

NAI Rampart

FOR SALE

OFFICE / FLEX

DOWNTOWN LAKE CHARLES · OWNER-USER OPPORTUNITY

927–931 Hodges Street

931 Hodges St, Lake Charles, LA 70601

PRESENTED BY

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PROPERTY DESCRIPTION

Downtown Corner Office/Flex on 0.41 Acre

A single-story, approximately 7,297 SF office/flex building at the northeast corner of Hodges and Kirby Streets. Formerly the Port Printing facility, it includes office, reception, production, storage and support areas, plus an on-site concrete parking area.

Connected frame and metal sections, including an approximately 3,000 SF metal portion with a 12-foot eave, suit professional office, creative production, service, training, nonprofit or light-flex users, subject to zoning and approvals.

BUILDING	LOT	ZONING
7,297 SF	0.41 Acres	T-4



OFFERING SUMMARY

SALE PRICE	$720,000
PRICE / SF	$98.67
BUILDING SIZE	7,297 SF
ZONING	T-4 Urban Transect
FLOOD ZONE	X

PROPERTY HIGHLIGHTS

- Corner site at Hodges and Kirby Streets
- 3,000 SF metal section with 12' eave
- Approx. 5,481 SF concrete parking area
- Charpentier Historic District, near CBD and courthouse

FOR MORE INFORMATION

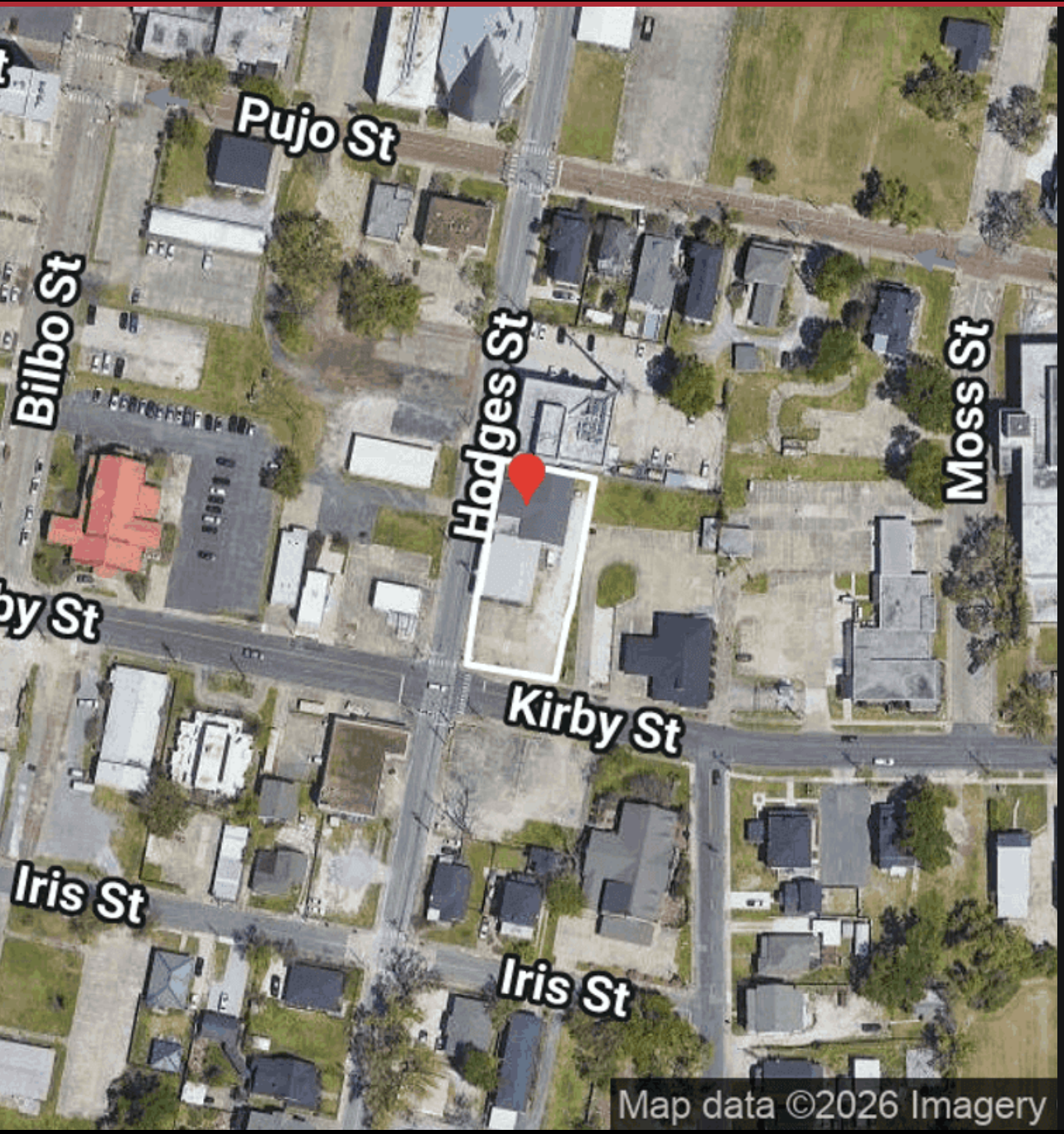
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AVAILABLE





LOCATION

Northeast corner of Hodges and Kirby Streets in the Charpentier Historic District, close to the central business district, courthouse and government offices, the U.S. Post Office and downtown restaurants.

US HWY 90	**0.2 mi**
I-10	**1 mi**
PORT OF LAKE CHARLES	**2.5 mi**
LAKE CHARLES REGIONAL AIRPORT	**7 mi**

SITE

BUILDING CLASS / FLOORS	**C / 1**
EAVE HEIGHT (METAL)	**12'**
PARISH	**Calcasieu**
PARCEL APN	**00574600**

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FOR MORE INFORMATION

Let's talk about 927–931 Hodges Street

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