

FOR LEASE



1,755 RSF FREESTANDING MEDICAL OFFICE
| PRAIRIEVILLE, LA

17579 OLD JEFFERSON HIGHWAY • PRAIRIEVILLE, LA 70769

SUMMARY

Building SF:	1,755
Lease Rate:	\$22 SF (\$3218/Month)
Lot Size:	0.01 Acres
Parking:	15 + Spaces
Year Built:	2006
Zoning:	Commercial



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
0056494, Louisiana

Property Description

The 2026-renovated space features 8 offices/rooms, including 5 spacious exam rooms with private lavatories, a dedicated reception/check-in area with built-in desk and separate check-in/check-out windows, a waiting room with patient restroom, and a separate staff restroom.

Additional features include new flooring and fresh paint completed August 2026, CAT 5 networking, abundant natural light, modern fixtures, ADA compliance, monument and building signage, and 15+ parking spaces.

The landlord pays property taxes and property insurance. The building was originally constructed in 2006 and renovated in 2026.

Surrounded by medical offices and healthcare users, this property is an excellent fit for medical, healthcare, wellness, or other professional office users seeking a functional, attractive, and highly visible location in the Prairieville market.

Property Highlights

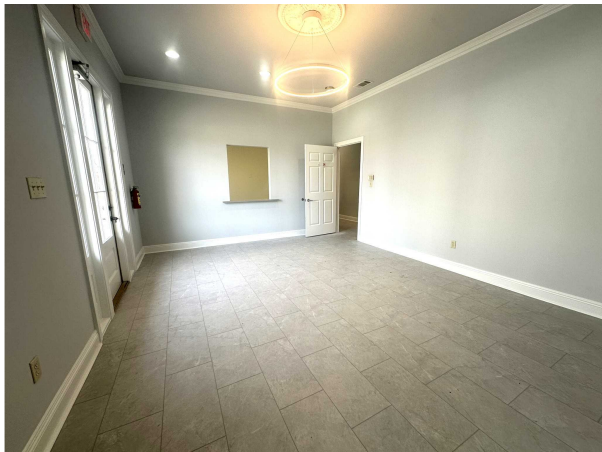
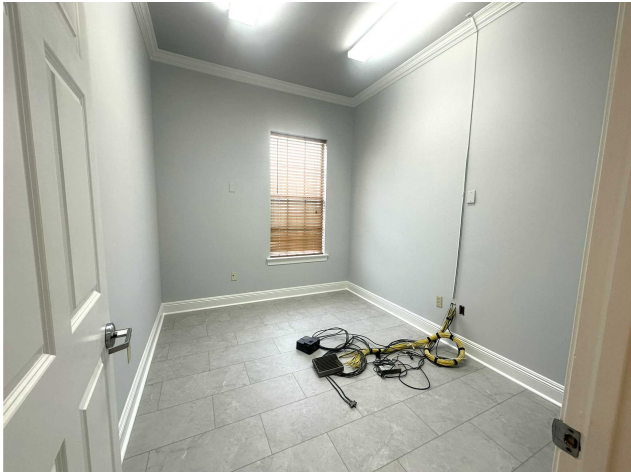
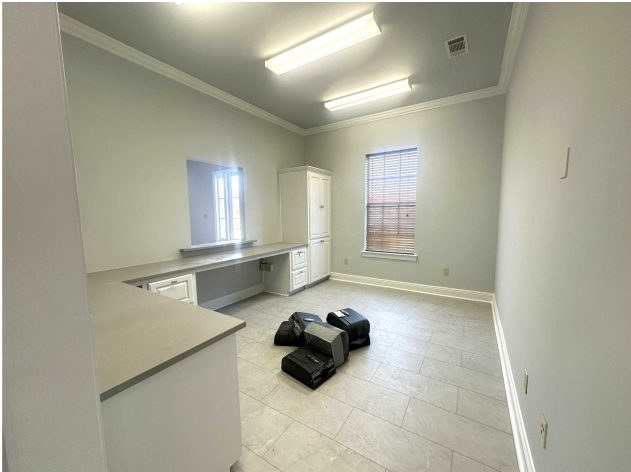
- New flooring and fresh paint completed August 2026
- CAT 5 networking
- Abundant natural light and modern fixtures
- ADA-compliant
- Monument and building signage



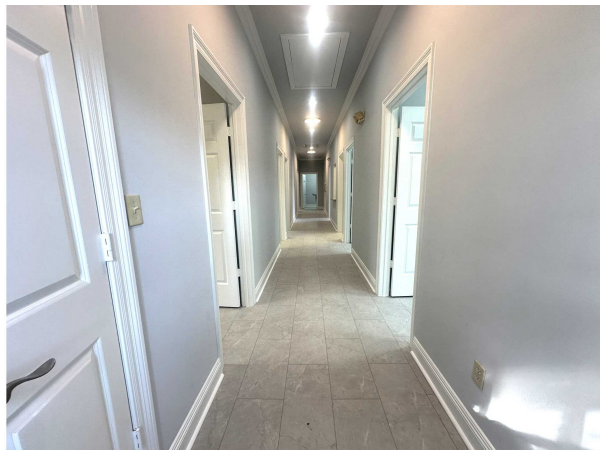
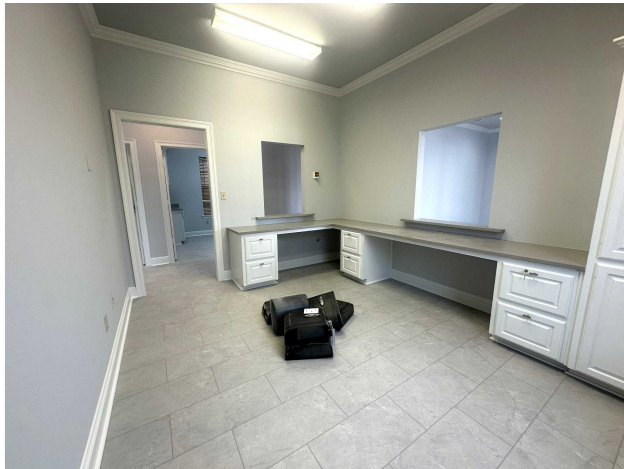
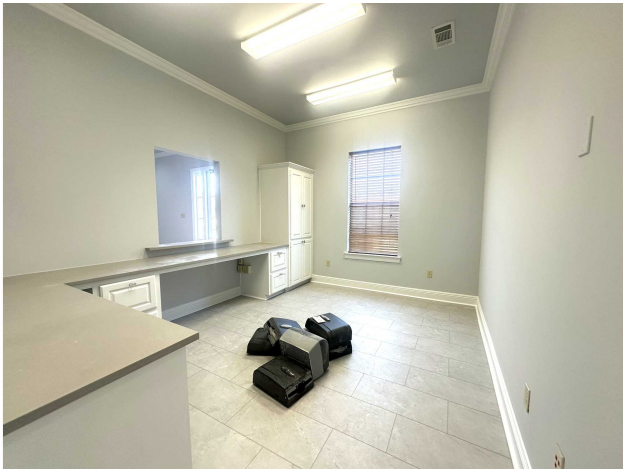
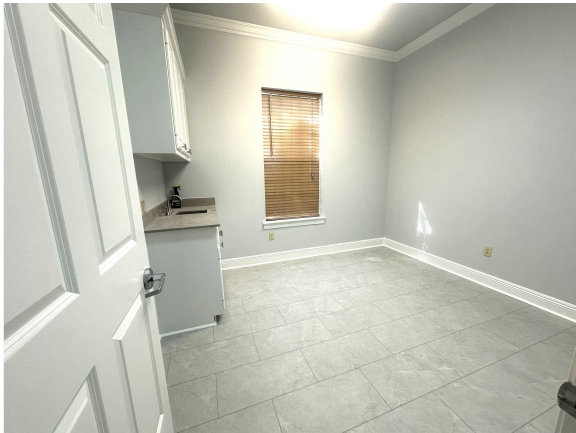
Exterior Photos



Interior Photos Pt. 1



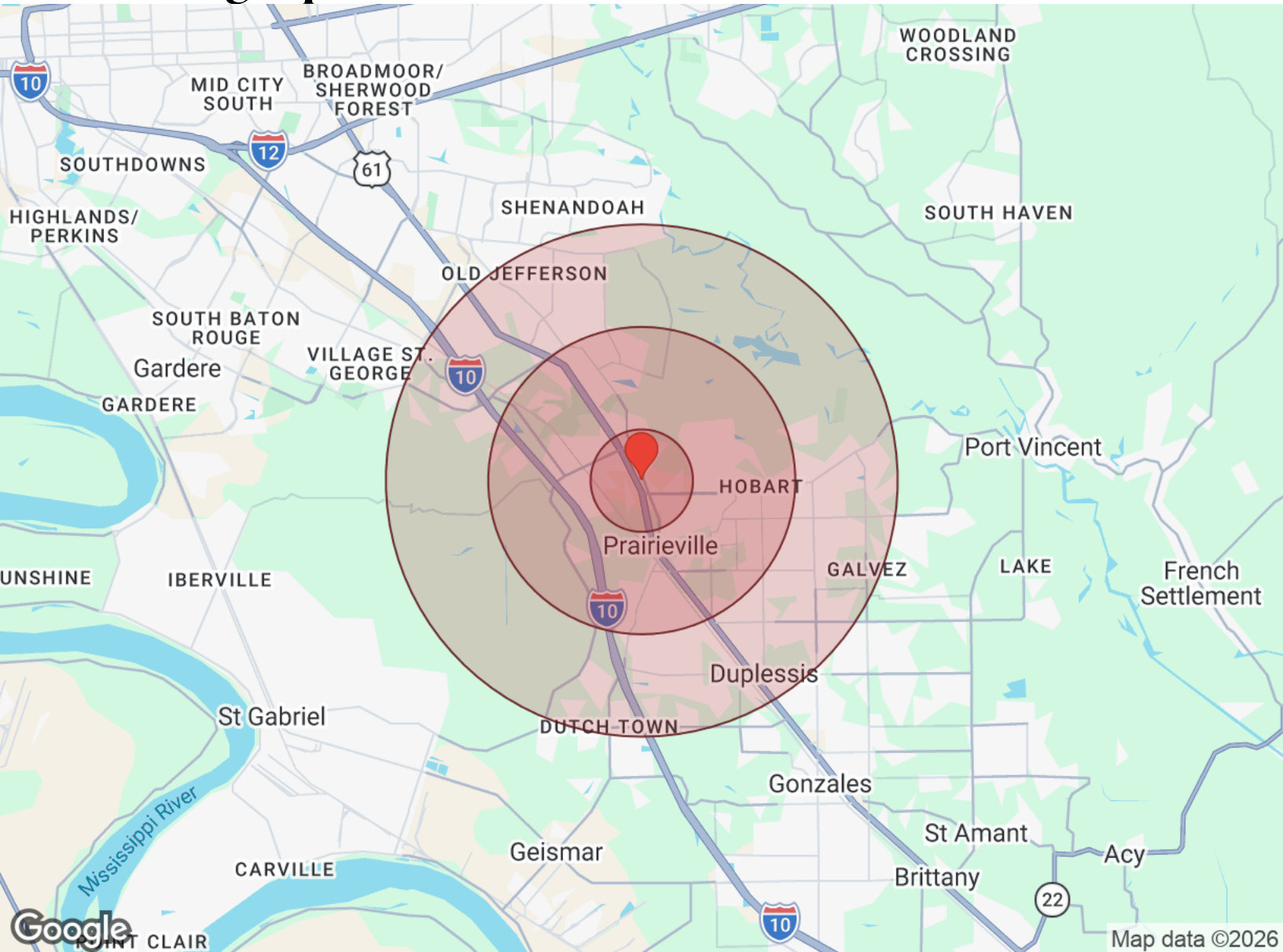
Interior Photos Pt. 2



Aerial & Floor Plan



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,646	16,981	39,371
Female	2,767	17,496	40,668
Total Population	5,413	34,477	80,039

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,869	24,051	53,418
Black	800	6,023	16,008
Am In/AK Nat	4	31	80
Hawaiian	1	3	8
Hispanic	452	2,620	6,491
Asian	194	1,165	2,633
Multiracial	90	565	1,361
Other	3	14	40

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,236	14,047	32,935
Occupied	2,075	12,922	30,164
Owner Occupied	1,547	10,750	24,172
Renter Occupied	528	2,172	5,992
Vacant	161	1,126	2,771

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,194	7,151	16,939
Ages 15 - 24	706	4,535	10,568
Ages 25 - 54	2,246	13,649	32,075
Ages 55 - 64	586	3,990	9,030
Ages 65+	681	5,151	11,429

Income	1 Mile	3 Miles	5 Miles
Median	\$113,870	\$116,163	\$110,359
Under \$15k	21	356	1,234
\$15k - \$25k	10	211	809
\$25k - \$35k	145	524	1,039
\$35k - \$50k	182	940	2,574
\$50k - \$75k	243	1,548	3,562
\$75k - \$100k	312	1,914	4,439
\$100k - \$150k	256	2,442	5,719
\$150k - \$200k	240	1,667	4,046
Over \$200k	665	3,320	6,743