



OFFICE BUILDING FOR SALE

Spire Square

128 Demanade Blvd, Lafayette, LA 70503

Presented By:

Jeremy Harson, CCIM

NAI Latter & Blum

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PROPERTY DESCRIPTION

Spire Square is a recently renovated $\pm 22,700$ square foot professional office building located in Lafayette's Oil Center. The professionally managed building features three stories and has modern finishes throughout. Each floor features updated kitchen/break areas and restrooms for tenants and clients alike. Tenants have access to a state of the art 3-seat multi-media conference room and concierge service room upon request. Tenants and their guests utilize a shared parking lot directly across from the building on Demande Boulevard. Currently, there are five suites available, totaling $\pm 14,171$ square feet.

PROPERTY HIGHLIGHTS

- $\pm 14,171$ SF of Professional Office Space Available
- Located in Lafayette's Oil Center
- Building Features Modern Finishes Throughout
- Multimedia Conference Room w/ Smart Board
- Updated Kitchen/Break Areas on all Floors

OFFERING SUMMARY

Lot Size:	± 0.3 Acres
Building Class:	Class B
Core Factor:	28%
Vacant Square Footage:	$\pm 16,938$ SF
Occupied Square Footage:	$\pm 5,762$ SF
Occupancy:	25.38%
Year Built:	1994
Year Renovated:	2019

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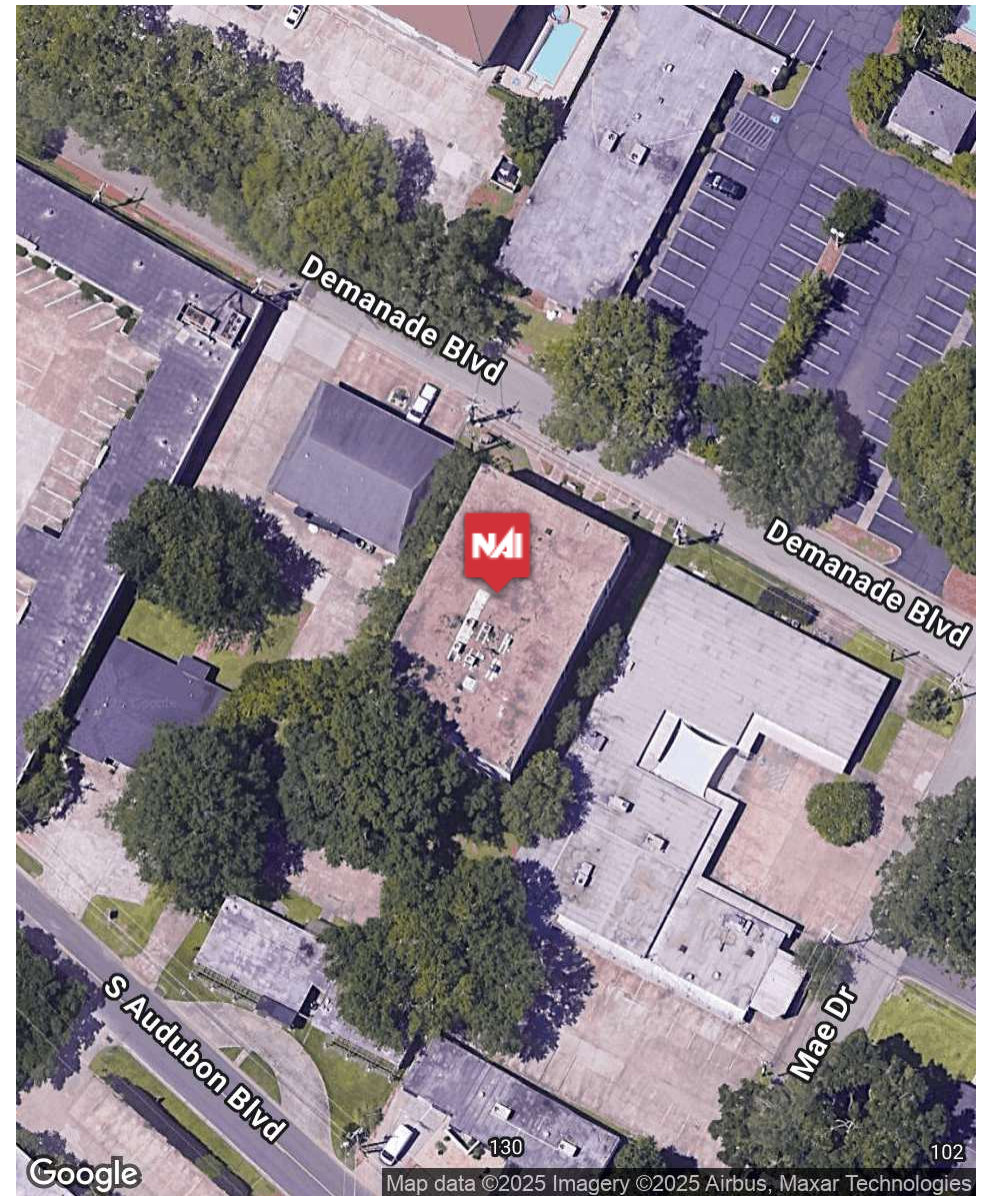
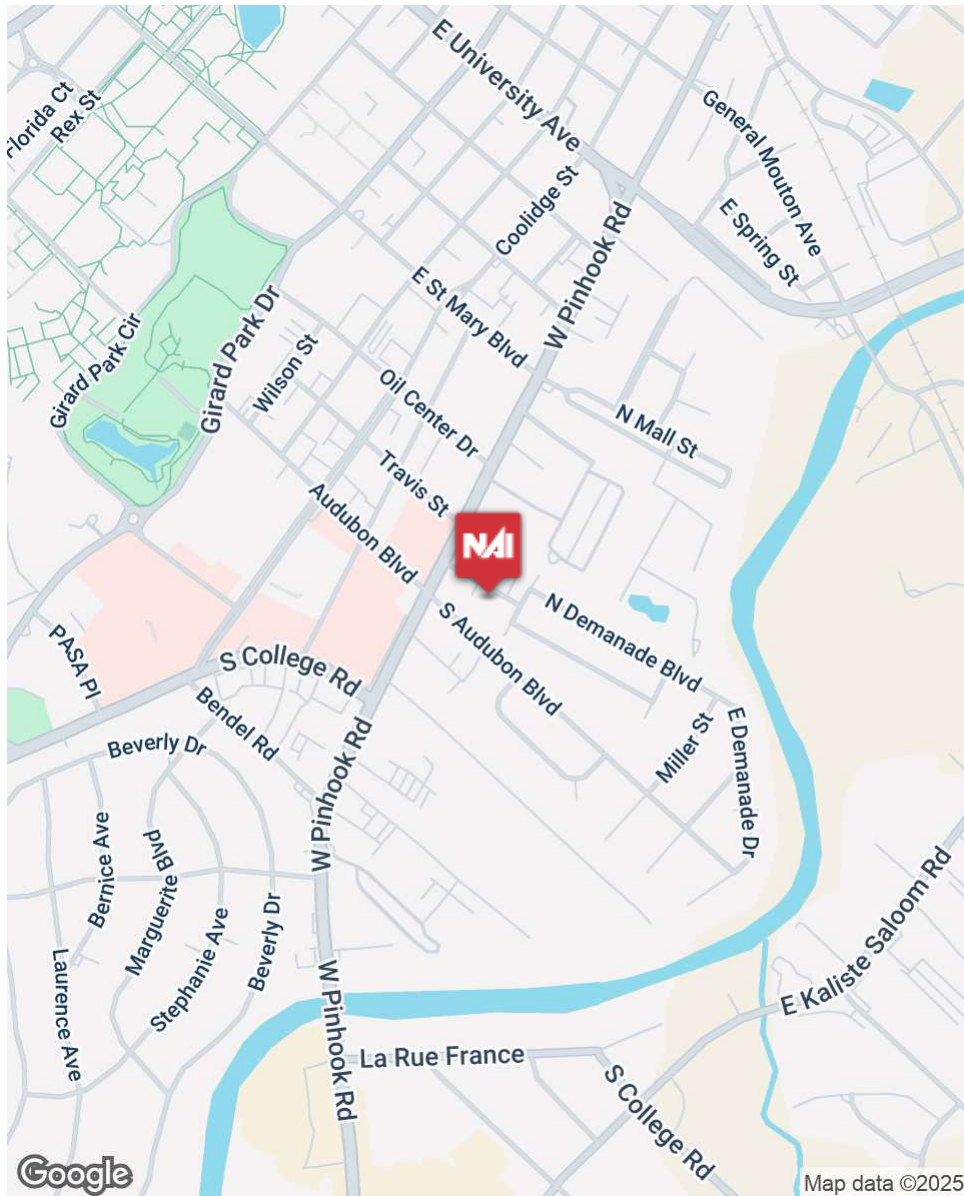
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
100	Sheltering Arms, LLC	391 SF	1.72%	\$4,548	5/1/2021	04/30/2024
100A	Adorned Gift Company LLC -	607 SF	2.67%	\$7,800	4/4/2023	04/30/2024
101	Vacant	657 SF	2.89%	-	-	-
102	Vacant	477 SF	2.10%	-	-	-
103	Vacant	735 SF	3.24%	-	-	-
104	Renaissance Publishing, LLC	603 SF	2.66%	\$7,984	05/29/2014	11/30/2023
105	Vacant	912 SF	4.02%	-	-	-
106	Vacant	763 SF	3.36%	-	-	-
107	Latter Blum Property Management	1,397 SF	6.15%	\$19,069	10/01/2021	09/30/2023
200	Vacant	1,968 SF	8.67%	\$31,488	-	-
201	Vacant	208 SF	0.92%	-	-	-
202	Vacant	226 SF	1%	-	-	-
203	Vacant	935 SF	4.12%	-	-	-
204	Vacant	604 SF	2.66%	-	-	-
205	Vacant	606 SF	2.67%	-	-	-
206	Vacant	436 SF	1.92%	-	-	-
207	Dat Services, LLC	292 SF	1.29%	\$7,344	12/22/2021	12/31/2023
208	Taylord Housing LLC	140 SF	0.62%	\$2,701	03/21/2023	03/31/2024
209	Dat Services, LLC	195 SF	0.86%	\$7,344	12/22/2021	12/31/2023
210	Vacant	404 SF	1.78%	-	-	-
211	Drew Boyd	179 SF	0.79%	\$3,537	05/01/2021	04/30/2024
212	Xavier I. Alexander Attorney at Law, LLC	146 SF	0.64%	\$2,448	08/01/2018	07/31/2023
213	Martha Green	197 SF	0.87%	\$3,187	04/01/2021	03/31/2024
214	Alajah Helping Hands LLC Services	162 SF	0.71%	\$3,000	11/01/2022	10/31/2023
215	Michael Kennedy	227 SF	1%	\$3,757	11/01/2022	02/29/2024

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
216	Vacant	271 SF	1.19%	-	-	-
300	Vacant	1,345 SF	5.93%	-	-	-
301	Vacant	204 SF	0.90%	-	-	-
302	Vacant	1,329 SF	5.85%	-	-	-
303	Vacant	998 SF	4.40%	-	-	-
304	Vacant	339 SF	1.49%	-	-	-
304A	Vacant	40 SF	0.18%	-	-	-
305A	George Washington Woods	241 SF	1.06%	\$5,603	10/01/2021	03/31/2024
305B	Vacant	307 SF	1.35%	-	-	-
306	George Washington Woods	237 SF	1.04%	\$5,605	10/01/2021	03/31/2024
307	Vacant	565 SF	2.49%	-	-	-
308	Vacant	536 SF	2.36%	-	-	-
309	Vacant	504 SF	2.22%	-	-	-
310	Vacant	503 SF	2.22%	-	-	-
311	Vacant	266 SF	1.17%	-	-	-
311A	Vacant	800 SF	3.52%	-	-	-
Media Room	Common Area	610 SF	2.69%	-	-	-
Waiting Room	Common Area	138 SF	0.61%	-	-	-
-	-	-	-	-	-	-
TOTALS		22,700 SF	100%	\$115,415		

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EDUCATION



No High School Diploma



24%

High School Graduate



38%

Bachelors/Grad/Prof Degree

EMPLOYMENT



68%

White Collar



15%

Blue Collar



17%

Services



Unemployment Rate

KEY FACTS



90,107

Total Population



39,627

Total Households



\$47,752

Median Household Income



Median Age

BUSINESS



8,552

Total Businesses



102,640

Total Employees

INCOME



\$40,078

Median Disposable Income



\$35,744

Per Capita Income



\$37,175

Median Net Worth

Demographics captured from a 10 minute drive time to/from the subject property

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For More Information:

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