

SUMMARY

AERIAL

PHOTOS

FLOORPLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located within the Centre Building at 1201 Derek Drive in Hammond, this ±2,500-square-foot office suite offers a quiet, professional setting with convenient access to South Morrison Boulevard, I-55, I-12, and the surrounding Hammond area. Perkins-McKenzie Insurance occupies the remainder of the first and second floors, providing an established and complementary co-tenant within the building.

The available suite features its own entrance and reception area, which could also function as an additional office. A centrally located boardroom/conference room is surrounded by six private offices, each featuring floor-to-ceiling windows that provide abundant natural light. The space also includes a dedicated breakroom equipped with a sink, refrigerator, and microwave.

The Centre Building offers a shared main lobby, communal restrooms, and surface parking at the rear of the property. The suite is offered on a full-service lease basis.

With its efficient layout, natural lighting, professional atmosphere, and strong regional access, the space is ideally suited for a law firm, financial-services company, consulting firm, or other professional office user.

LEASE DETAILS

- +/- 2500 SF Available
- \$20 PSF
- Full Service Lease

PROPERTY DETAILS

- ±2,500 SF professional office suite
- Full-service lease
- Property taxes, insurance, janitorial, electricity, and water/sewer included
- Private entrance and reception area
- Six private perimeter offices
- Central boardroom/conference room
- Floor-to-ceiling windows with abundant natural light
- Breakroom with sink, refrigerator, and microwave
- Shared building lobby and restrooms
- Rear surface parking
- Quiet, professional setting
- Home to Perkins-McKenzie Insurance
- Convenient access to South Morrison Boulevard, I-55, and I-12



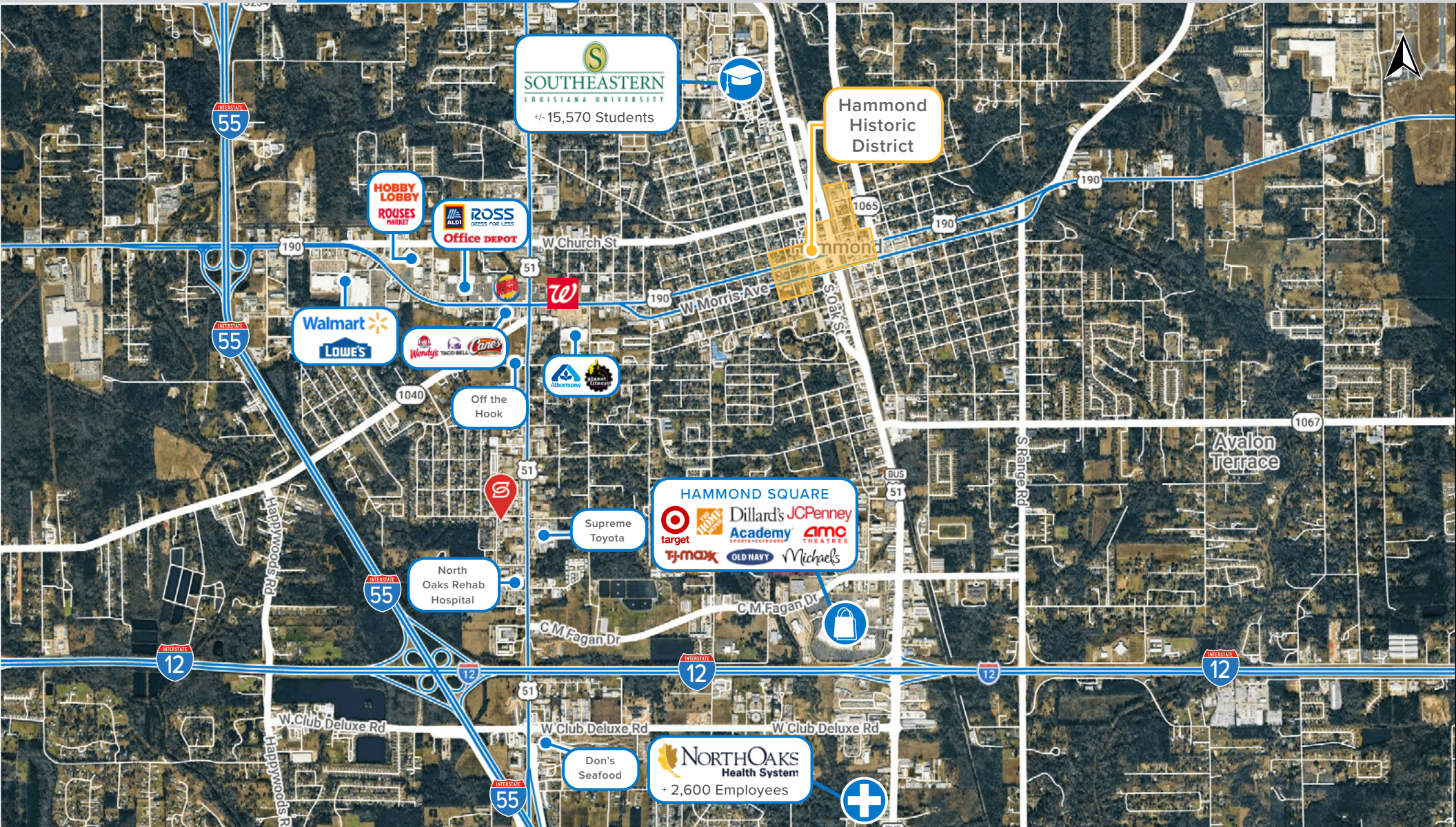
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**FULL- SERVICE OFFICE
SPACE | CENTRE BUILDING**
1201 DEREK DRIVE, HAMMOND, LA 70403

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FLOOR PLAN - FIRST FLOOR



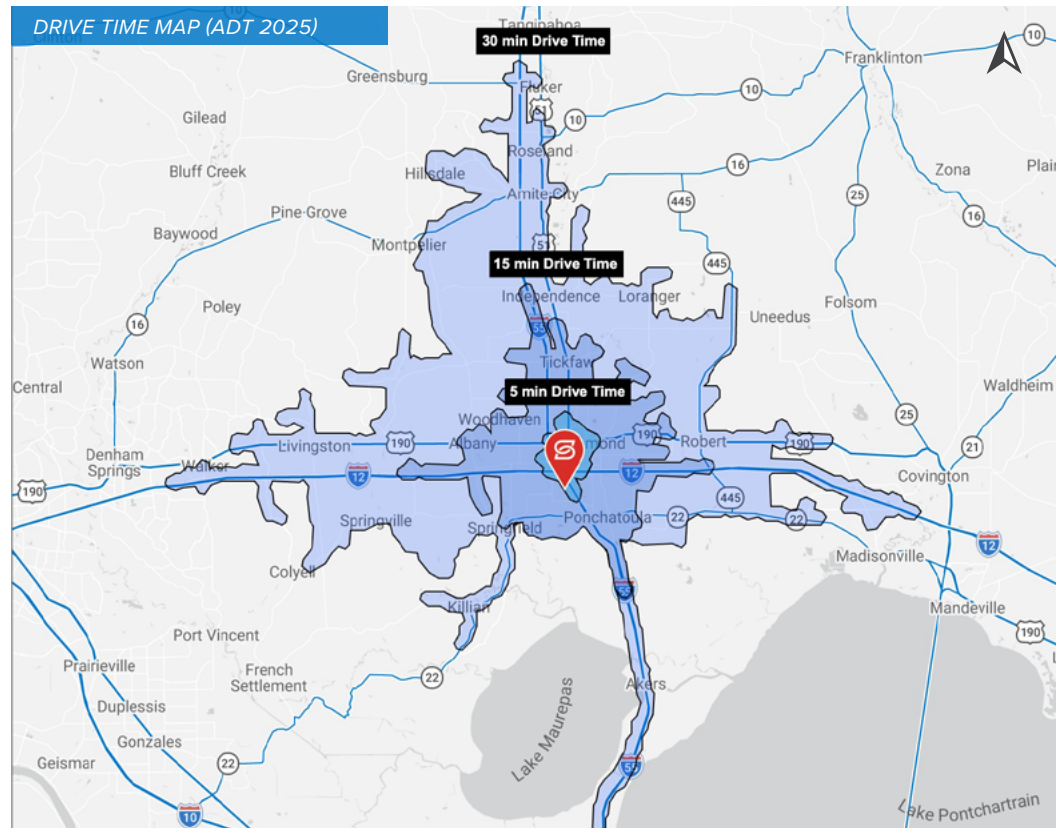
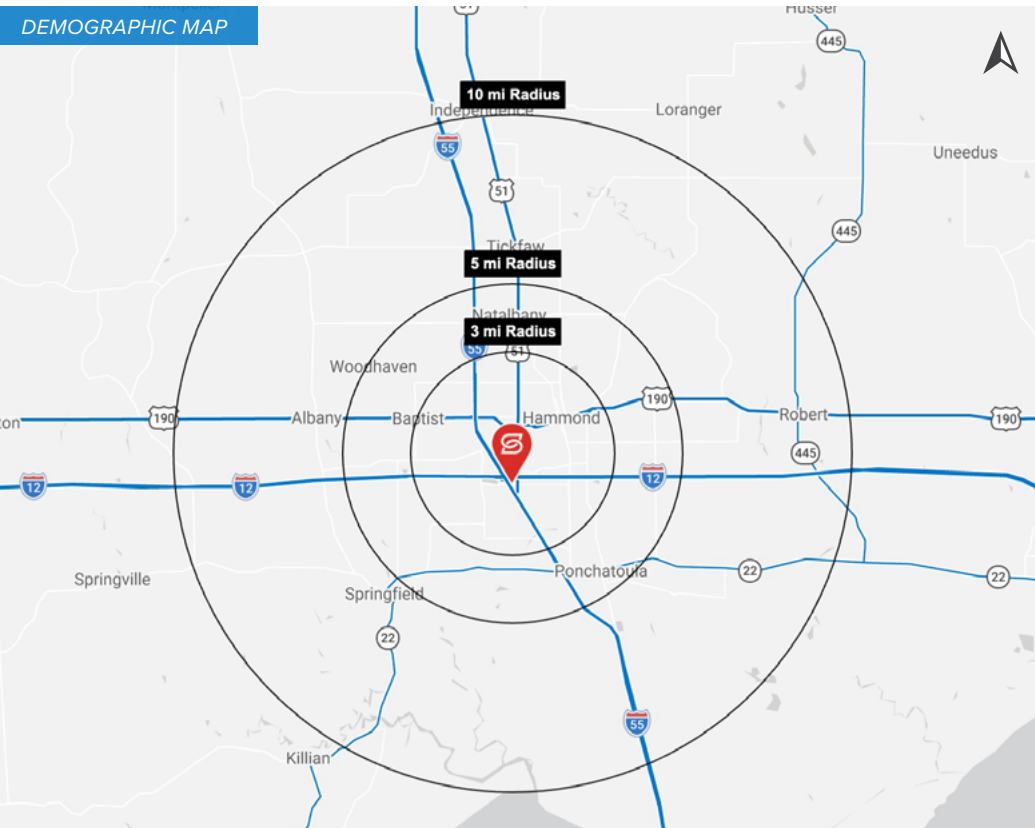
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2026 DEMOGRAPHICS



POPULATION

3 MI	5 MI	10 MI
32,909	65,809	112,262



AVG. HH INCOME

3 MI	5 MI	10 MI
\$69,851	\$75,699	\$84,029



HOUSEHOLDS

3 MI	5 MI	10 MI
12,802	26,254	44,574