

2,650 SF Office Building/Garden District

1028 N 9th St, Monroe, LA 71201



Listing ID: 30845707
Status: Active
Property Type: Office For Lease
Office Type: Executive Suites, Governmental
Contiguous Space: 2,650 SF
Total Available: 2,650 SF
Lease Rate: \$3,975 (Monthly)
Unit Price: \$18 PSF (Annual)
Base Monthly Rent: \$3,975
Lease Type: Full Service



Overview/Comments

RARE Opportunity to Lease a fully-furnished professional office space in the heart of Monroe! And, we're keeping it simple! One flat rate monthly rate and the Landlord handles it all! Turn key. No additional fees.

Very well maintained 2,650 SF professional office building in the Garden District just 3 blocks from N 18th Street and 2 blocks from Louisville Avenue!

Office space currently offers: Lobby/Reception, up to 10 private offices, conference room, extra storage, 2 kitchenettes, 3 restrooms and plenty of parking.

New Roof/New Exterior Paint. Full security/camera system at front door with key fob access. Polished concrete/slate tile flooring. 3 separate entrances with ample parking.

For more information or to schedule your private tour, please call listing agent. Alarm. Sign.

More Information Online

<https://www.lacdb.com/listing/30845707>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	81040	Zoning:	B-3 GENERAL BUSINESS DISTRICT
Office Type:	Executive Suites, Governmental, High-Tech, Mixed Use, Flex Space, Net Leased, Office Building, Research & Development, Other	Building Name:	Formerly Alliance One Ads
		Building/Unit Size (RSF):	2,650 SF
		Land Area:	0.25 Acres

Available Space

Suite/Unit Number:	1028/1030	Lease Term (Months):	60 Months
Space Available:	2,650 SF	Lease Rate:	\$3,975 (Monthly)
Minimum Divisible:	2,650 SF	Lease Type:	Full Service
Maximum Contiguous:	2,650 SF	Conference Rooms:	1
Space Subcategory 1:	High-Tech	Offices:	10
Space Subcategory 2:	Flex Space	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	0
Date Available:	06/05/2023		

Area & Location

Property Located Between:	Stubbs Ave and Hudson Lane	Highway Access:	Hwy 80/Louisville Avenue
Property Visibility:	Good	Airports:	Monroe Regional Airport

Building Related

Total Number of Buildings:	1	Year Renovated:	2022
Number of Stories:	1	Construction/Siding:	Brick
Year Built:	1975	Parking Type:	Surface

Passenger Elevators:	0	Heat Source:	Central
Freight Elevators:	0	Air Conditioning:	Engineered System
Sprinklers:	None	Internet Access:	Cable, DSL, Fiber Optic
Heat Type:	Electricity		

Land Related

Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	1028 N 9th St, Monroe, LA 71201
County:	Ouachita
MSA:	Monroe



Property Images



Foyer



Lobby/Reception



Lobby/Reception



Lobby/Reception



Interior Main Entry



Conference Room



Shared Work Space



Private Office Space



Shared Work Space



Private Office Space



Private Office Space



Kitchen/Break Area



Kitchen/Break Area

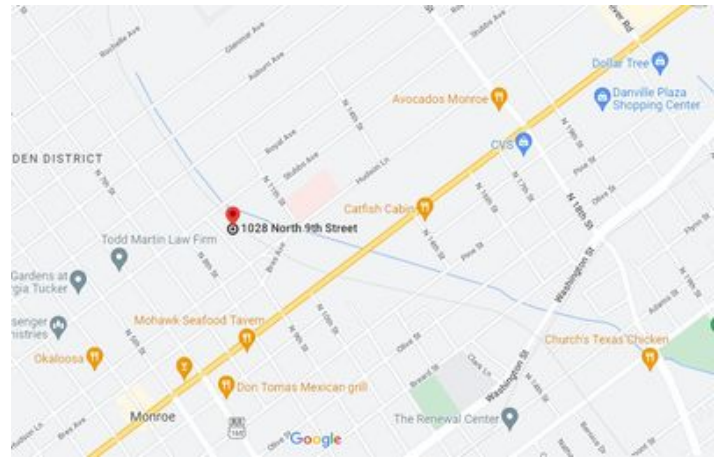


Ample Parking

1028/1030 N 9th Street
Monroe, LA 71201
2,650 SF



- 10 Offices
- 1 Conference Room
- Lobby
- 3 Restrooms
- 3 Separate Entrances
- Ample Parking



Aerial Map

Floor Plan

Property Contacts



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