



# MEDICAL OFFICE SUITE FOR LEASE

1700 Kaliste Saloom Rd, Bldg. 6, Suite 601, Lafayette, LA 70508



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)

# Overview

## WHOLE BUILDING

3,704 SF

## SUITE 601

1,694 SF

## LEASE RATE

\$32/ PSF NNN

- 1,694 SF x \$32 PSF  
= \$5,315.00/month (includes estimated NNNs  
(+utilities/janitorial))

## ESTIMATED TRIPLE NETs

### Taxes (City & Parish):

- (Budgeted) = \$2.67 PSF

### Insurance:

- (Budgeted) = \$1.23 PSF

### Common Area Maintenance:

- (Budgeted) = \$1.75-PSF

### TOTAL:

- (Budgeted) = \$5.65 PSF





# Property Highlights

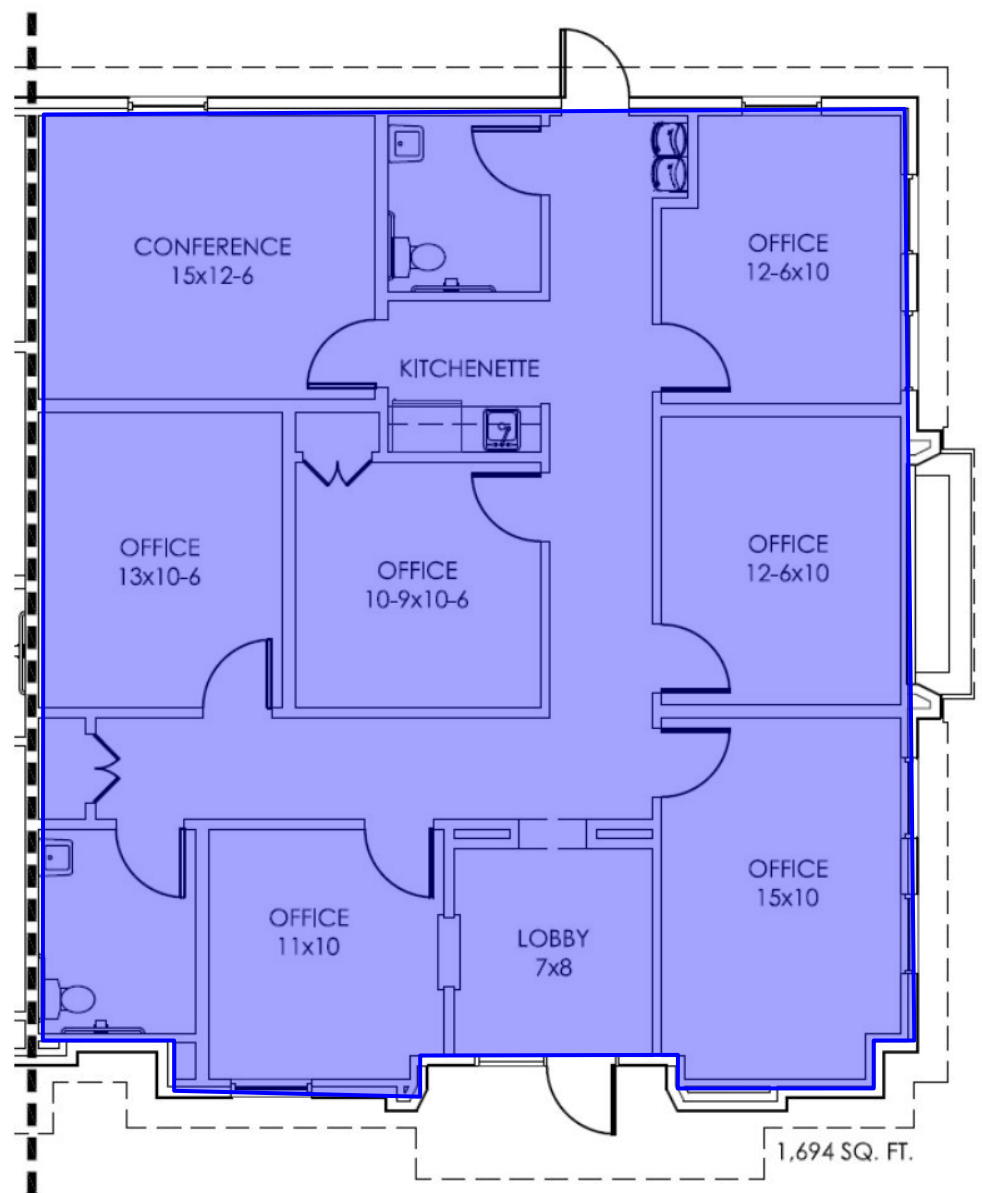
- Opportunity to lease a private office suite located on Kaliste Saloom Rd between Camellia Blvd and Rue Louis XIV
- Ideal for medical office use; suitable for professional office use
- The site is comprised of one single-story office building, with two completely private suites, and offers ample, first-come, first-served, shared parking for visitors and guests
- Prime central location surrounded by many popular restaurants, retailers, medical and professional neighbors including:
  - Parc Lafayette- Agave, Caroline's Cookies, Natural Grocers, and more
  - River Ranch Main Street- Fresh Market, CC's, Caroline & Co., many restaurants, and more
  - Camellia Blvd- Rouses, PJ's, new development office park, and more



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# Suite 601



# Suite 601





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**DIANA STEPHENS**

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**COMMERCIAL SALES & LEASING**

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