



PROFESSIONAL OFFICE SUITE FOR LEASE

230 HEYMANN BLVD AT THE CORNER OF TRAVIS STREET LAFAYETTE, LA 70503



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Overview

AVAILABLE SPACE

4,980 SF (1st floor)

*additional space can be included if desired by tenant

OF SHARED PARKING SPACES

30

LEASE RATE

\$20.00 PSF (Full Service)

TOTAL MONTHLY RENT

\$8,300.00/Month

(+ Tenant's data/telephone service)

TENANT IMPROVEMENT ALLOWANCE

New Paint and Flooring Allowance provided by Landlord

SUITE FEATURES

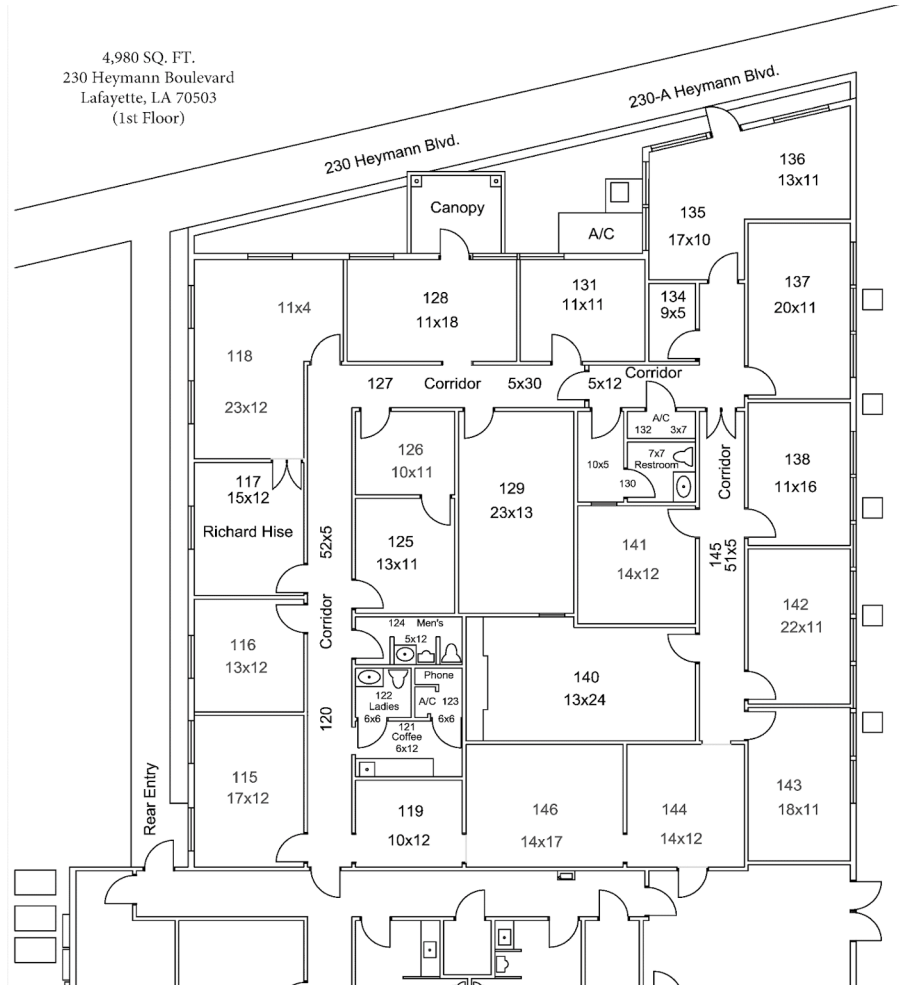
- (16) Offices
- (2) Conference Rooms
- (3) Restrooms
- Kitchenette



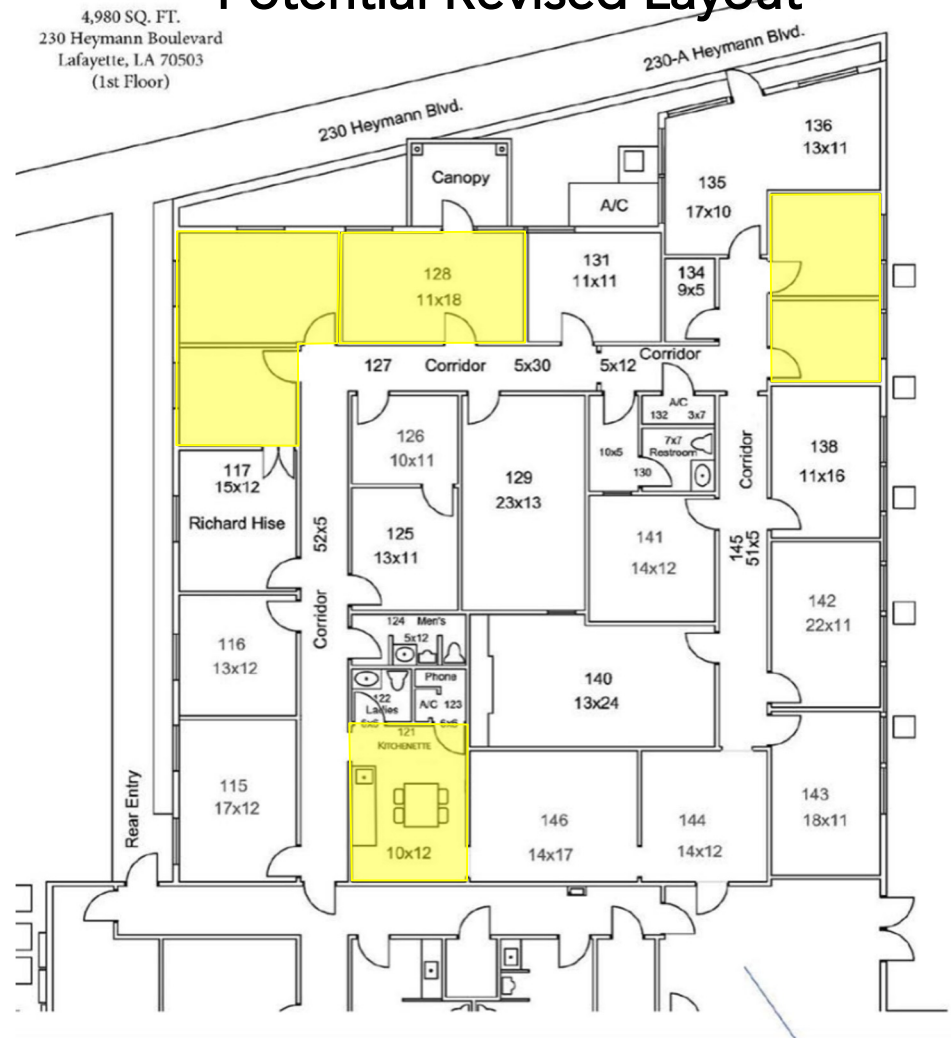


Floor Plan with Revision Option

Existing Layout



Potential Revised Layout



*Highlights indicate layout revisions



HEYMANN BLVD ENTRANCE



TRAVIS ST ENTRANCE

LOBBY



CONFERENCE ROOM



LOUNGE



RESTROOM





New Floor & Paint Example



BEFORE



AFTER

Floor & Paint Example



Property Highlights

Opportunity to lease in the heart of the Oil Center with updated office amenities and finishes. Conveniently located near Ochsner Lafayette General, the University of Louisiana at Lafayette, Downtown, and Hwy 90.

The property is surrounded by a strong mix of restaurants, retail, and established medical and professional offices.

This highly visible ±16,906 SF office building is situated at the corner of Heymann Blvd and Travis Street, offering excellent accessibility and exposure.

The property features distinctive mid-century modern architecture with multiple private entrances, making it ideal for a variety of users seeking flexibility and privacy under one roof. Located in Flood Zone X.



The available suite includes:

- (16) Private Offices
- (2) Conference Rooms
- Kitchenette
- (3) Restrooms

A Paint and Flooring allowance is included in the proposed lease rate allowing a tenant to customize the space.



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