



PROPERTY OVERVIEW

- **±2,906 SF Freestanding Office Building**
- **Two-Suite Office Configuration**
- **Located in Purpera Square**
- **Suite 501 Leased to Edward Jones**
- **National Credit Tenant in Place**
- **Suite 502 – ±1,444 SF Available for Lease**
- **Reception/Lobby with Manager's Office & Pass-Through Window**
- **Four Private Offices**
- **Conference Room**
- **Breakroom & Restroom**
- **Owner-Occupant Opportunity with In-Place Rental Income**
- **Suite 502 Lease Rate: \$2,460/Month**
- **Sale Price: \$508,550**

OFFERING SUMMARY

\$508,550 (\$175/sf)
2,906 sf

2 Unit office building

Edward Jones occupies Unit 501

**Unit 502 Available for Tenant or
Owner Occupant**
1,444 SF @ \$2,046/Month

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM
SCOT@DFCRE.COM
225-405-9400



FOR SALE & LEASE

**1201 S. PURPERA AVE
GONZALES, LA 70737**



LEASE

1,444 SF

LEASE RATE:

\$2,046/MONTH (\$17/SF)

LOBBY

MANAGER

ROOM/RECEPTION

CONFERENCE ROOM

4 PRIVATE OFFICES

BREAKROOM

BATH



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FOR SALE & LEASE

1201 S. PURPERA AVE GONZALES, LA 70737

1201 S. PURPERA AVENUE IS A $\pm 2,906$ SF FREESTANDING OFFICE BUILDING LOCATED IN PURPERA SQUARE. THE BUILDING CONSISTS OF TWO OFFICE SUITES AND PROVIDES AN OPPORTUNITY FOR AN OWNER-OCCUPANT TO OCCUPY APPROXIMATELY HALF OF THE BUILDING WHILE BENEFITING FROM RENTAL INCOME FROM AN ESTABLISHED NATIONAL CREDIT TENANT.

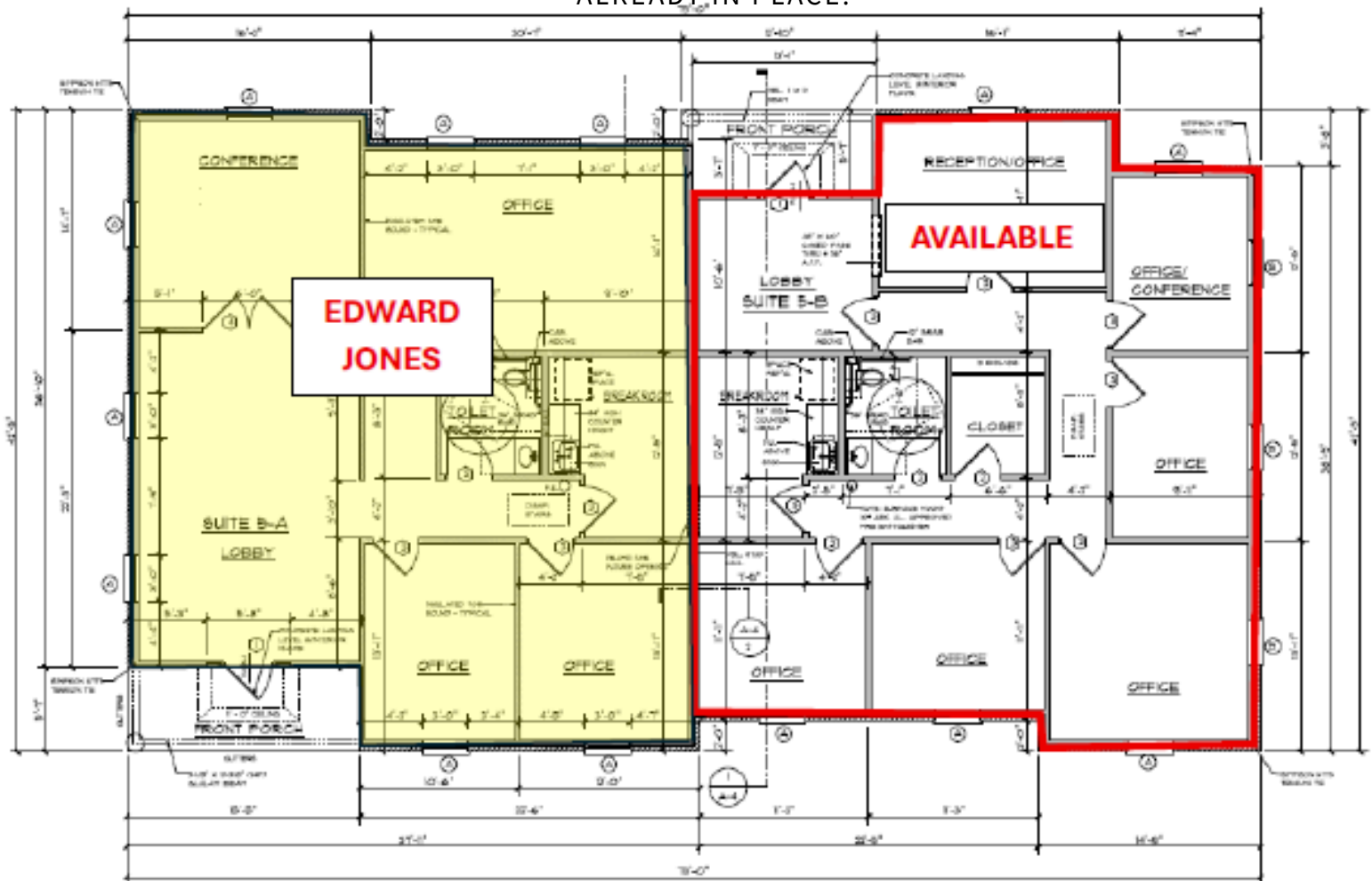
SUITE 501 IS CURRENTLY LEASED TO EDWARD JONES.

SUITE 502 – $\pm 1,444$ SF – AVAILABLE FOR LEASE

BUILDING SIZE: $\pm 2,906$ SF

SALE PRICE: \$508,550

WELL SUITED FOR AN OWNER-OCCUPANT, PROFESSIONAL OFFICE USER, OR INVESTOR SEEKING A FREESTANDING OFFICE PROPERTY WITH AN ESTABLISHED NATIONAL TENANT ALREADY IN PLACE.



DERBES FALGOUST COMMERCIAL REAL ESTATE

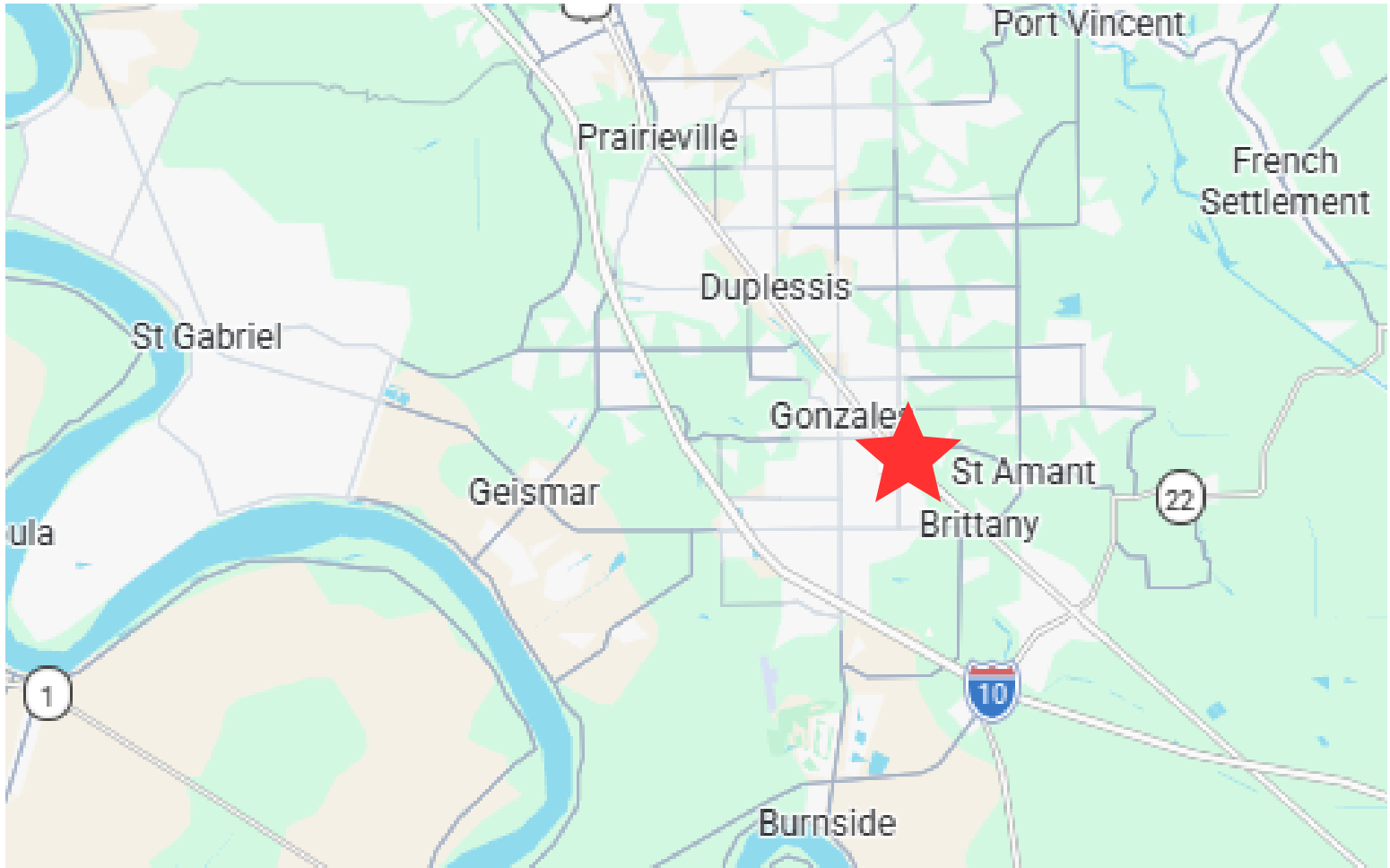
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