

FOR SALE & LEASE

1305 Derek Drive

HAMMOND, LA 70403

PROPERTY ONE

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FOR SALE & LEASE

1305 DEREK DRIVE, HAMMOND, LA 70403

PROPERTY ONE



PROPERTY DESCRIPTION

Positioned for a wide range of office investment strategies, 1305 Derek Drive presents an excellent opportunity to acquire a well-maintained single-story office building in excellent condition. Built in 2010, this 8,720 RSF property features 7 units within a classic garden-style brick veneer design that delivers lasting curb appeal and professional presence. The 3 currently vacant units are contiguous and can either allow for lease up opportunity or space for Owner/Occupant.

The building offers efficient floor plans, ample surface parking with 50 spaces, paved access, and Commercial zoning. Its traditional French chalet style architecture helps distinguish the asset, while the one-story configuration supports convenience and functionality for tenants. This offering combines quality construction, practical layout, and strong flexibility in an established office building format.

PROPERTY HIGHLIGHTS

- Excellent condition single story office building containing approx. 8,720 RSF
- Flexible 7-unit configuration fit for investor or owner-user strategies; 3 units are available now
- Garden-style brick veneer facade in Chalet style design for professional curb appeal
- Upside to lease or owner occupy 2,200 SF (contiguous)
- 31 parking spaces and paved access for smooth circulation

OFFERING SUMMARY	
Sale Price:	$1,395,000
Lease Rate:	$17.50 SF/yr (NNN)
Number of Units:	7
Available SF:	1,363 - 2,192 SF
Lot Size:	0.7 Acres
Building Size:	8,720 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	384	1,449
Total Population	223	1,125	3,917
Average HH Income	$70,227	$68,066	$62,879

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5 Reasons to Purchase/Lease 1305 Derek Drive

PROPERTY ONE

Professional, Timeless Architecture

Stand out with a French-chalet inspired single story office building that provides a polished, professional presence—ideal for medical, financial, and professional service businesses.

Efficient, Flexible Layouts

The two remaining (adjacent) spaces have efficient floor plans that can be customized to meet your business needs—whether you're growing, rightsizing, or upgrading your office footprint.

Prime Hammond Location

Position your business minutes from Hammond Square, I-12, and I-55, offering exceptional convenience for employees, patients, and clients.

Easy Access & Abundant Parking

Enjoy ample onsite parking and effortless access from a thriving commercial corridor—removing friction for your customers and staff.

Modern Connectivity & Business-Ready Infrastructure

With reliable high-speed internet and move-in-ready spaces, you can get set up quickly and start operating without delay.

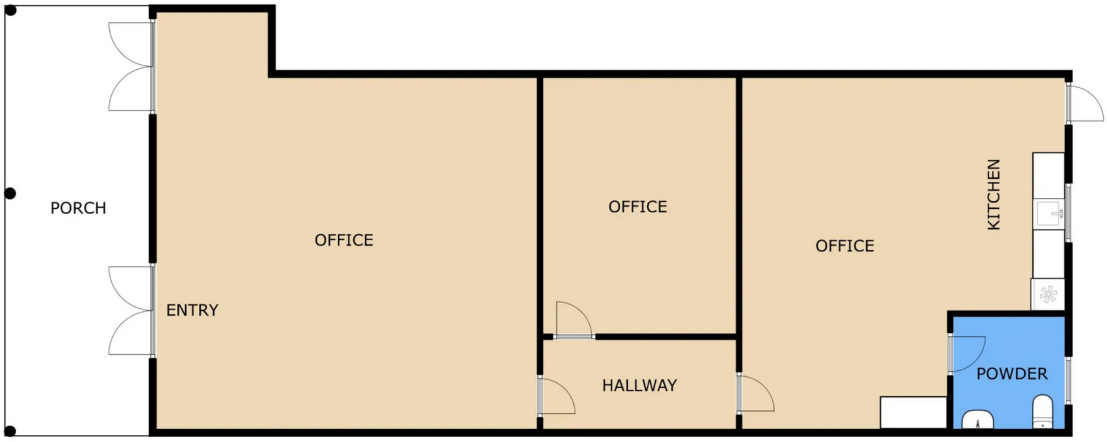


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Suite 4



Sizes And Dimensions Are Approximate, Actual May Vary

LEASE INFORMATION

Lease Type:	NNN	**Lease Term:**	36 to 60 months
Total Space:	1,363 - 2,192 SF	**Lease Rate:**	$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION

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Suites 5-6



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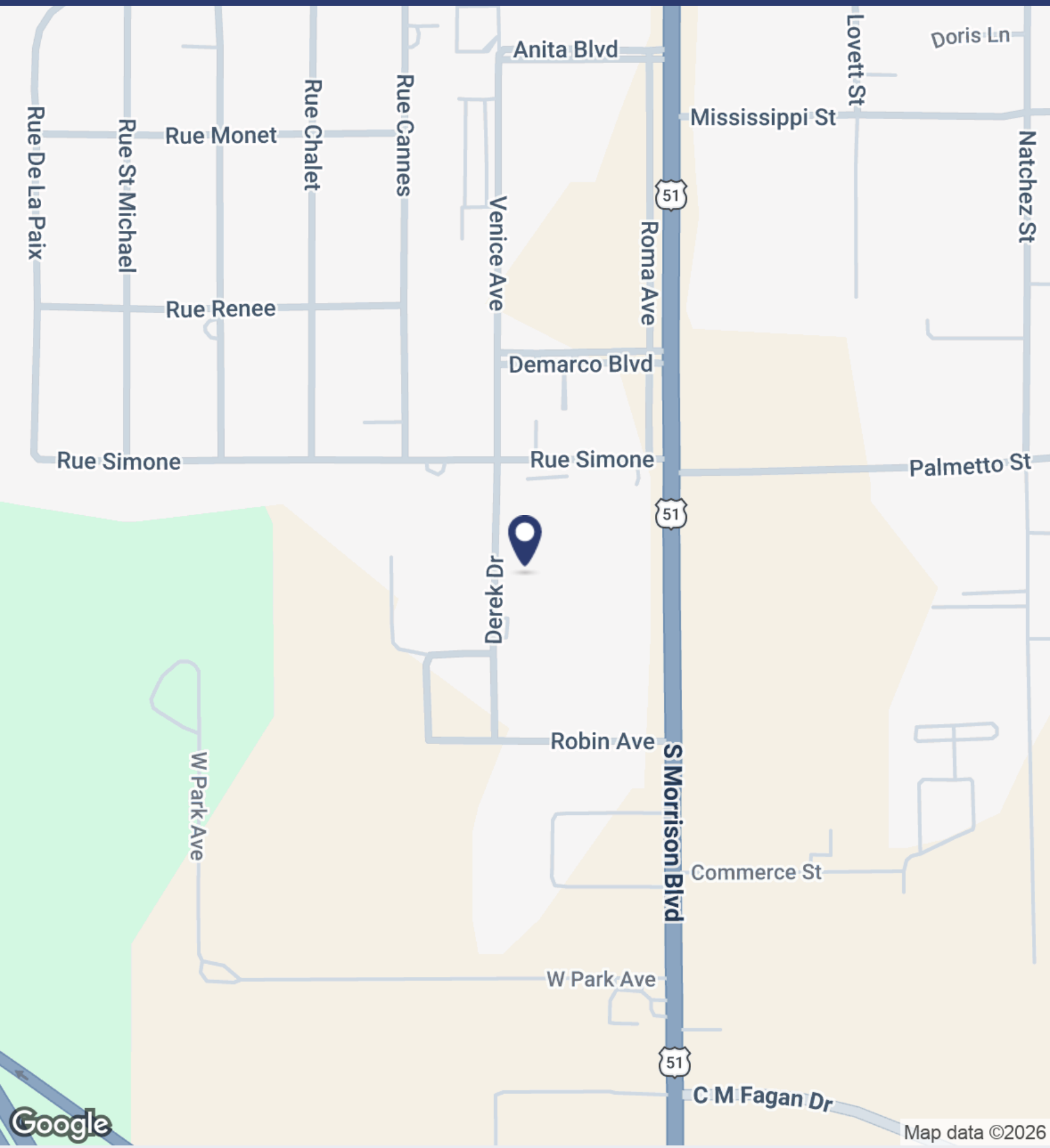
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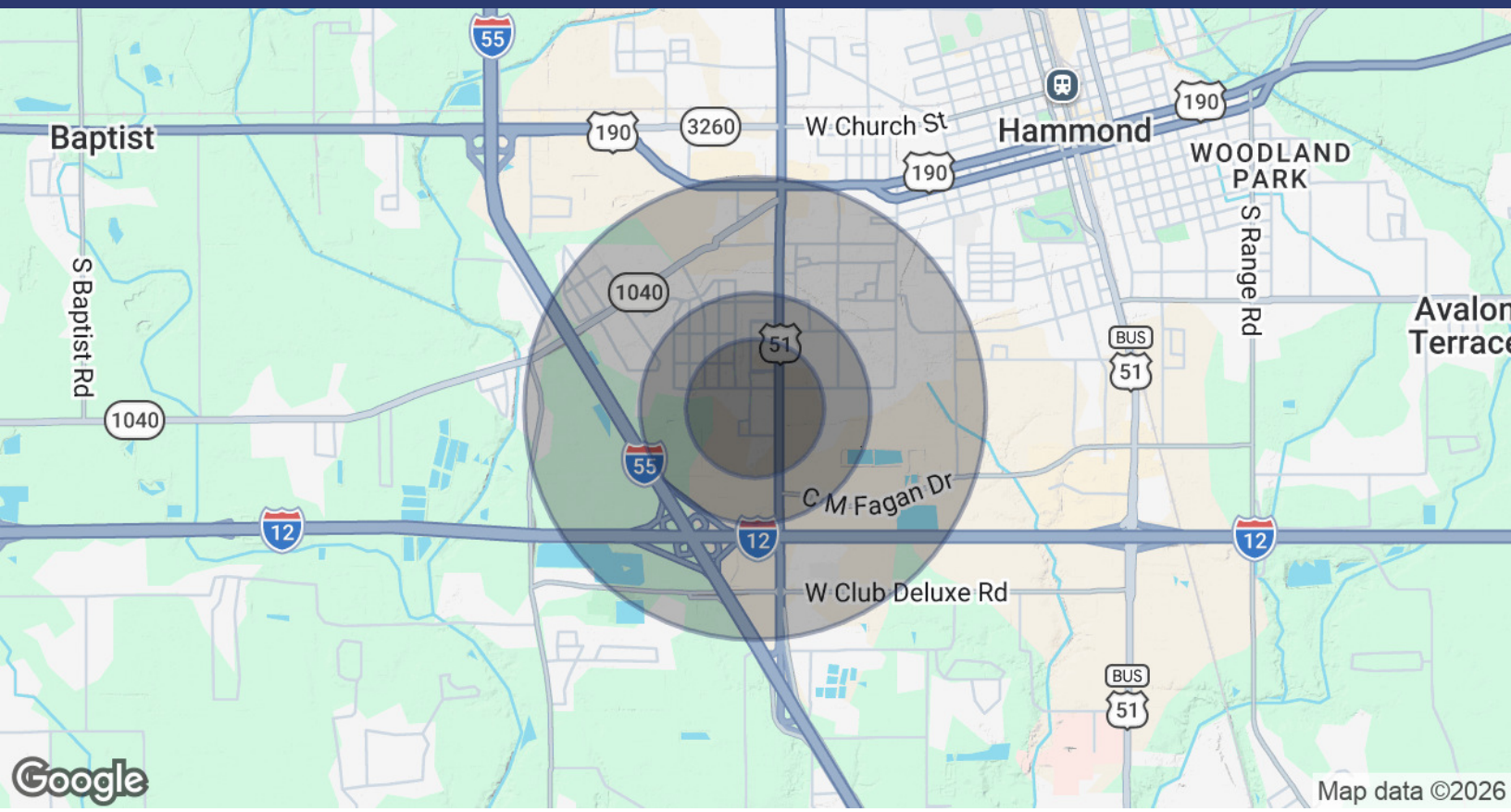
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	1,125	3,917
Average Age	41	41	40
Average Age (Male)	39	39	37
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	384	1,449
# of Persons per HH	3	2.9	2.7
Average HH Income	$70,227	$68,066	$62,879
Average House Value	$224,842	$234,919	$239,312

2020 American Community Survey (ACS)

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:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

PRESENTED BY

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