



PROPERTY DESCRIPTION

- Office is recently remodeled and updated
- Tenant pays Rent, Electricity, Telecom/Internet

LOCATION DESCRIPTION

This prime location, across from McNeese State University, is seeing a lot of recent economic growth making the location an excellent choice for office spaces.

- Office Park is Located Directly Across from McNeese State University
- This Area is Surrounded by Several Businesses, Restaurants & Entertainment, Neighborhoods, and Much More
- This Area Sees an Estimated 15,000+ Vehicles Per Day

OFFERING SUMMARY

Lease Rate:	\$500 MG
Available SF:	311 SF
Address:	134 Arlington Lake Charles, LA 70605

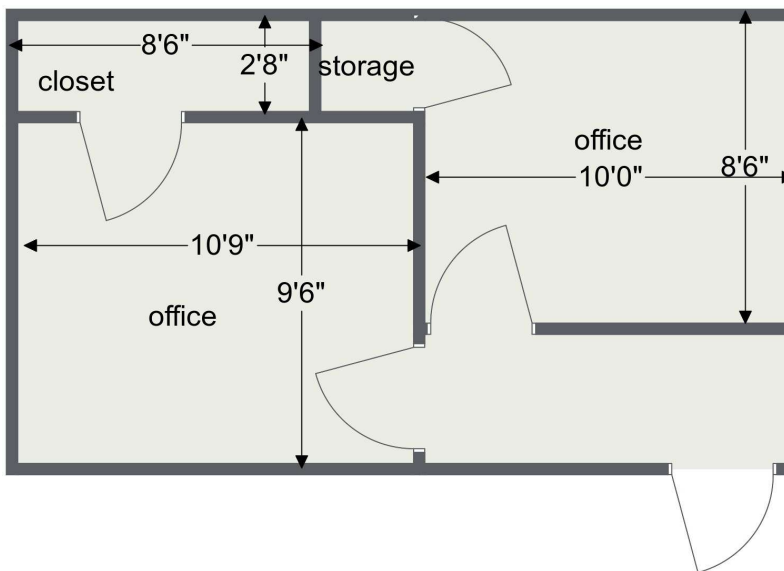
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,877	23,113	36,929
Total Population	9,513	56,565	91,540
Average HH Income	\$79,733	\$83,454	\$84,864

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
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Louie D. Barbe IV, CCIM

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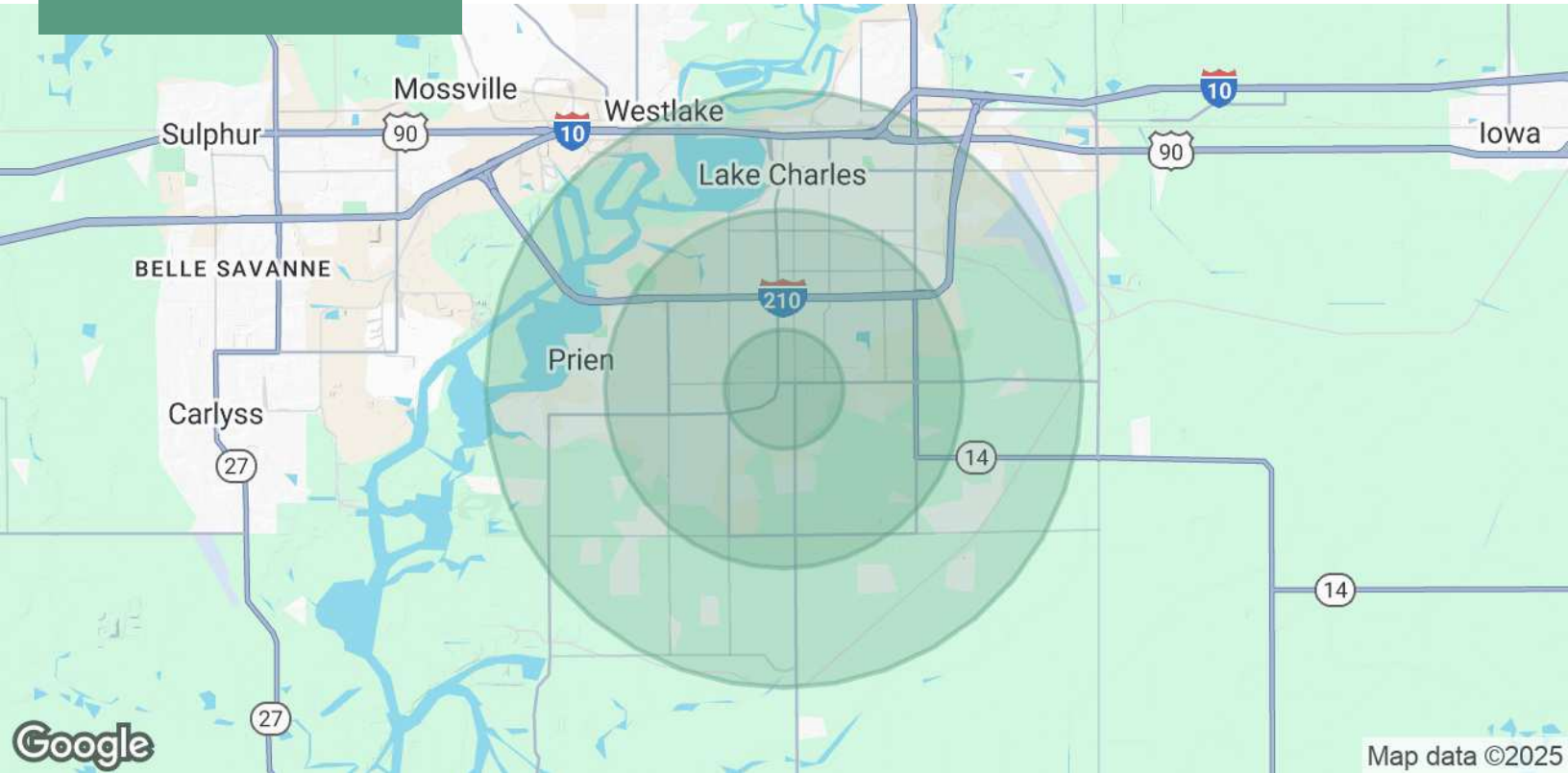




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,513	56,565	91,540
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,877	23,113	36,929
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$79,733	\$83,454	\$84,864
Average House Value	\$219,280	\$264,241	\$267,513

Demographics data derived from AlphaMap



Map
data
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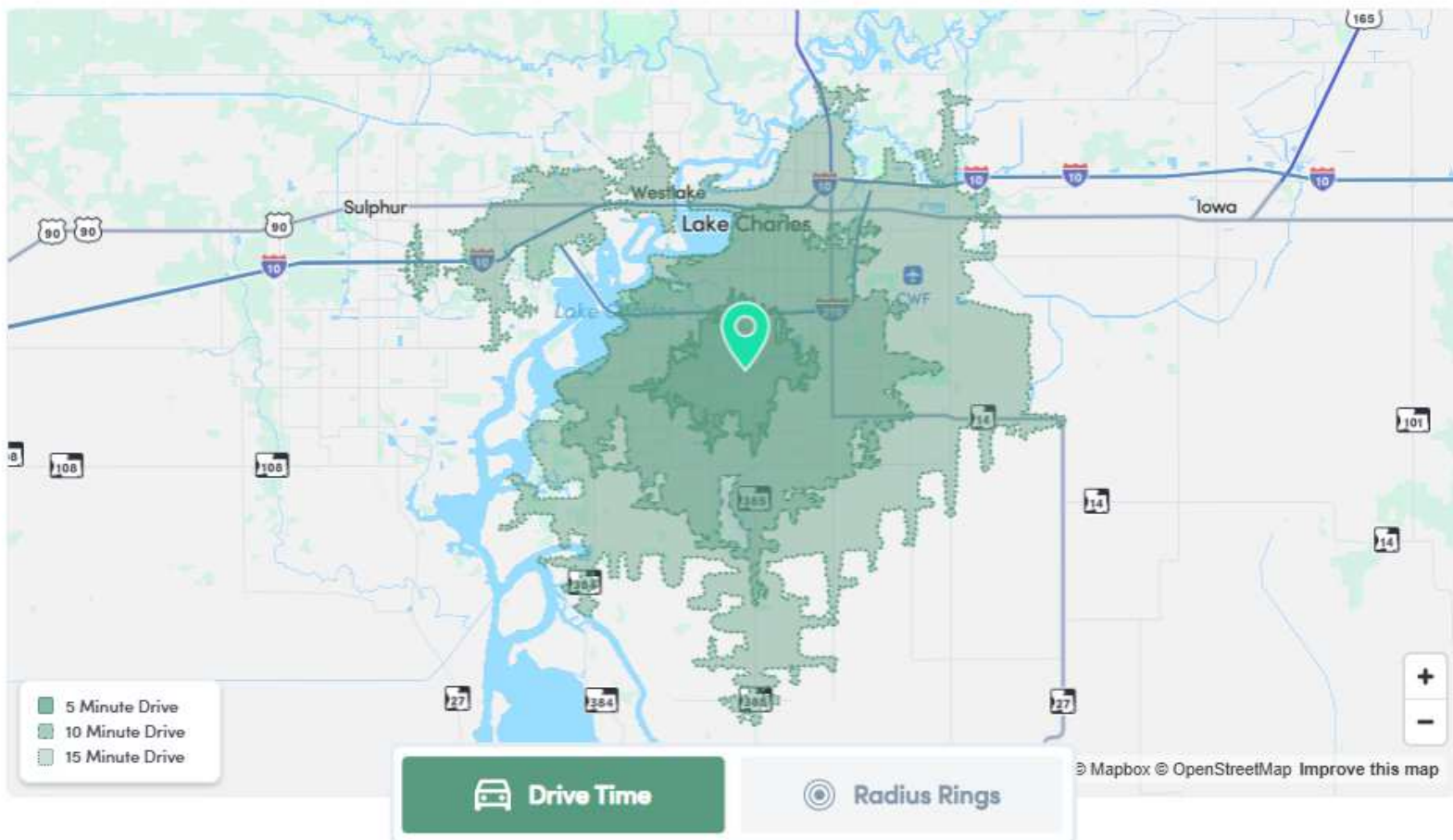
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