



PROPERTY ONE

FOR LEASE

1305 DEREK DRIVE

Hammond, LA 70403

Presented by:

DAVID DA CUNHA

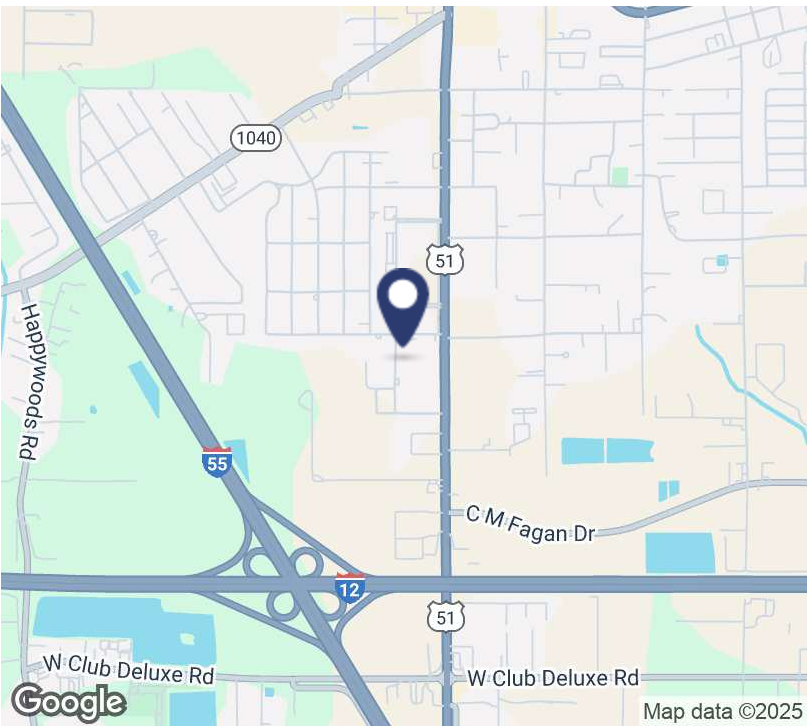
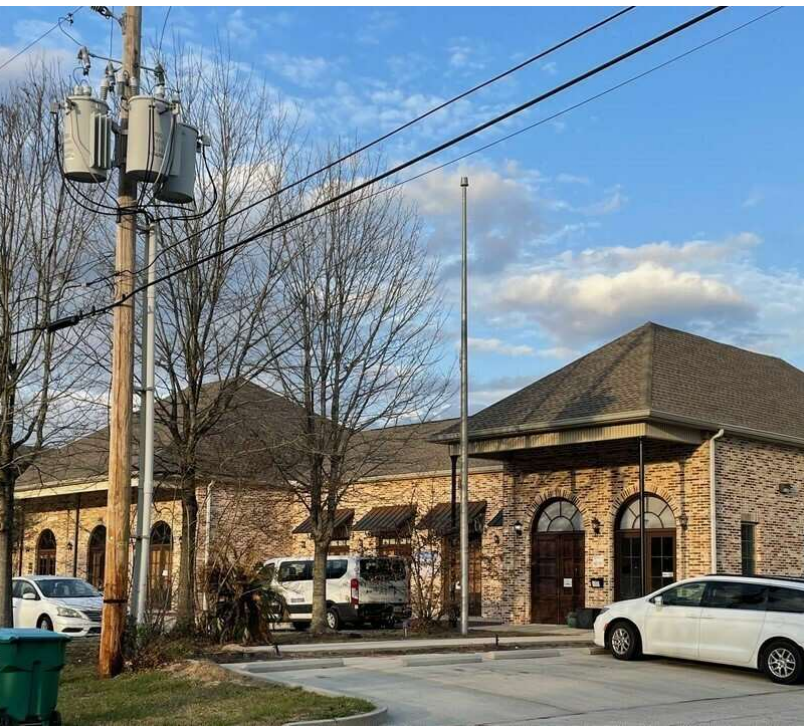
504.681.3400

LA #47108

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1305 DEREK DRIVE

Hammond, LA 70403



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	8,800 SF
Available SF:	1,274 - 3,466 SF
Lot Size:	0.7 Acres
Year Built:	2010
Zoning:	Commercial
Market:	Hammond

PROPERTY OVERVIEW

Introducing a prime opportunity for your business at our classic single story office building. Boasting traditional french chalet style architecture, efficient floor plans, and proximity to medical and retail related businesses, this property is designed to elevate your work environment. Enjoy ample parking, high-speed internet connectivity, and customizable spaces tailored to fit your unique business needs. With proximity to major transportation routes and a strategic location within the city of Hammond, this property offers unparalleled convenience for both clients and employees. Elevate your business presence in a space designed for success, and discover the limitless potential this property has to offer.

PROPERTY HIGHLIGHTS

- Classic architecture
- Efficient floor plans
- Ample parking
- High-speed internet connectivity
- Customizable spaces
- Strategic location
- Professional environment

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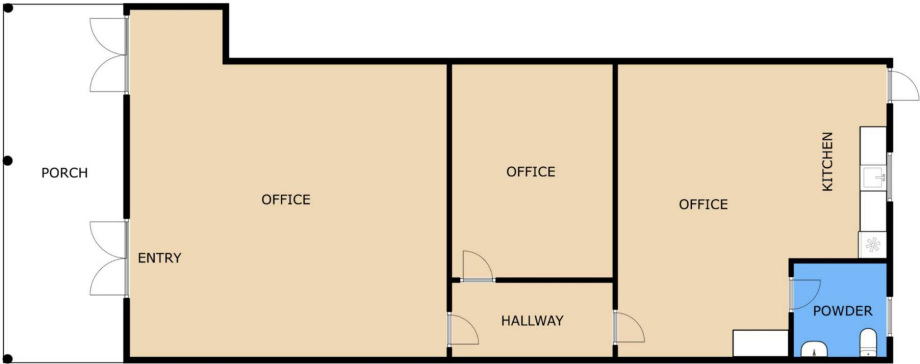
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1305 DEREK DRIVE

Hammond, LA 70403

Suite 4



LEGEND

Sizes And Dimensions Are Approximate, Actual May Vary

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,274 - 3,466 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Suites 5-6



LEGEND

Sizes And Dimensions Are Approximate, Actual May Vary

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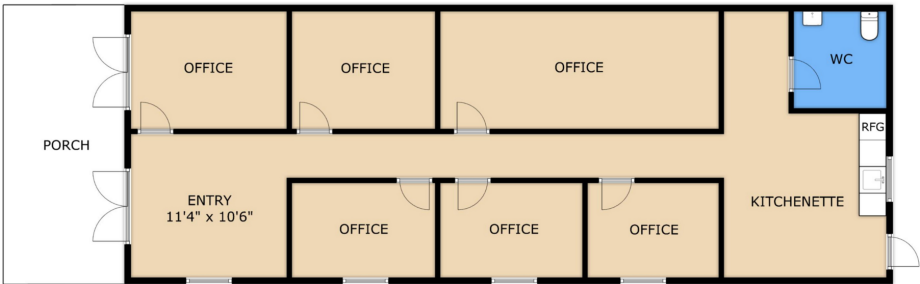
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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1305 DEREK DRIVE

Hammond, LA 70403

Suite 7



LEGEND

Sizes And Dimensions Are Approximate, Actual May Vary

LEASE INFORMATION

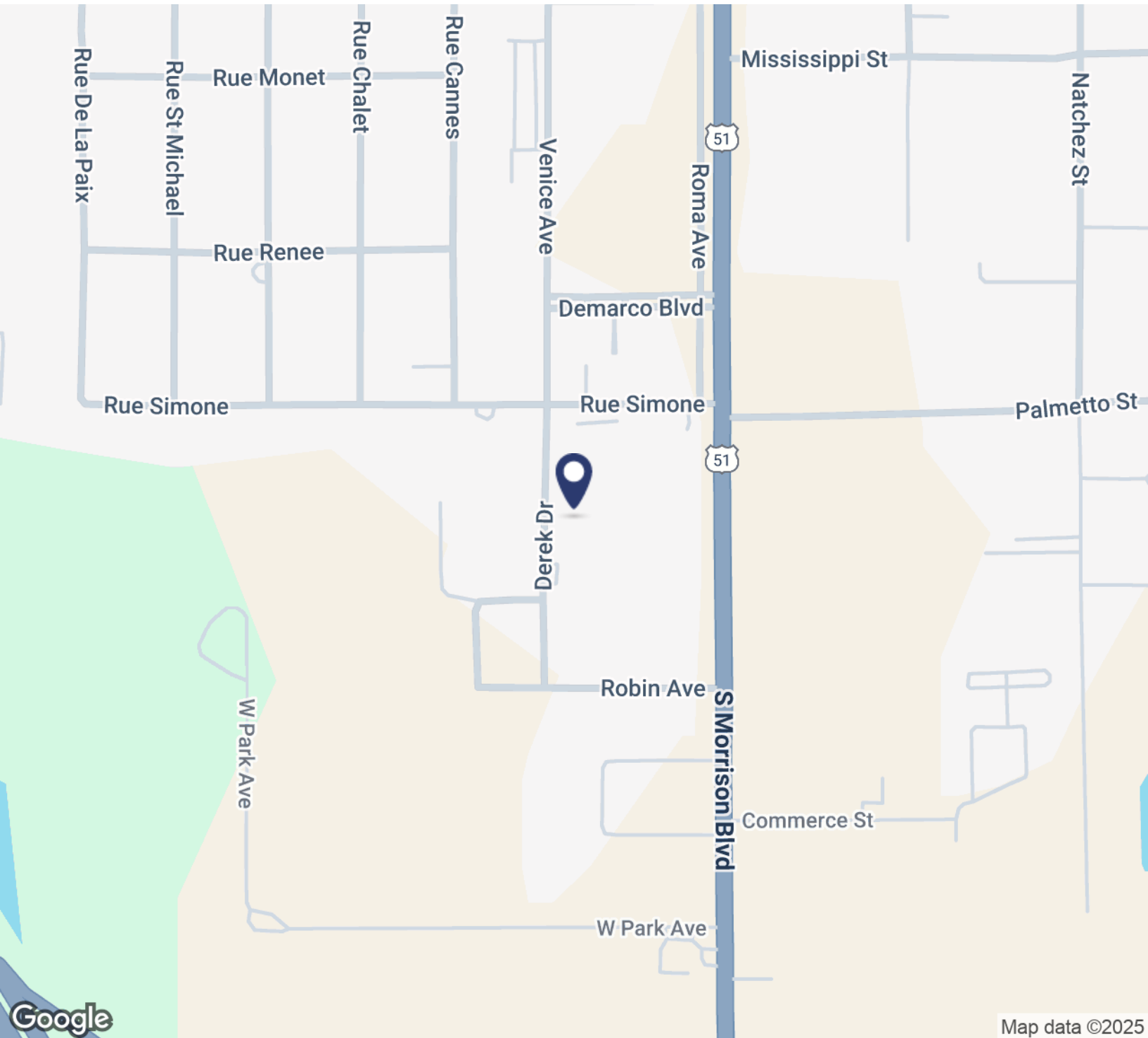
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AVAILABLE SPACES

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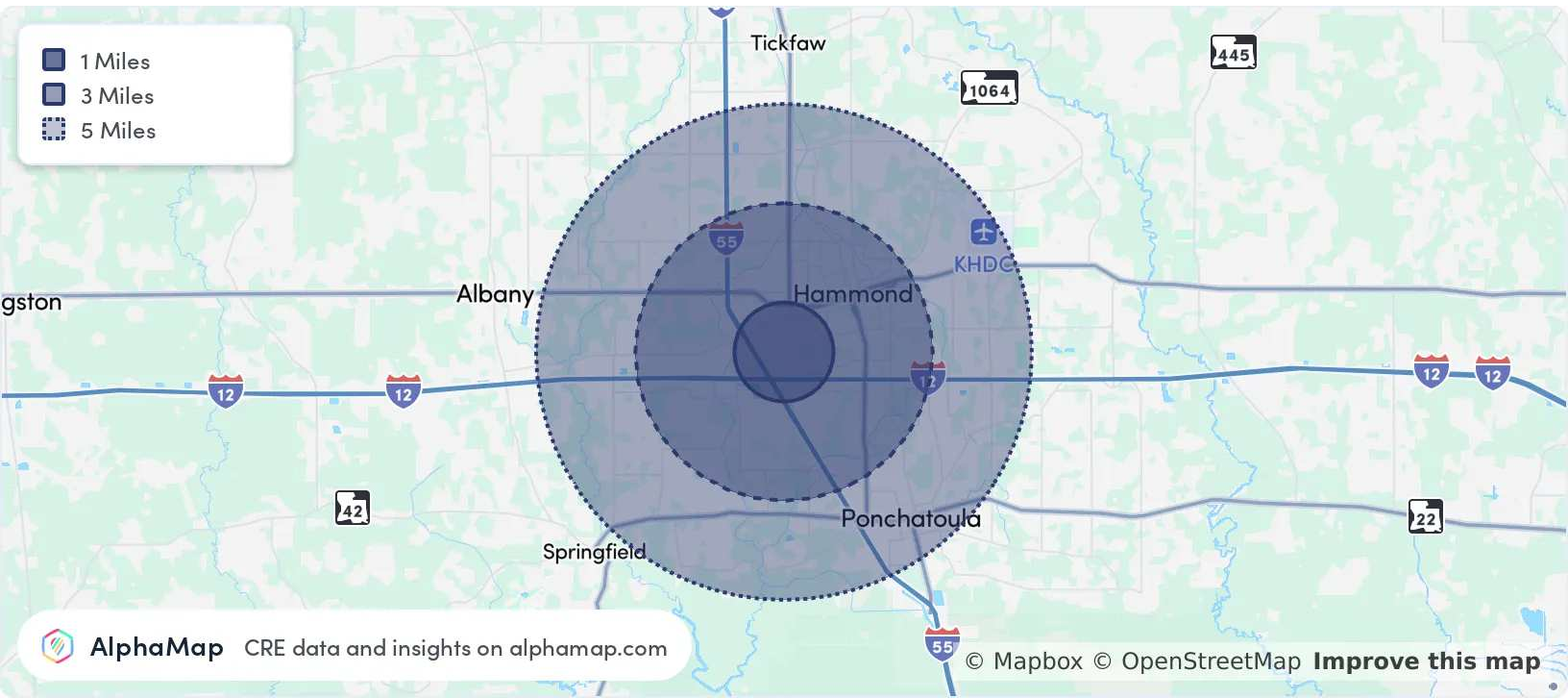
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,917	32,235	65,596
Average Age	40	37	38
Average Age (Male)	37	36	37
Average Age (Female)	41	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,449	12,359	25,761
Persons per HH	2.7	2.6	2.5
Average HH Income	\$62,879	\$68,238	\$72,136
Average House Value	\$239,312	\$236,832	\$246,933
Per Capita Income	\$23,288	\$26,245	\$28,854

Map and demographics data derived from AlphaMap



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

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