



MEDICAL OFFICE BUILDING FOR SALE

PROVINCE OFFICE PARK

LATTER
& BLUM

COMPASS

#1 BROKERAGE IN THE U.S.
THREE YEARS IN A ROW

Source: RealTrends Closed Sales Volume, 1/1/2021 - 12/31/2023

1

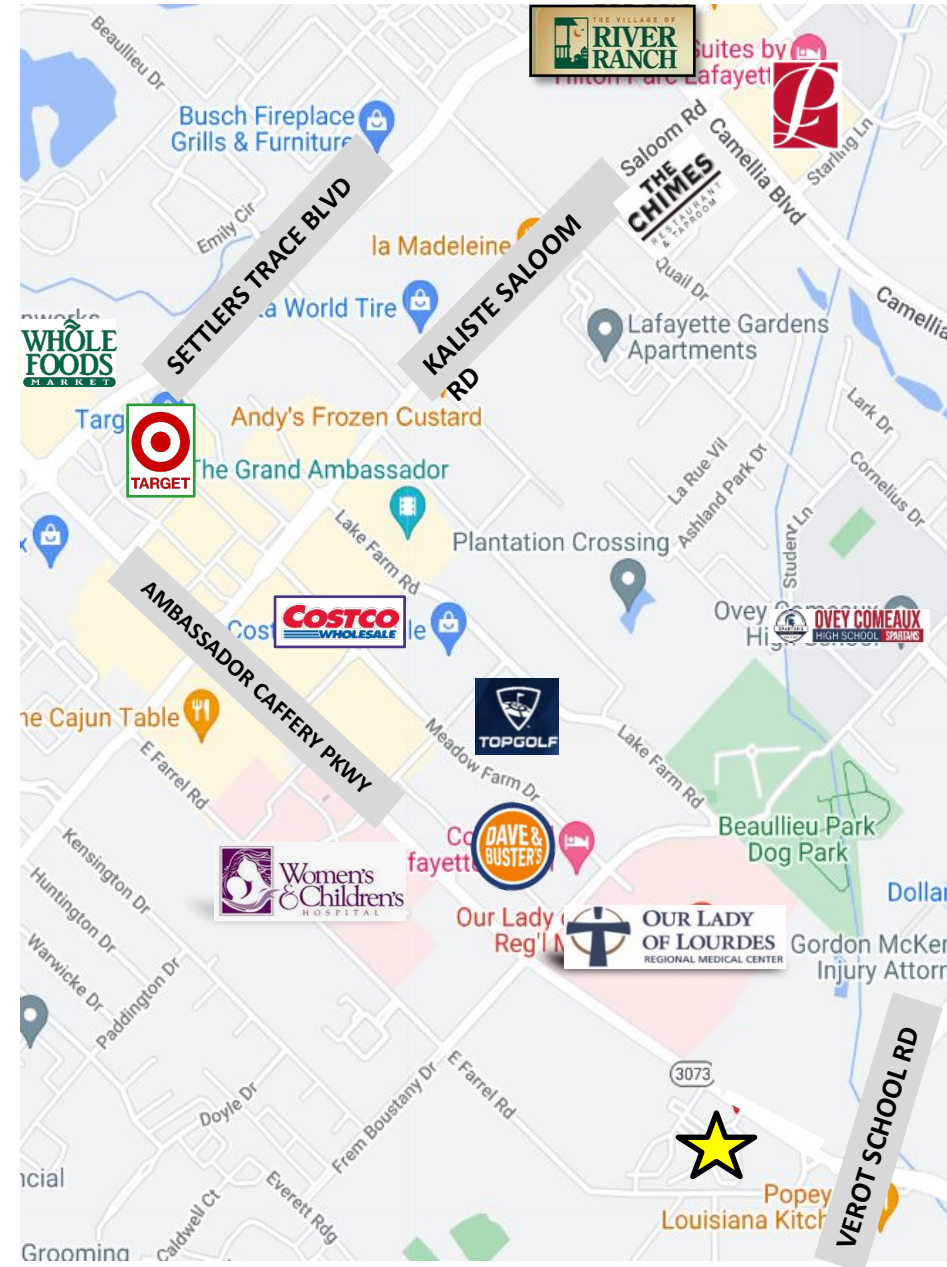
5000 Ambassador Caffery Pkwy, Bldg. 1 Lafayette, LA 70508



905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Property Highlights

- Opportunity to purchase upscale medical office building in Province Office Park!
- Prime central location surrounded by many popular restaurants, retailers, medical and professional neighbors including:
 - 430,000 SF Costco development, Whole Foods Market, Target, newly developed Topgolf, Dave & Busters, Our Lady of Lourdes Women's & Children's Hospital, 325-acre TND River Ranch, and much more!
- The 14,212 SF property is in excellent condition and is currently "subdivided" into (3) office suites consisting of:
 - **Suite 100:** 10,540 SF
 - 8,347 SF on 1st floor:
 - Large waiting room, reception, several nurses' stations, (16) exam rooms, (3) pre/post-operating rooms, several multi-purpose rooms, kitchen, lead-lined cath lab & (6) restrooms
 - 2,193 SF on 2nd floor:
 - (9) offices, conference room & (1) restroom
 - **Suite 101:** 1,524 SF
 - Waiting room/reception area, (3) exam rooms, (1) procedure room, (1) nurses' station/lab & (1) restroom
 - **Suite 102:** 2,148 SF
 - Waiting room/reception area, (3) exam rooms, (1) procedure room & (2) restrooms
- Recent renovations have been made to multiple areas of the building which feature high-end architectural elements, wood flooring, high ceilings, and marble & granite countertops.
- Province Office Park is comprised of (12) free-standing buildings and offers first come, first served, shared parking spaces for visitors and guests.



Overview

TOTAL BUILDING SIZE

14,212 SF

LEASE SPACE

Ranging from 1,000-14,212 SF
(Depending on Tenant's needs)

PURCHASE PRICE

\$4,600,000.00 = \$323.67 PSF
(14,212 SF)

LEASE RATE

\$25.00-35.00 PSF NNN
(Depending on size/buildout of suite)

LEASE TYPE

Triple Net

PARKING SPACES

323

ESTIMATED TRIPLE NETS

Taxes (City & Parish):

- \$28,141.71 = \$1.98 PSF

Insurance:

- \$21,728.31 = \$1.53 PSF

Common Area Maintenance:

- \$17,895.84 = \$1.26 PSF

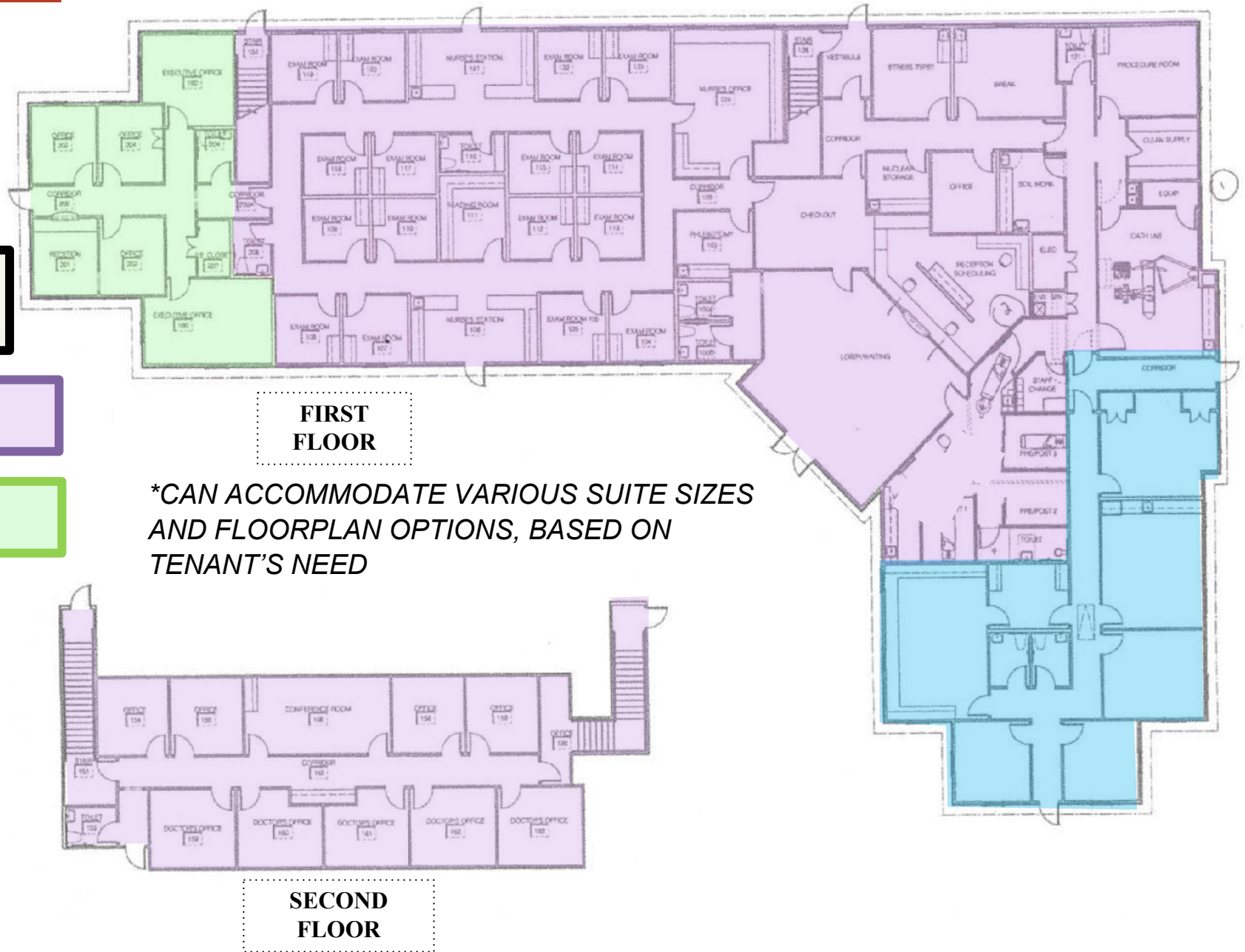
TOTAL:

- \$67,765.86 = \$4.77 PSF





Floor Plan



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























DIANA STEPHENS

COMMERCIAL SALES & LEASING

C: 225-235-5755

DIANA@SCOUTREC.COM

**LATTER
& BLUM**

COMPASS



Merrick Valentino

Realtor

C: 337.288.3987 O: 337.233.9700

direct: 337.267.4032

Licensed by the Louisiana Real Estate Commission

LATTER & BLUM

2000 Kaliste Saloom Rd., Suite 101

Lafayette, LA 70508

Licensed by the Louisiana Real Estate Commission

905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM