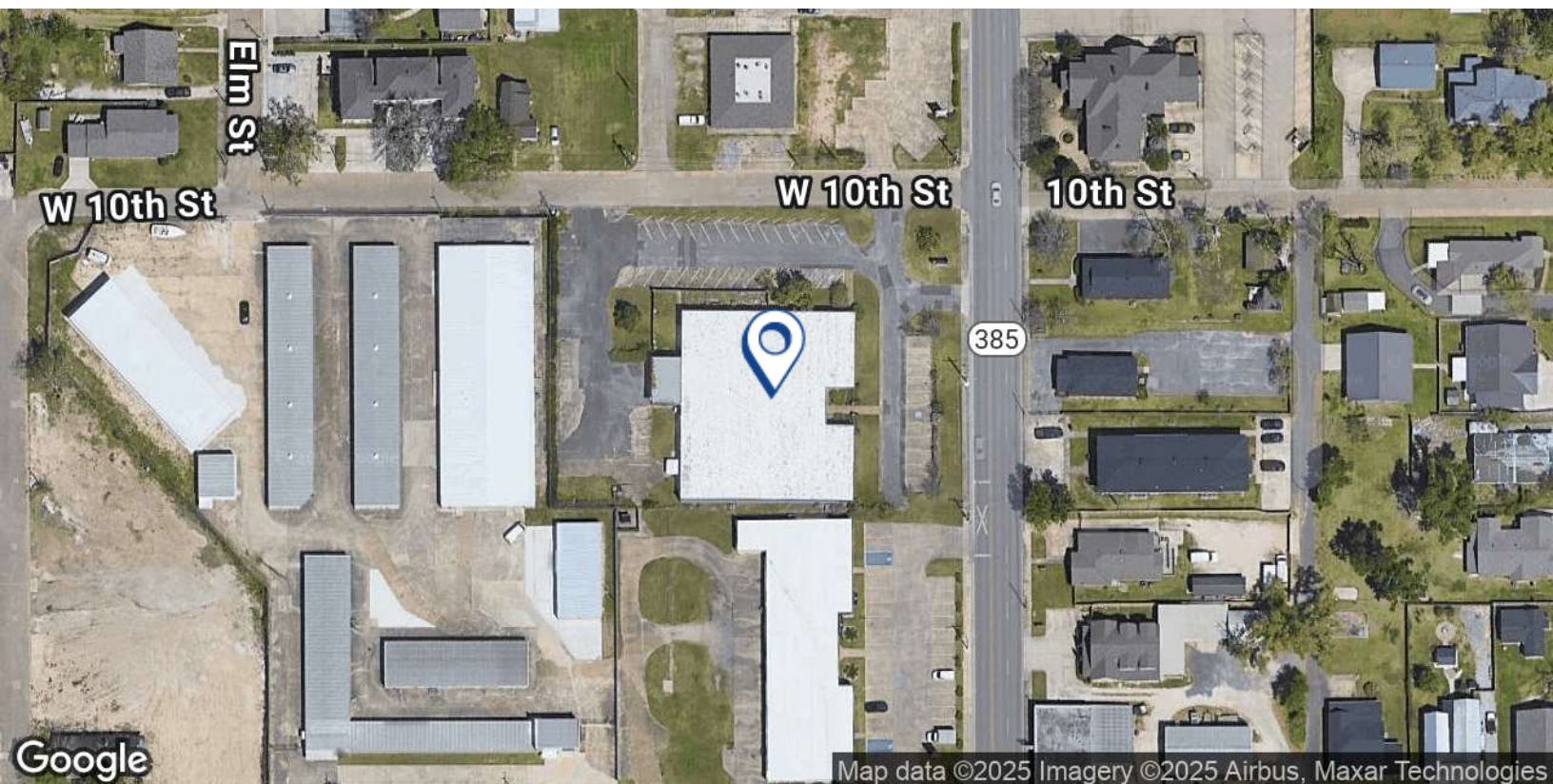
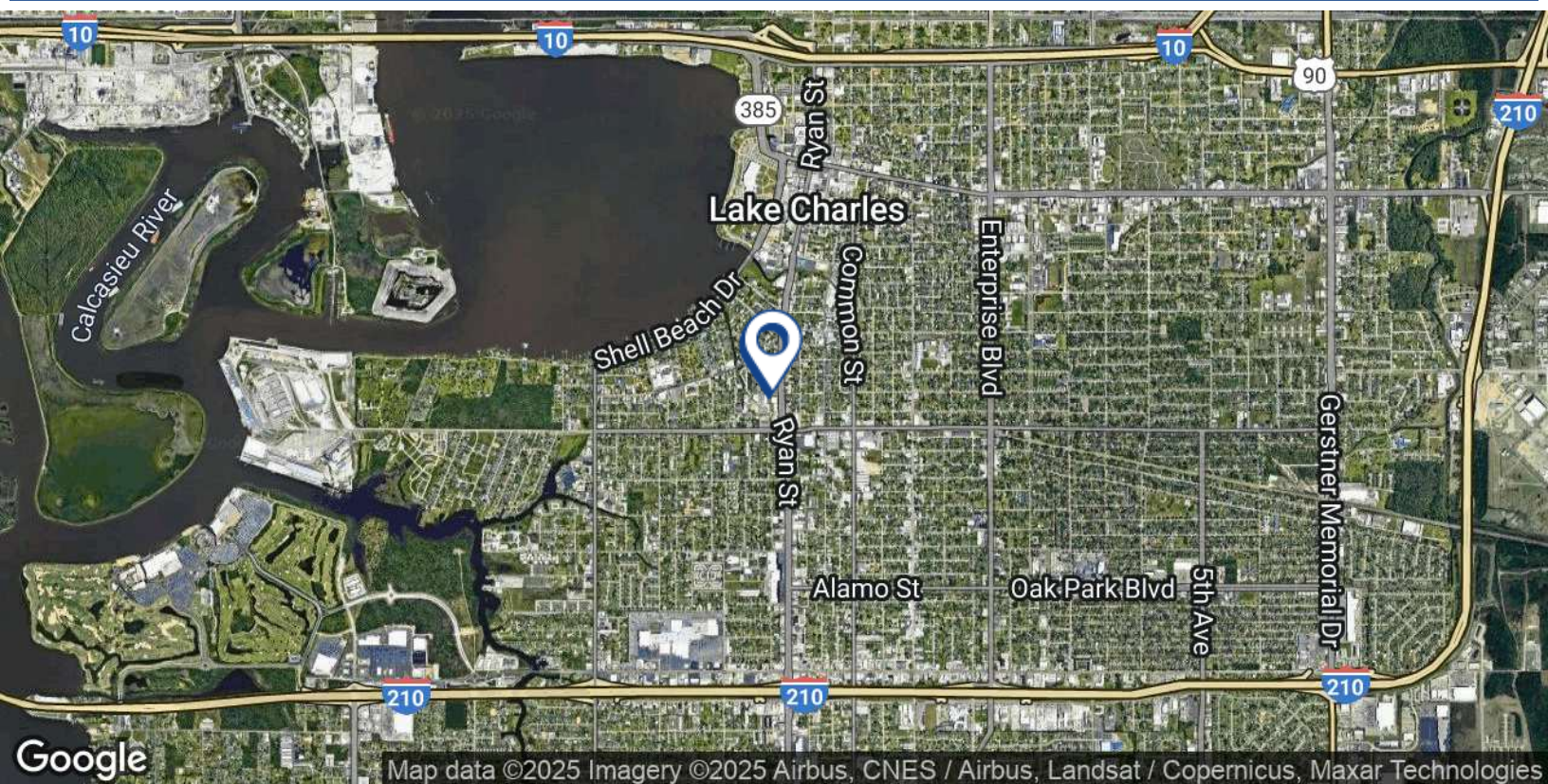
Square Footage and Measurements are Estimated and NOT guaranteed.

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1800 Ryan Street

Location Map

Easy access to Medical, retail, offices, Restaurants, Downtown, I-10 and I-210



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