



# DENTAL / MEDICAL OFFICE SUITE FOR SALE OR LEASE

3839 W Congress St, Unit C, Lafayette, LA 70506



905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: [DIANA@SCOUTREC.COM](mailto:DIANA@SCOUTREC.COM) | [SCOUTREC.COM](http://SCOUTREC.COM)



# Property Highlights

- Opportunity to lease a private office suite located between Ambassador Caffery Pkwy and Johnston St on W Congress Street
- Suitable for dental, medical or professional office use
- The site is comprised of one single-story medical office building, with multiple individually owned units, and offers ample, first- come, first- served, shared parking for visitors and guests
- Prime central location surrounded by many popular restaurants, retailers, medical and professional neighbors including:
  - Ochsner Orthopedic Hospital
  - Johnston Street- Office Depot, Pj's Coffee, Jersey Mike's, F45, Don's Seafood, and more
  - Ambassador Caffery Pkwy- Walmart, Albertsons, CC's coffee, Little Caesars, Church's, Wingstop, and more



# Overview

## AVAILABLE PRIVATE SUITE

4,563 Sq. Ft.

## BUILD OUT

Sink and cabinet unit in each exam room

## PURCHASE OPTION

\$200/Sq. Ft X 4,563 Sq. Ft  
= \$912,600.00

## LEASE RATE

\$20/Sq. Ft. NNN

## ESTIMATED TRIPLE NETS—

### Taxes (City & Parish):

- \$6,526.00 = \$1.43 PSF

### Insurance:

- (Budgeted) = \$1.50 PSF

### Common Area Maintenance:

- (Budgeted) = \$1.00 PSF

### TOTAL:

- (Budgeted) = \$4.00 PSF

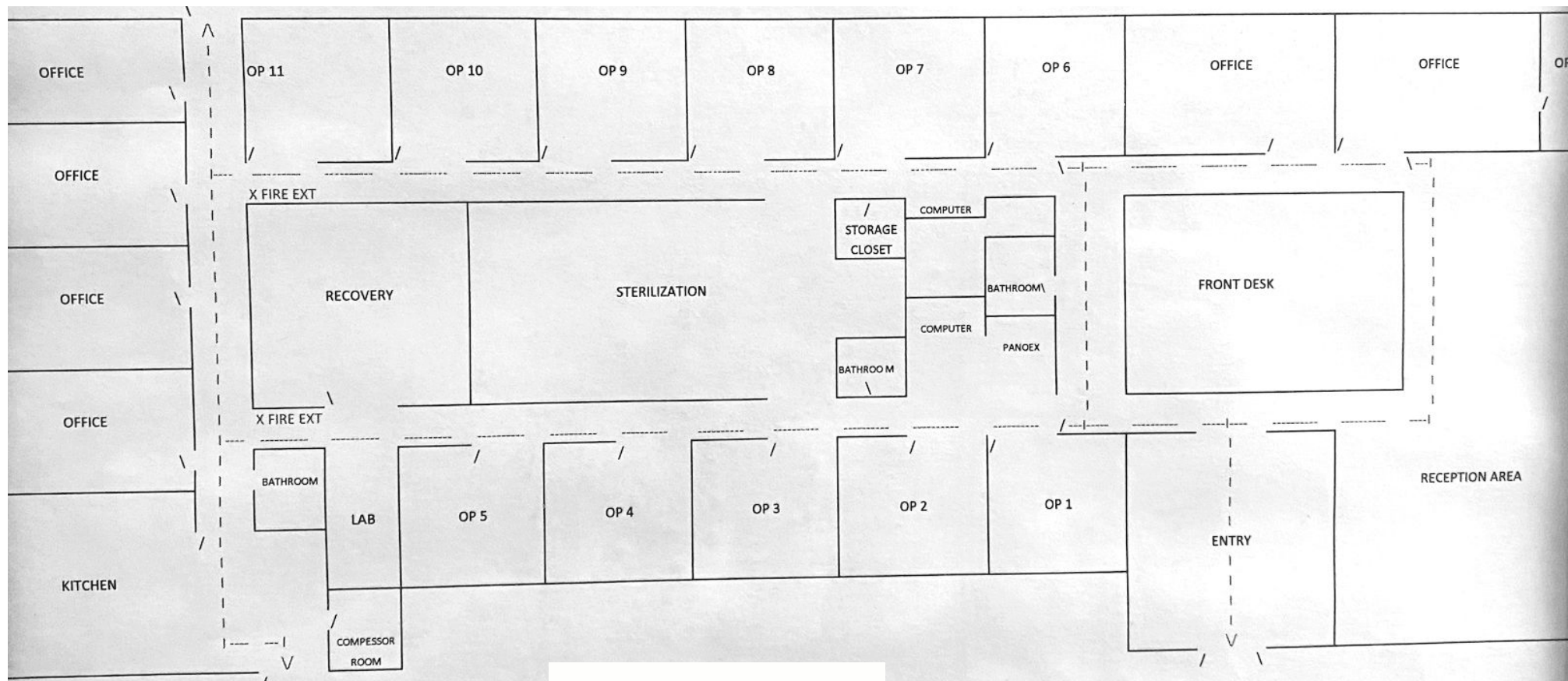
## TOTAL MONTHLY RENT (NNN)

\$9,126.00 / month (+utilities/janitorial)



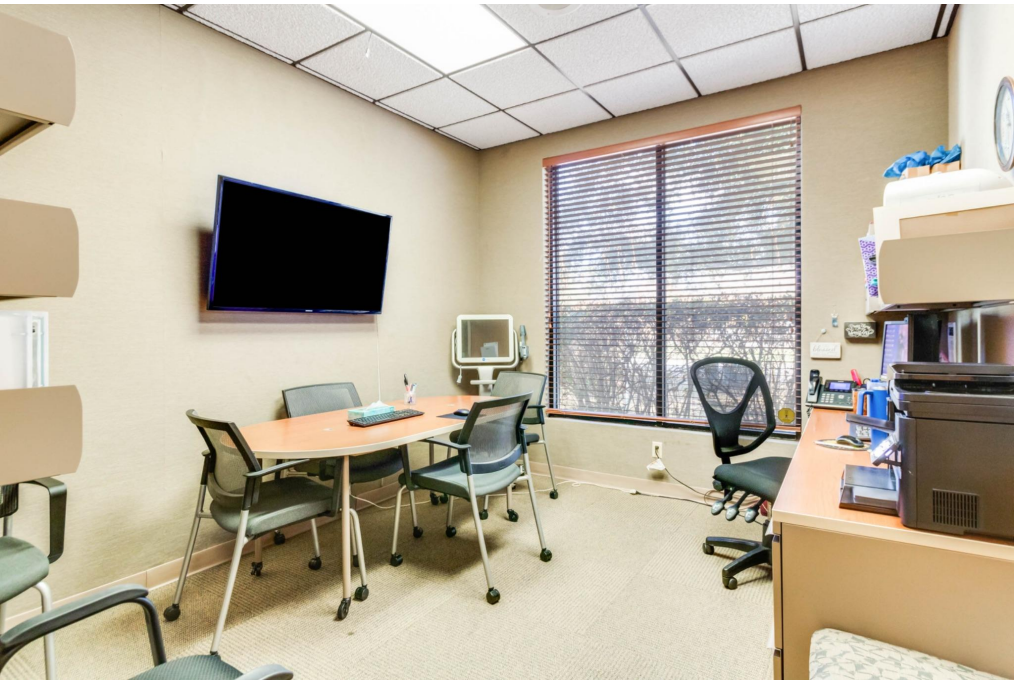


# Floor Plan



\*SIZES AND DIMENSIONS ARE APPROXIMATE AND NOT GUARANTEED. DRAWN FOR ILLUSTRATION

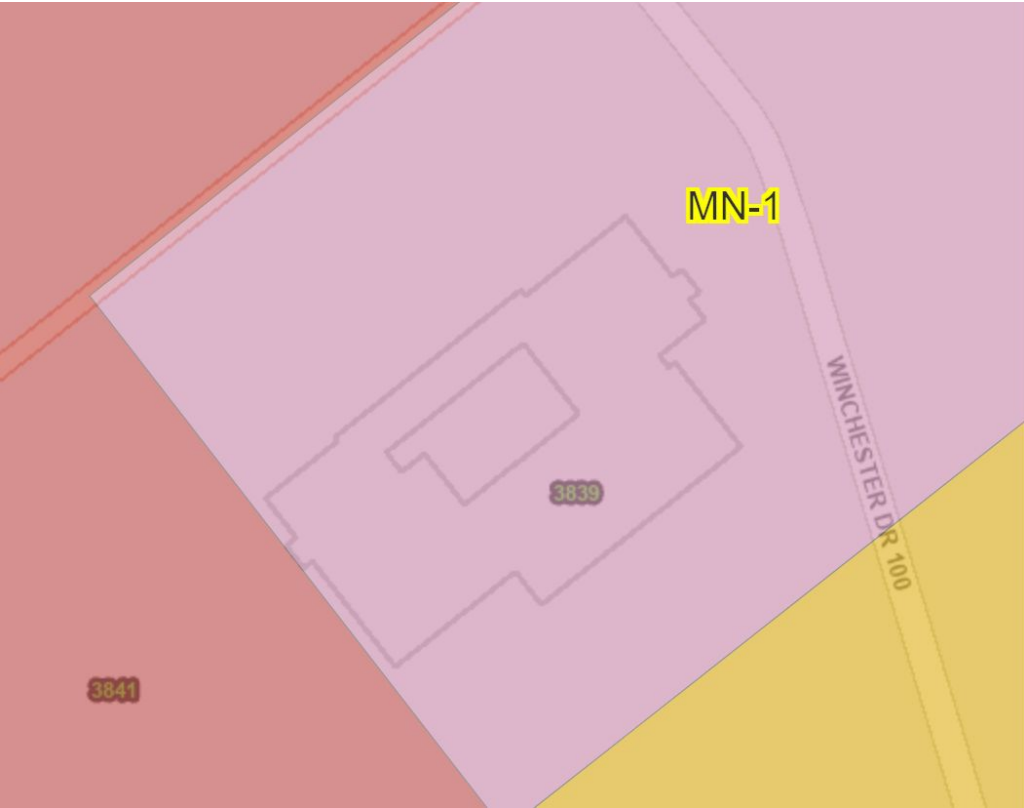




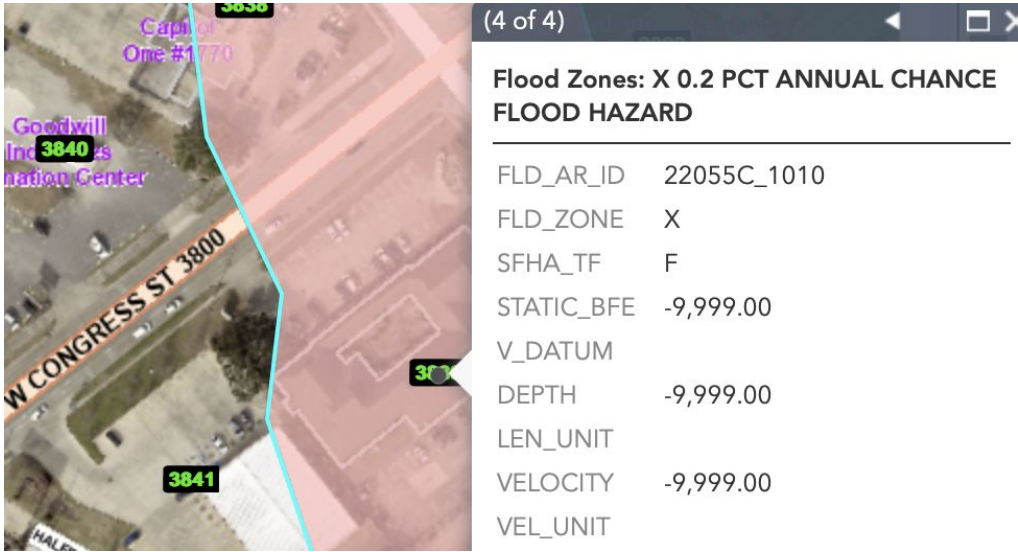




**ZONING- MN-1 (MIXED USE  
NEIGHBORHOOD 1)**



**FLOOD ZONE- X (MINIMAL RISK)**





**DIANA STEPHENS**

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**COMMERCIAL SALES & LEASING**

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**M: 225-235-5755**

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**DIANA@SCOUTREC.COM**

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