



136 Rowland Rd, Monroe, LA 71203

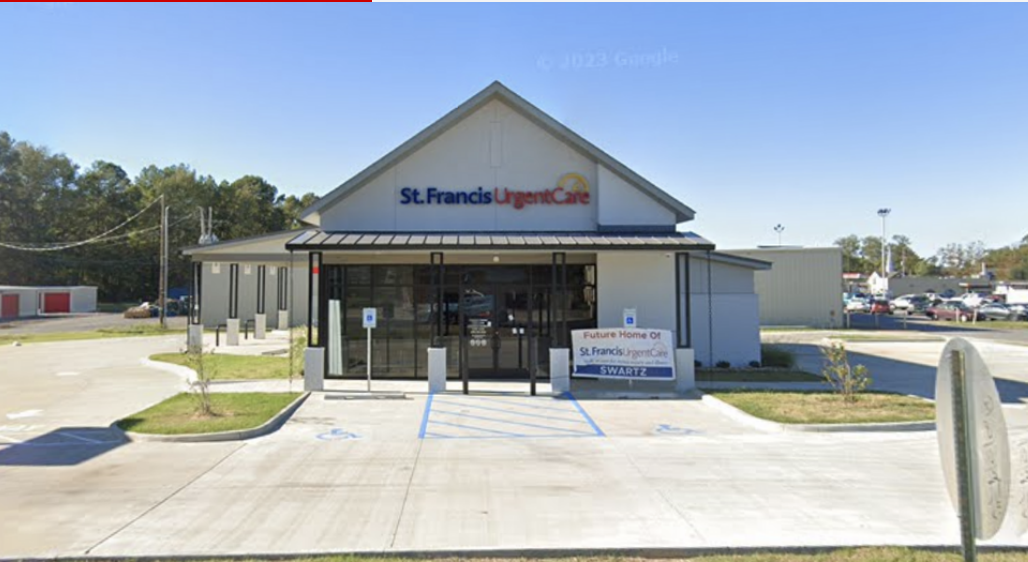
MEDICAL SUBLEASE AVAILBLE IMMEDIATLY

136 Rowland Rd, Monroe, LA 71203

Jessie Babcock | 225.772.8090 | jbabcock@beaubox.com



PROPERTY SUMMARY



Property Highlights:

- Available immediately
- Freestanding turn-key medical office
- Unfurnished turn-key space
- Master lease term expires 2033
- Spacious waiting and reception area
- 4 exam rooms
- X-ray lab
- Large break room
- 3 restrooms
- Parking ratio: 7.3 per 1,000 - 3 covered

Jessie Babcock
 225.772.8090
 jbabcock@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | August 07, 2024

Offering Summary

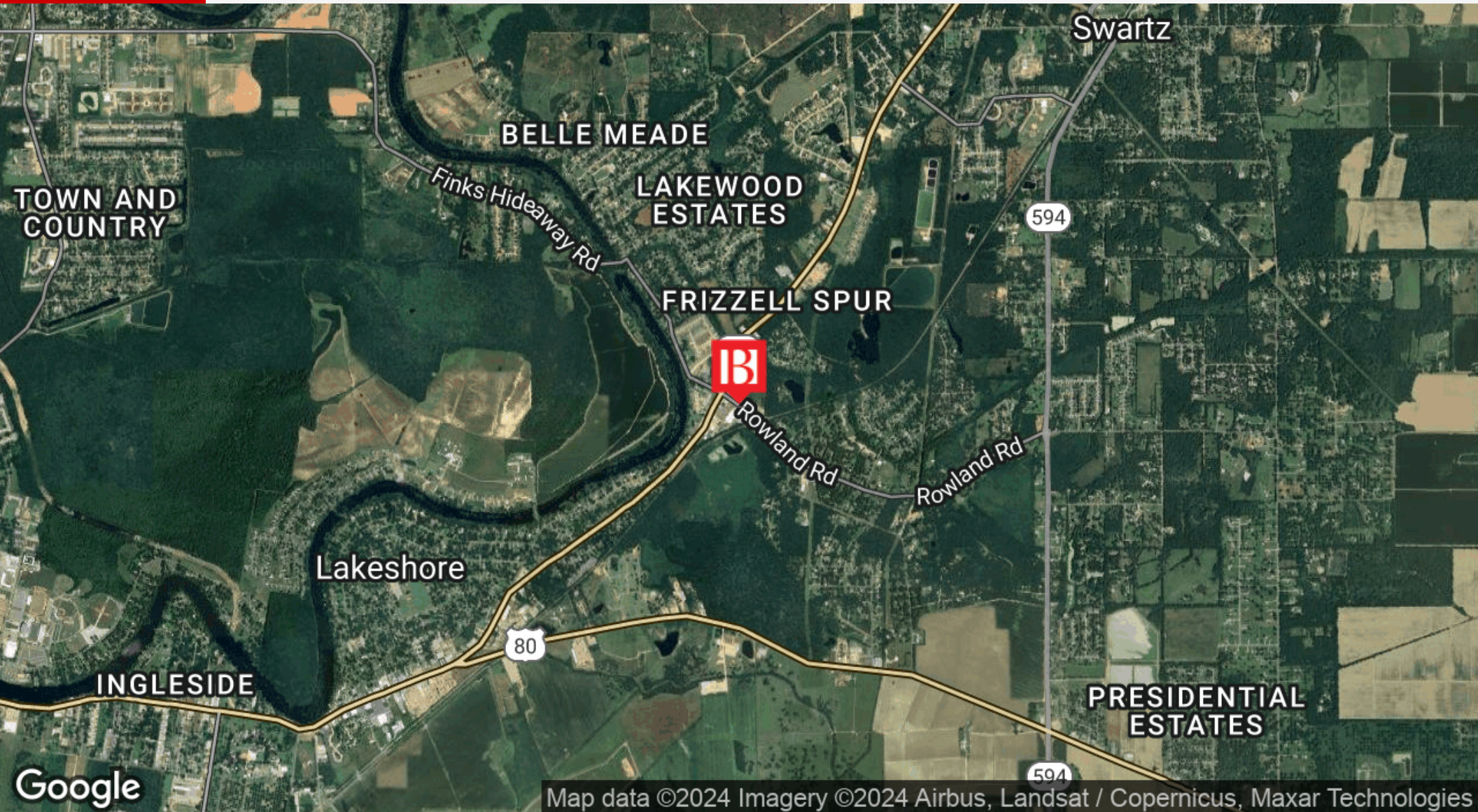
Lease Rate:	\$39.60 SF/yr (NNN)
Available SF:	3,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	74	334	1,161
Total Population	169	813	2,841
Average HH Income	\$80,561	\$80,545	\$80,668



136 Rowland Road
Monroe, LA 71203

LOCATION MAP

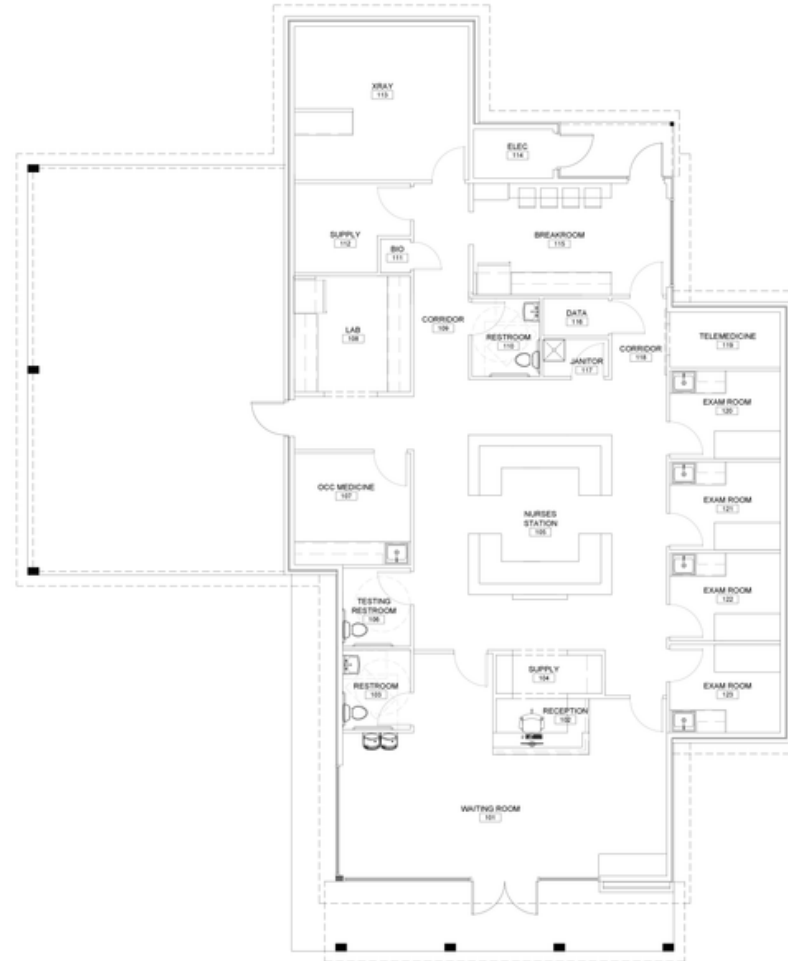


Jessie Babcock
225.772.8090
jbabcock@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | August 07, 2024



FLOOR PLAN



Office Information
Main Office: 225.412.2048
Fax: 225.412.2049
1902 Architecture.com
5500 Airline Hwy.
Suite 217
Baton Rouge, LA 70815

Consultants Information

Project Notes

Project Title

ST. FRANCIS
URGENT CARE

Project Location

Sheet Revisions

Sheet Name

FLOOR PLAN

Scale

21-24

Jessie Babcock
225.772.8090
jbabcock@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | August 07, 2024

