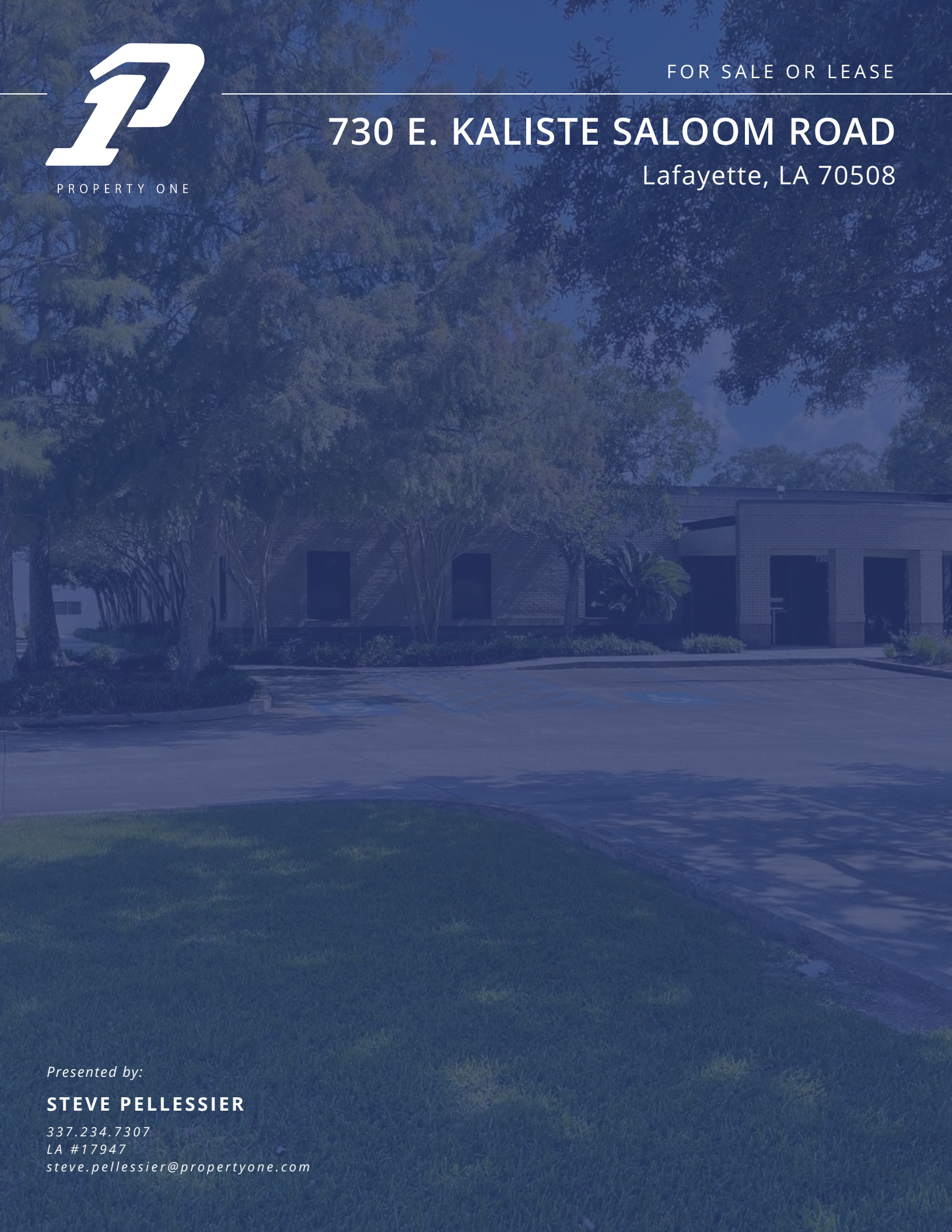
PROPERTY ONE

FOR SALE OR LEASE

# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508



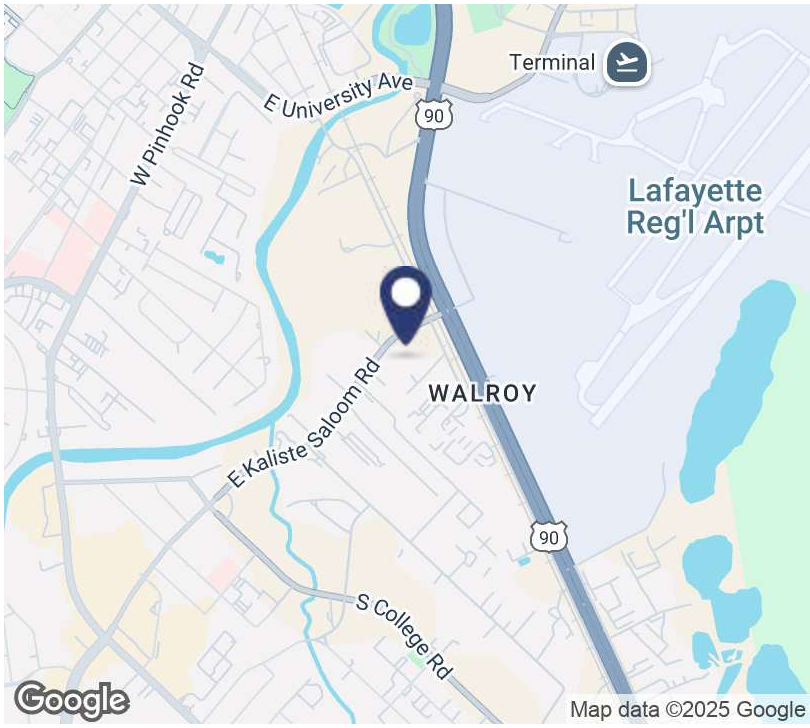

*Presented by:*

**STEVE PELLESSIER**

*337.234.7307*
*LA #17947*
*steve.pellessier@propertyone.com*

# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508




| | |
|---|---|
| **SALE PRICE** | **$5,425,000** |
| **LEASE RATE** | **$38,345.00 per month** |

## OFFERING SUMMARY

| | |
|---|---|
| Building Size: | 45,289 SF |
| Available SF: | 45,289 SF |
| Year Built: | 1995 |

## PROPERTY OVERVIEW

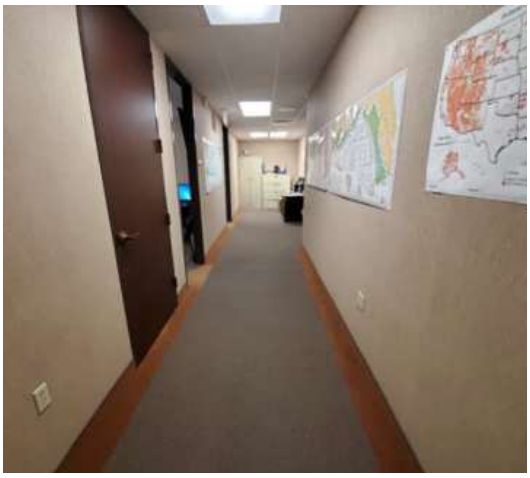
The facility totals 45,289 square feet which includes 29,500 square feet of office space, 4,585 square feet of laboratory space, and 11,204 square feet of warehouse space. The office space includes 110 mostly furnished offices, three conference rooms, two coffee rooms, and a large reception area. The lab area is fully air-conditioned, well lit, and includes work tables and a coffee bar. The warehouse has a 24' eave height, four large rollup doors, a 5-ton hoist, dual exhaust fans, two storage lofts, and it is fully insulated. It sits on a 6.95-acre lot with 2.2 acres fenced in, 3,384 square feet of covered storage, and 225 parking spaces. 730 E Kaliste Saloom Road boasts a tenant-driven flow to maximize efficiency in the workplace and is a well-maintained and almost fully furnished facility - primed for a quick and easy move-in process. The diversity of high-quality spaces, combined with an unmatched location off Highway 90, makes this the perfect opportunity for a move to what Wall Street Journal's MarketWatch.com calls the "Happiest City in America."

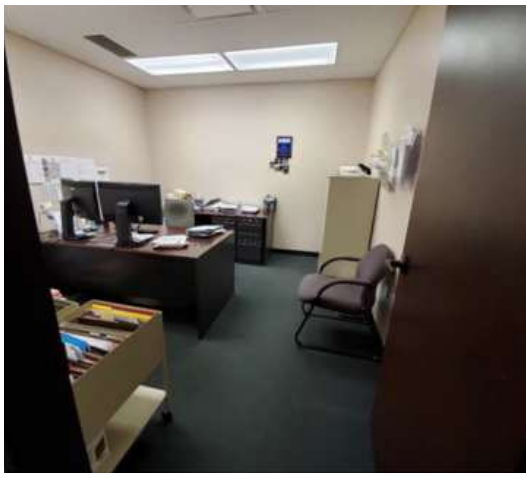
## LOCATION OVERVIEW

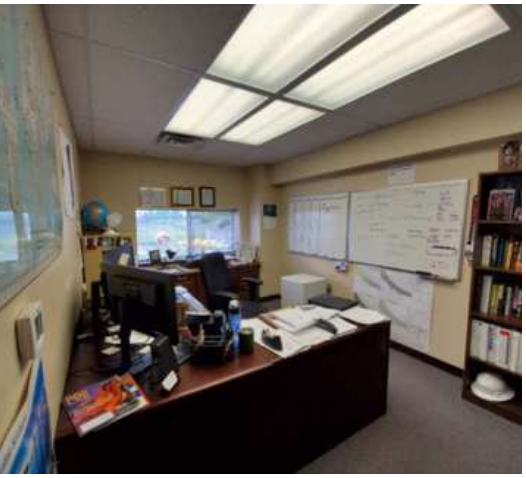
Located 1 mile from the Lafayette Metro Airport and 2 miles to the University of Louisiana at Lafayette (ULL) & Ochsner Lafayette General Medical Center.

# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508



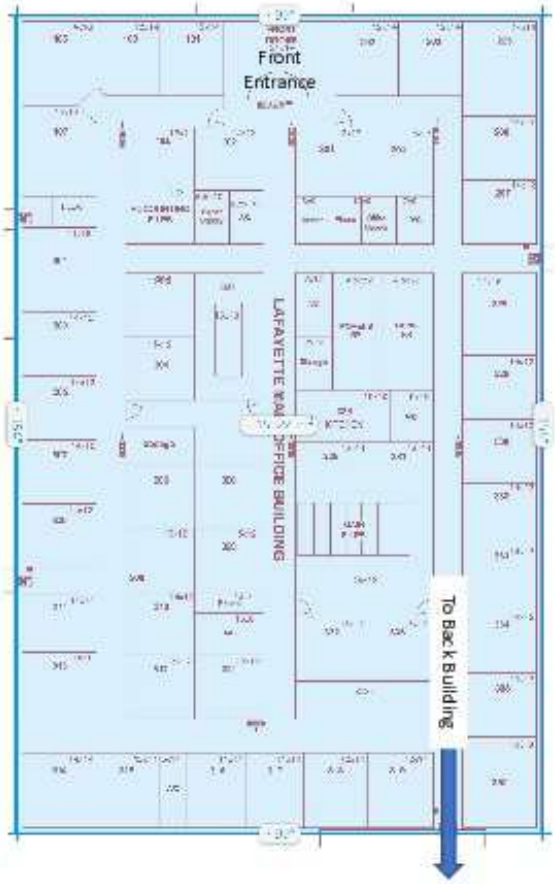




# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508

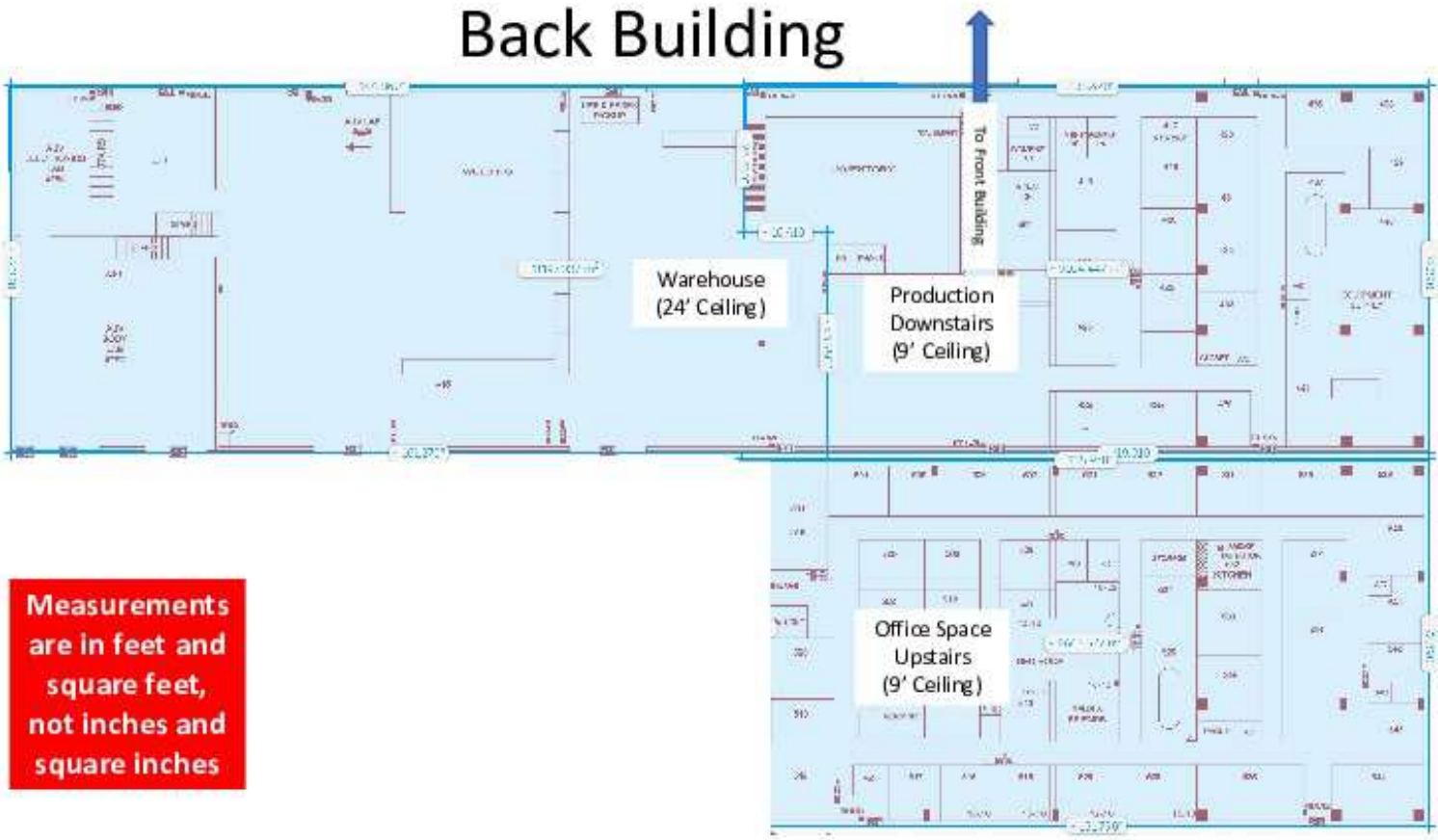
## Front Building




Measurements are in feet and square feet, not inches and square inches

# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508

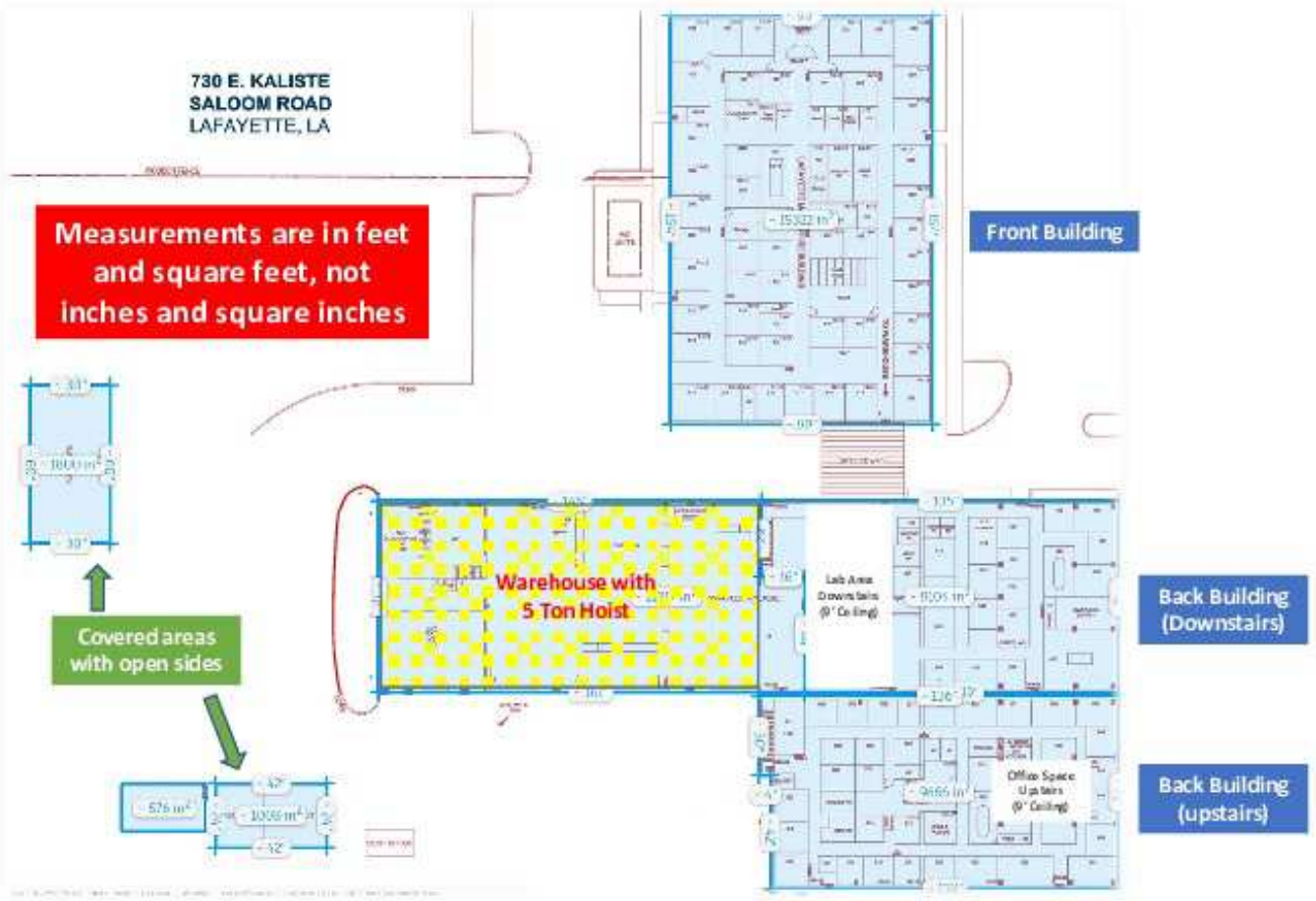



Measurements are in feet and square feet, not inches and square inches

STEVE PELLESSIER • 337.234.7307

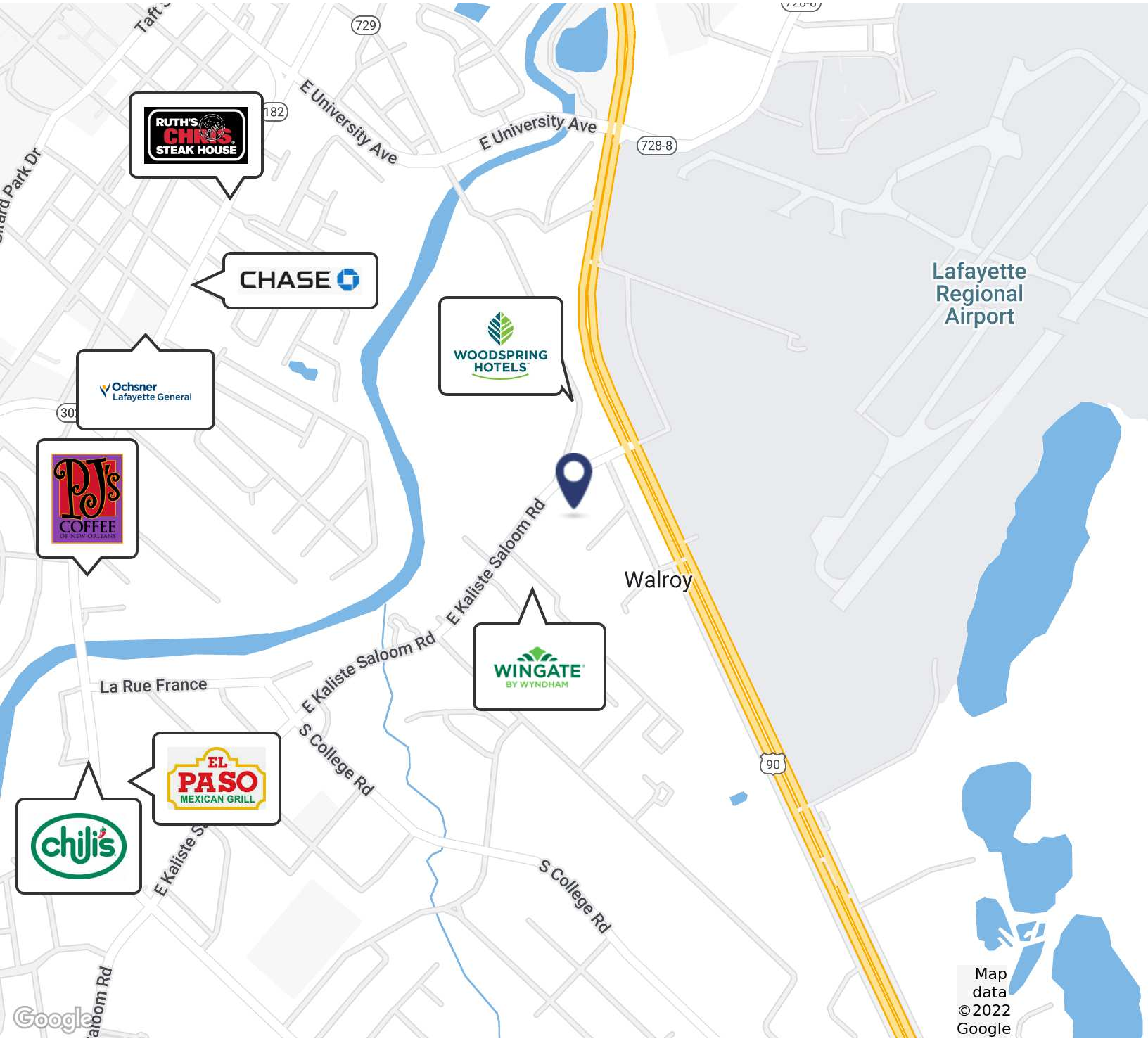
# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508



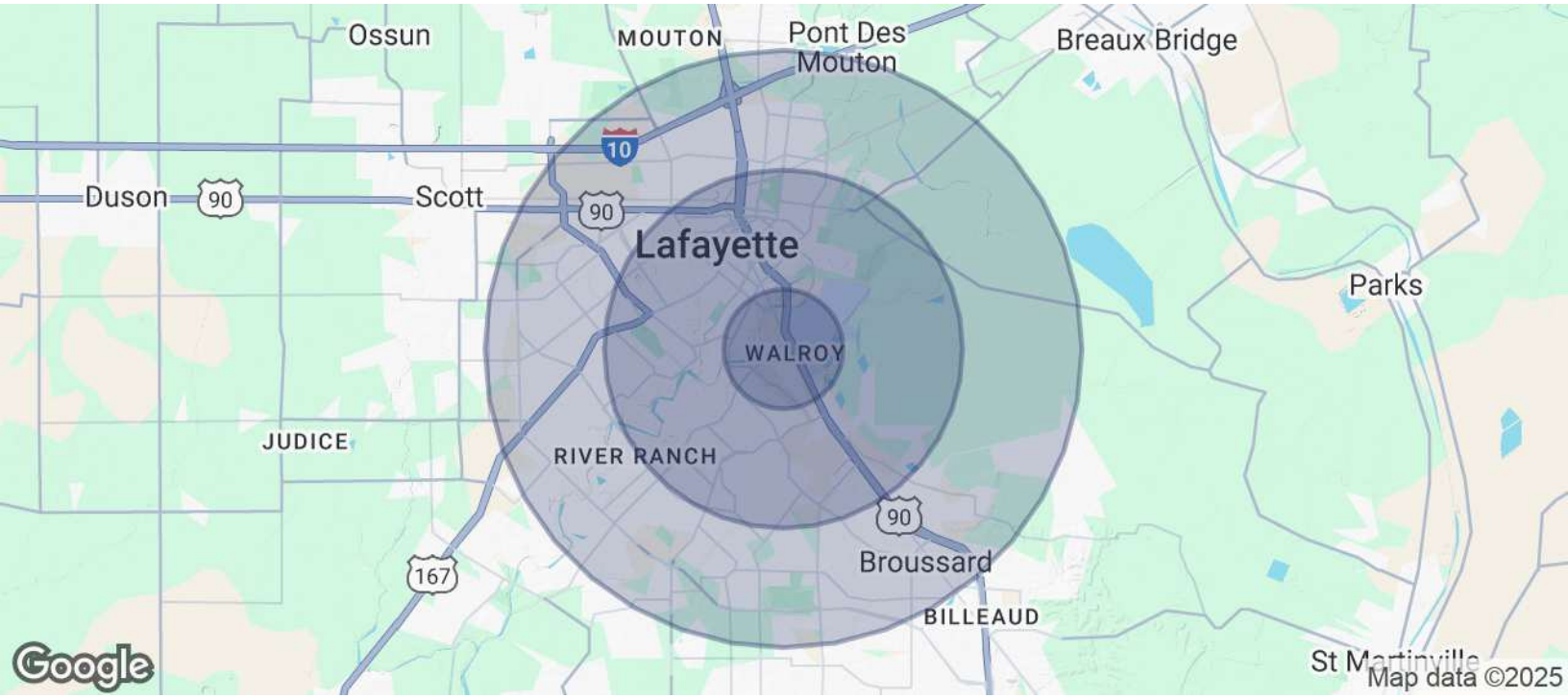
# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508



# 730 E. KALISTE SALOOM ROAD

Lafayette, LA 70508




| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 1,905 | 47,375 | 124,944 |
| Average Age | 38.1 | 37.0 | 37.6 |
| Average Age (Male) | 39.7 | 36.4 | 36.6 |
| Average Age (Female) | 41.1 | 40.1 | 39.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 912 | 21,465 | 56,438 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | $79,002 | $64,850 | $68,099 |
| Average House Value | $435,016 | $263,053 | $212,709 |

*2020 American Community Survey (ACS)*

# Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

| Buyer/Lessee: | | Seller/Lessor: | |
|---|---|---|---|
| By: | _____ | By: | _____ |
| Title: | _____ | Title: | _____ |
| Date: | _____ | Date: | _____ |
| Licensee: | _____ | Licensee: | _____ |
| Date: | _____ | Date: | _____ |

PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:

*Presented by:*

**STEVE PELLESSIER**

*337.234.7307*
*LA #17947*
*steve.pellessier@propertyone.com*

**2014 W. Pinhook Road, Suite 600 | Lafayette, LA 70508 | 337.233.1315 | propertyone.com**

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

**Property One is licensed in LA, AL, GA and MS.**