



## PROPERTY DESCRIPTION:

206 Magnate Drive offers an exceptional office opportunity in the heart of Lafayette's Corporate Boulevard corridor. With a functional layout and prime location near major thoroughfares, this property is well-suited for professional, medical, or corporate users seeking a turnkey office in a high-demand area.

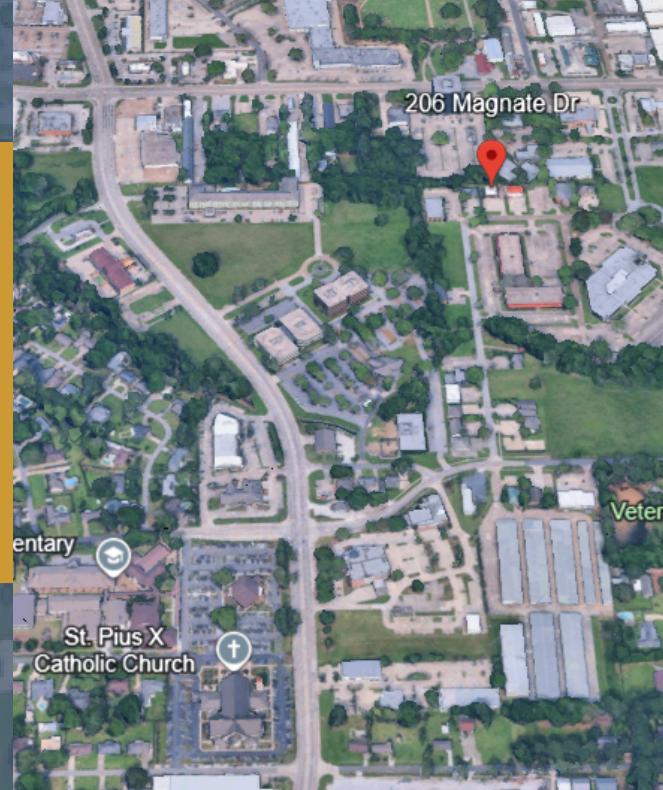
**Sale: \$780,000 Lease: \$15/PSF**

## PROPERTY FEATURES:

- **4,519 SF Total**
- Two-story office building
- Over 11 offices, a kitchenette, conference rooms , and 5 restrooms

**FOR SALE  
OR LEASE**

**206 MAGNATE DRIVE  
LAFAYETTE, LA 70508**



Licensed in Louisiana

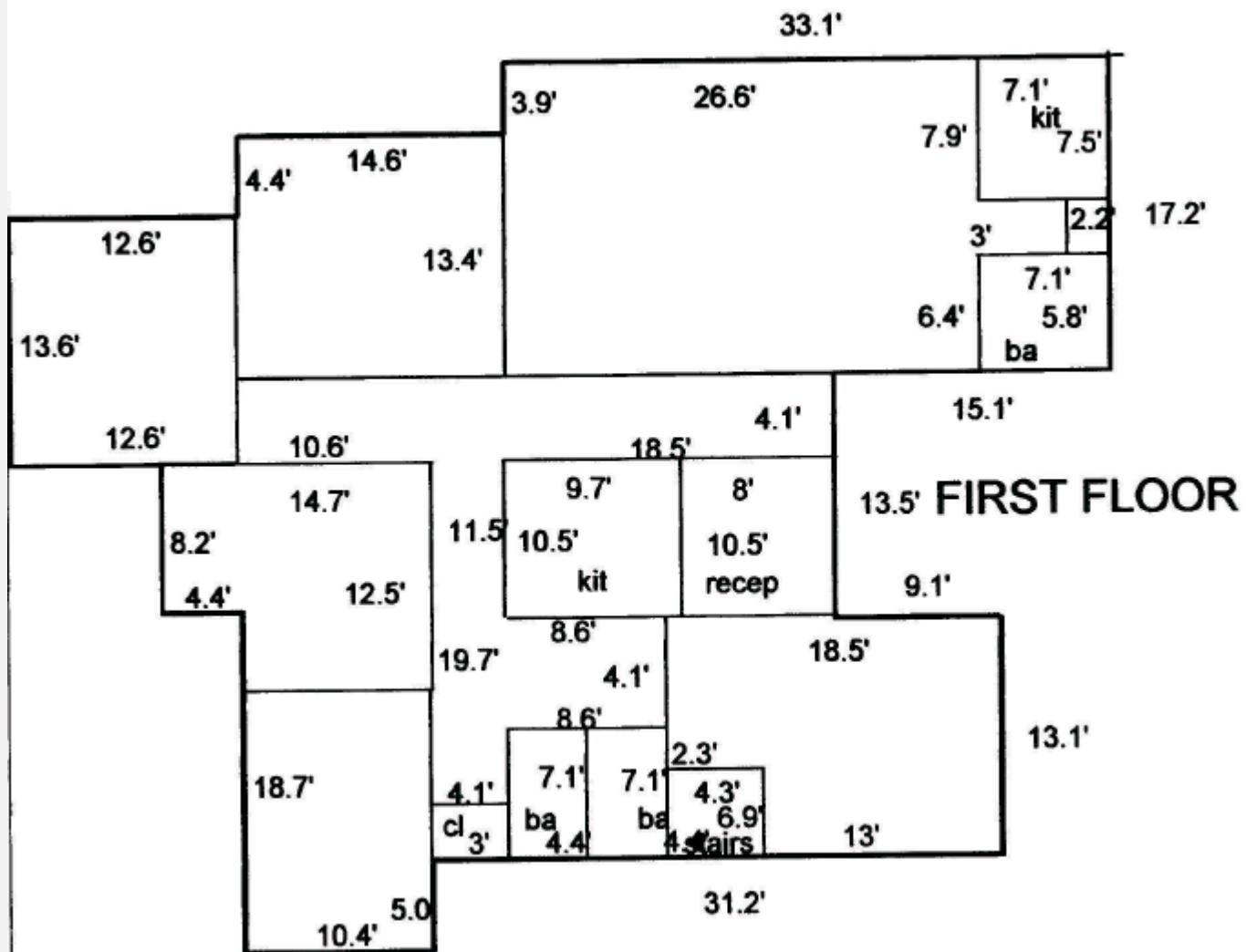
## CONTACT US:

**CAITLYN WILLIAMS, REALTOR**  
caitlyn@gleasonla.com | 337.278.2048

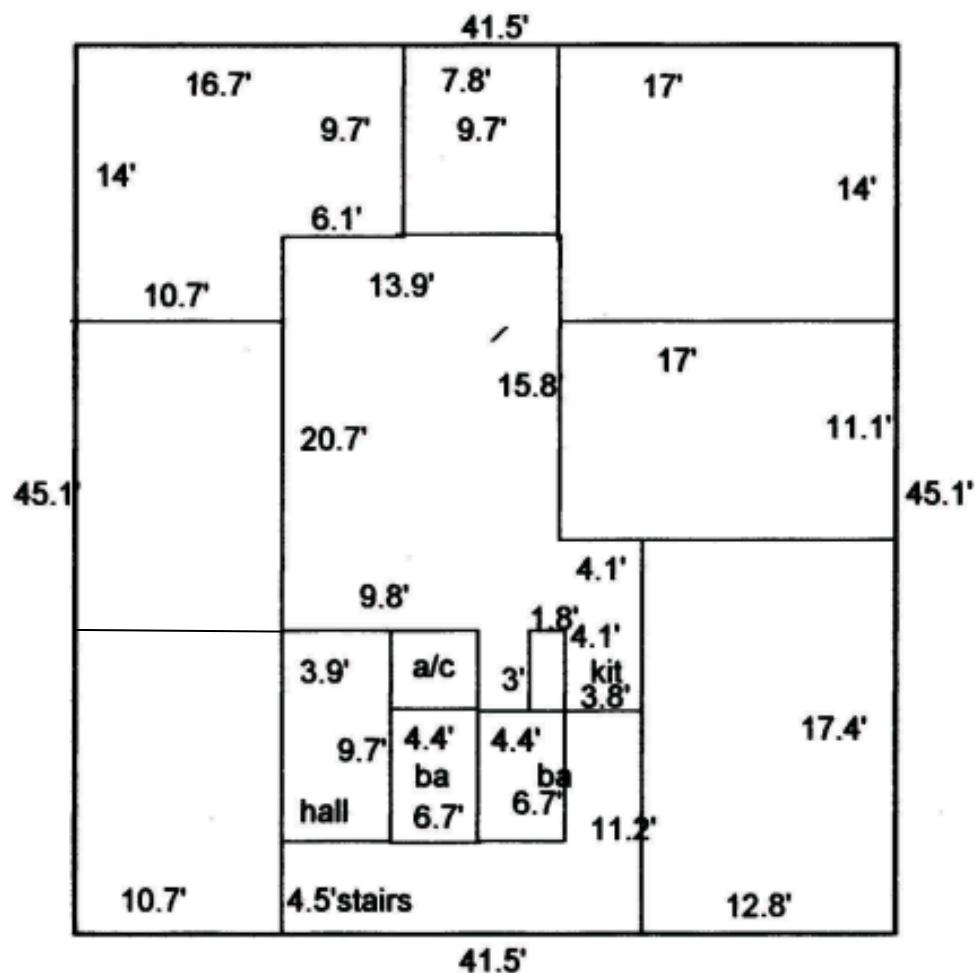


**JACQUELYN GLEASON, REALTOR**  
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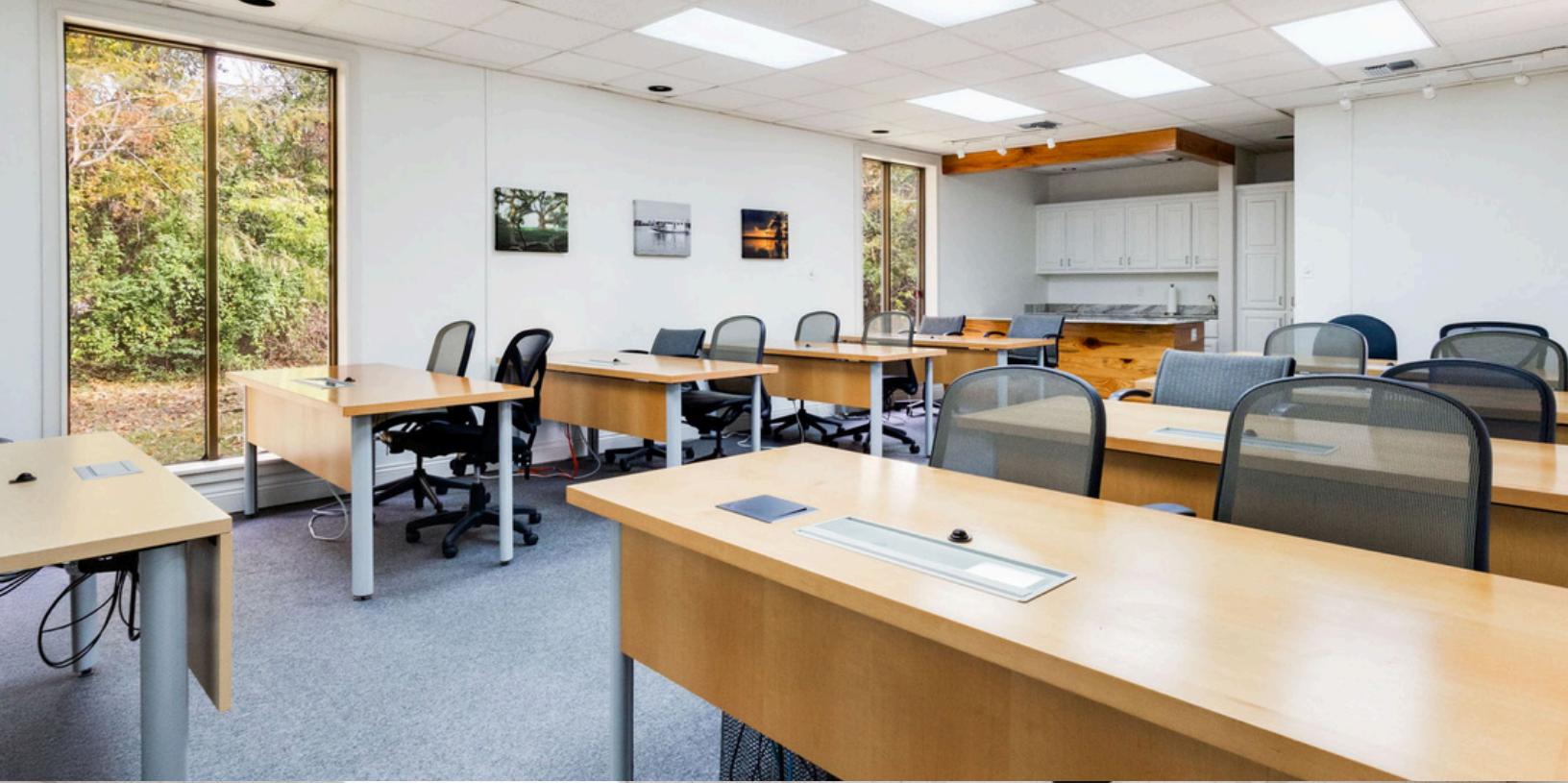


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**SECOND FLOOR PAGE 2 OF 2**





## PROPERTY PHOTOS



## PROPERTY PHOTOS

