

OFFICE FOR LEASE

6900 SF FREE STANDING OFFICE/MEDICAL NEAR LAKEVIEW HOSPITAL

7039 Hwy. 190 East Service Road, Covington, LA 70433



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	2,890 - 6,911 SF
LEASE RATE:	\$15.00 - 18.00 SF/yr (NNN)
BUILDING SIZE:	6,911 SF
ZONING:	HC-2
BROCHURE DATE:	9/1/2020

PROPERTY OVERVIEW

Medical or Professional Office Building near Lakeview Hospital, just south of I-12. Three suites on two floors, total 6900 sf. Available for single or multiple occupancy. Property contains 42 shared parking spots with up to 90 available. 2nd floor includes elevator access. Multiple Suites and configurations available. Upstairs suite \$15 per sf + \$3.50 NNN, downstairs suites \$18.00 per sf + \$3.50 NNN. Entire building available for \$16.75 per sf + \$3.50 NNN. \$11,662 per month total. Five year minimum term.

PROPERTY HIGHLIGHTS

- 6900+ SF
- Two Story with Elevator
- Near Lakeview Hospital & I-12
- Perfect for Professional Services or Medical Use
- Multiple Suites and square footage available

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

BRENT CORDELL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Floor Area: 2,880 SF

7039 Hwy 190 Svc Rd Suite A

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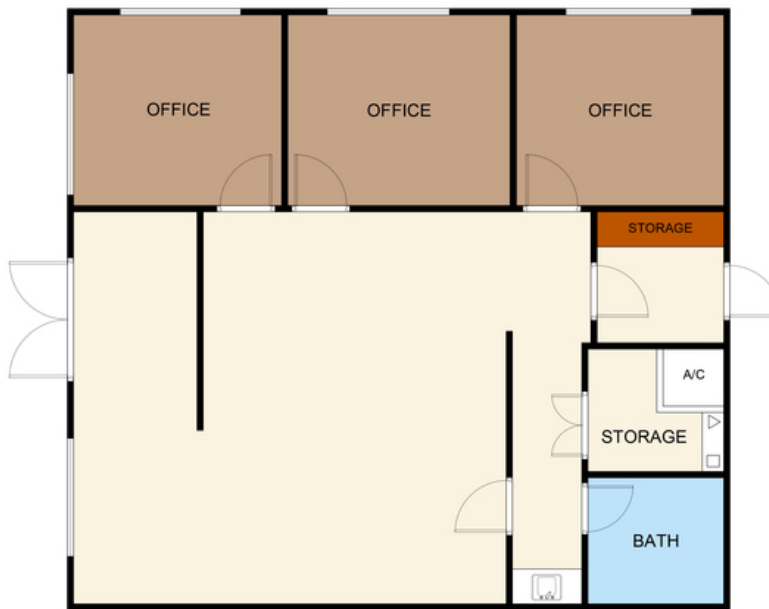
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Floor Area: 1,130 SF

7039 Hwy 190 Svc Rd Suite B

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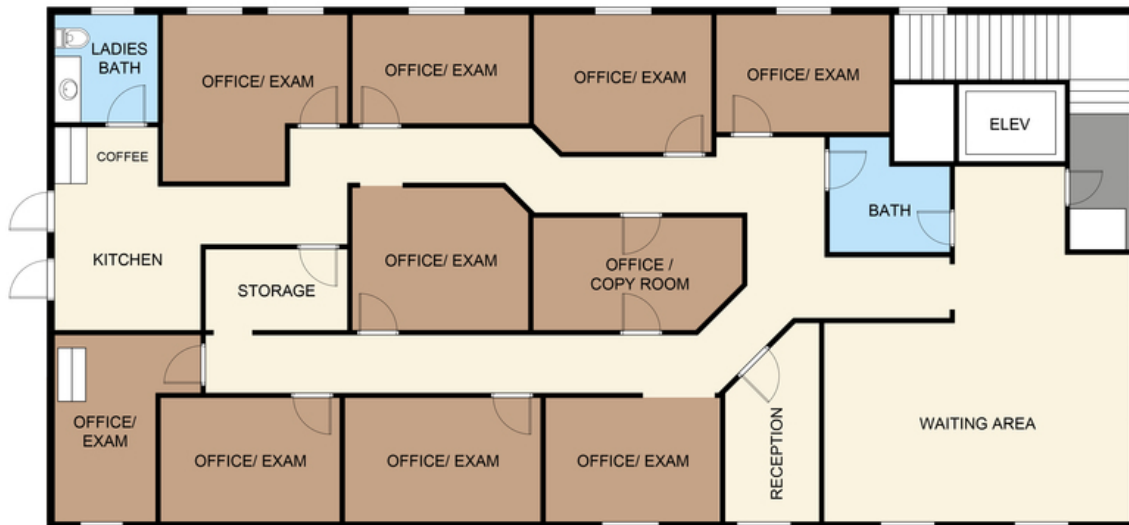
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,980	72,900	110,906
Median age	43.8	40.2	39.4
Median age (male)	43.7	38.1	37.7
Median age (Female)	43.9	41.8	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,512	27,510	41,049
# of persons per HH	2.6	2.6	2.7
Average HH income	\$112,664	\$92,810	\$88,744
Average house value	\$331,643	\$318,080	\$315,977

* Demographic data derived from 2010 US Census

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