



## PROPERTY DESCRIPTION:

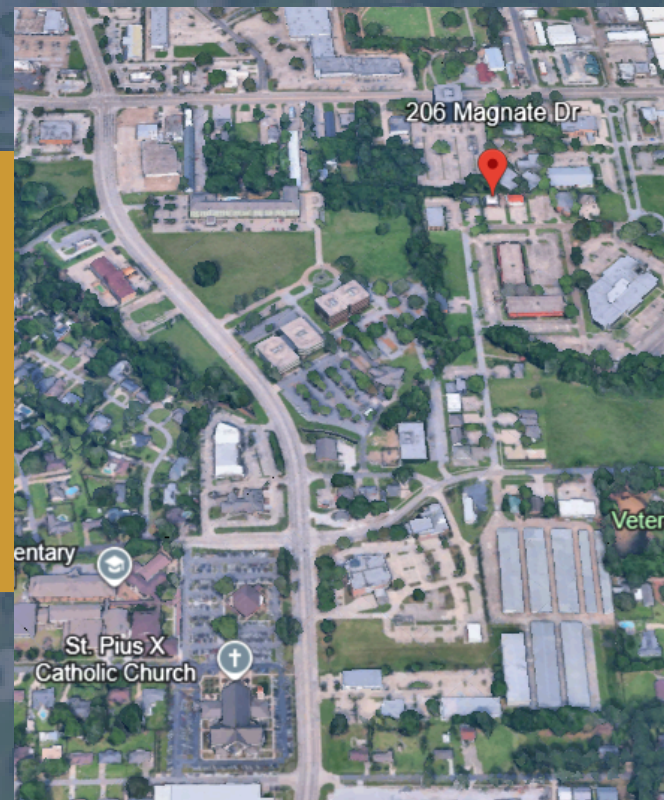
206 Magnate Drive offers an exceptional office opportunity in the heart of Lafayette's Corporate Boulevard corridor. With a functional layout and prime location near major thoroughfares, this property is well-suited for professional, medical, or corporate users seeking a turnkey office in a high-demand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

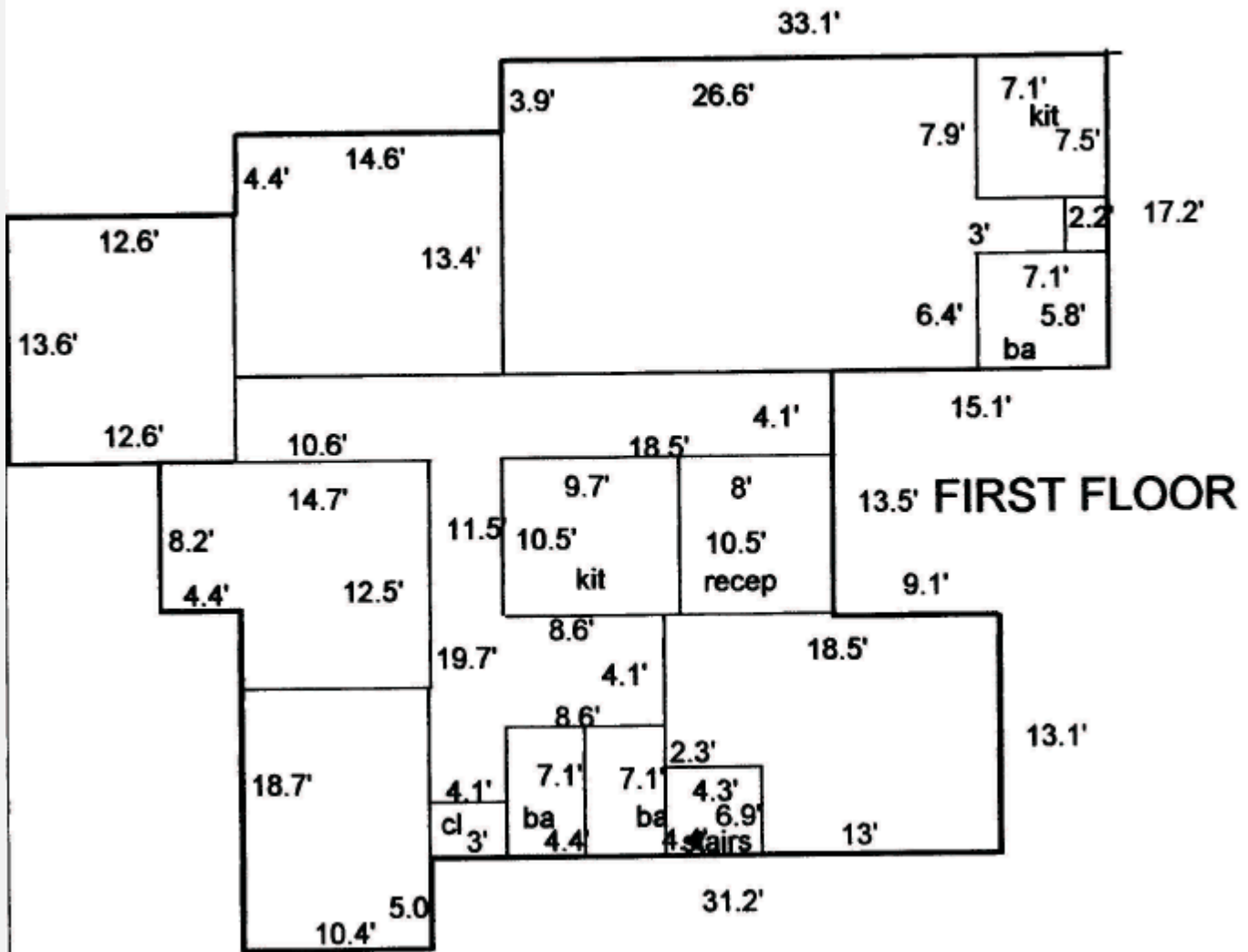
## CONTACT US:

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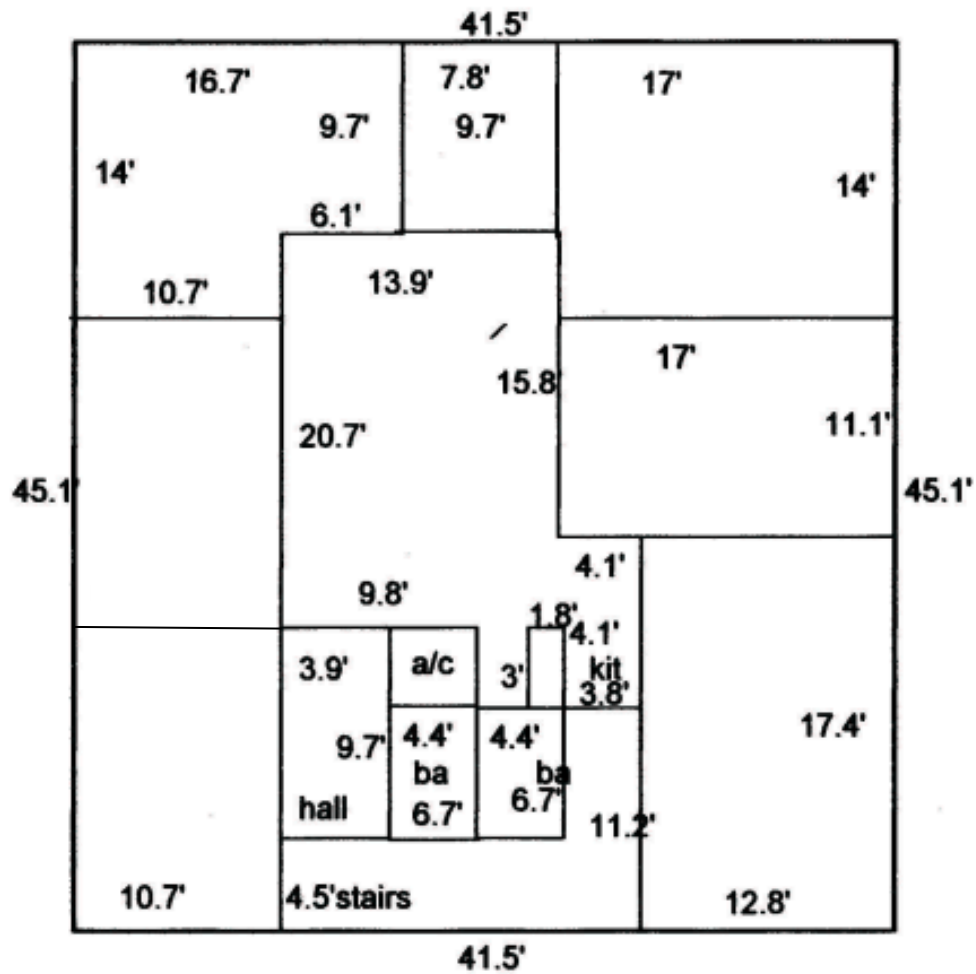
**JACQUELYN GLEASON, REALTOR**  
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206 MAGNATE - SECOND SKETCH  
SECOND FLOOR PAGE 2 OF 2





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS

