



PROPERTY DESCRIPTION

- +/- 1,200 sqft Office.
- Asking rate: \$24/PSF (NN Lease).
- Includes: 3 private offices, open work area, waiting room area, bathroom, kitchenette.
- Rear parking lot for employees.
- High traffic area, and close proximity to 2-10 & McNeese State.
- Space comes furnished.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NN)
Available SF:	1,200 SF
Address:	3600 Common St., Ste. 100 Lake Charles, LA 70607

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,070	26,173	37,796
Total Population	9,851	63,634	94,261
Average HH Income	\$66,789	\$77,222	\$79,585

NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

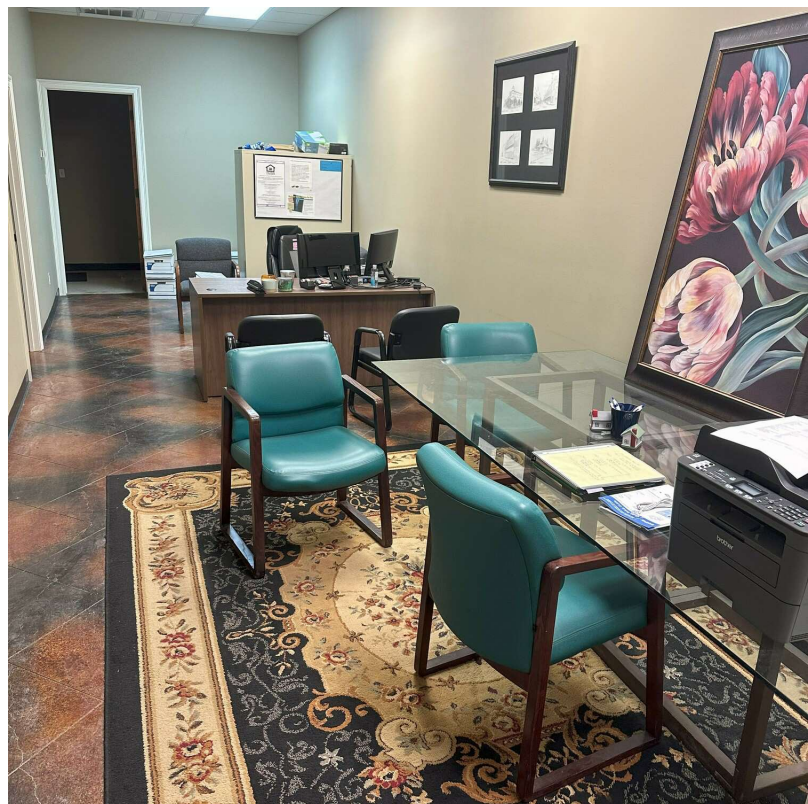
John Michael Klumpp
337.794.7620
jmklumpp@nvstrealestate.com



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

John Michael Klumpp
337.794.7620
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

John Michael Klumpp
337.794.7620
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



NVST Real Estate Solutions, LLC

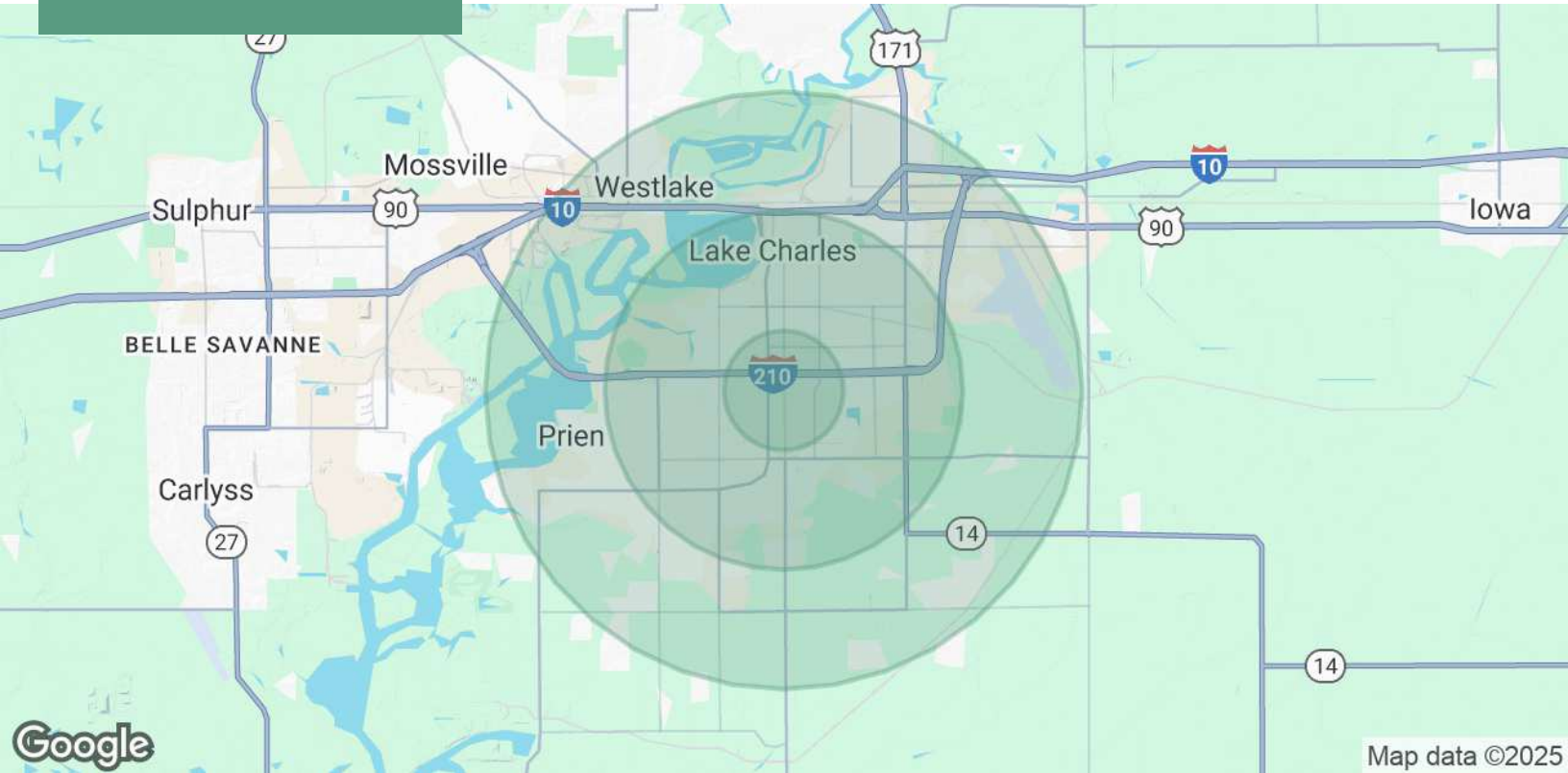
500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

John Michael Klumpp

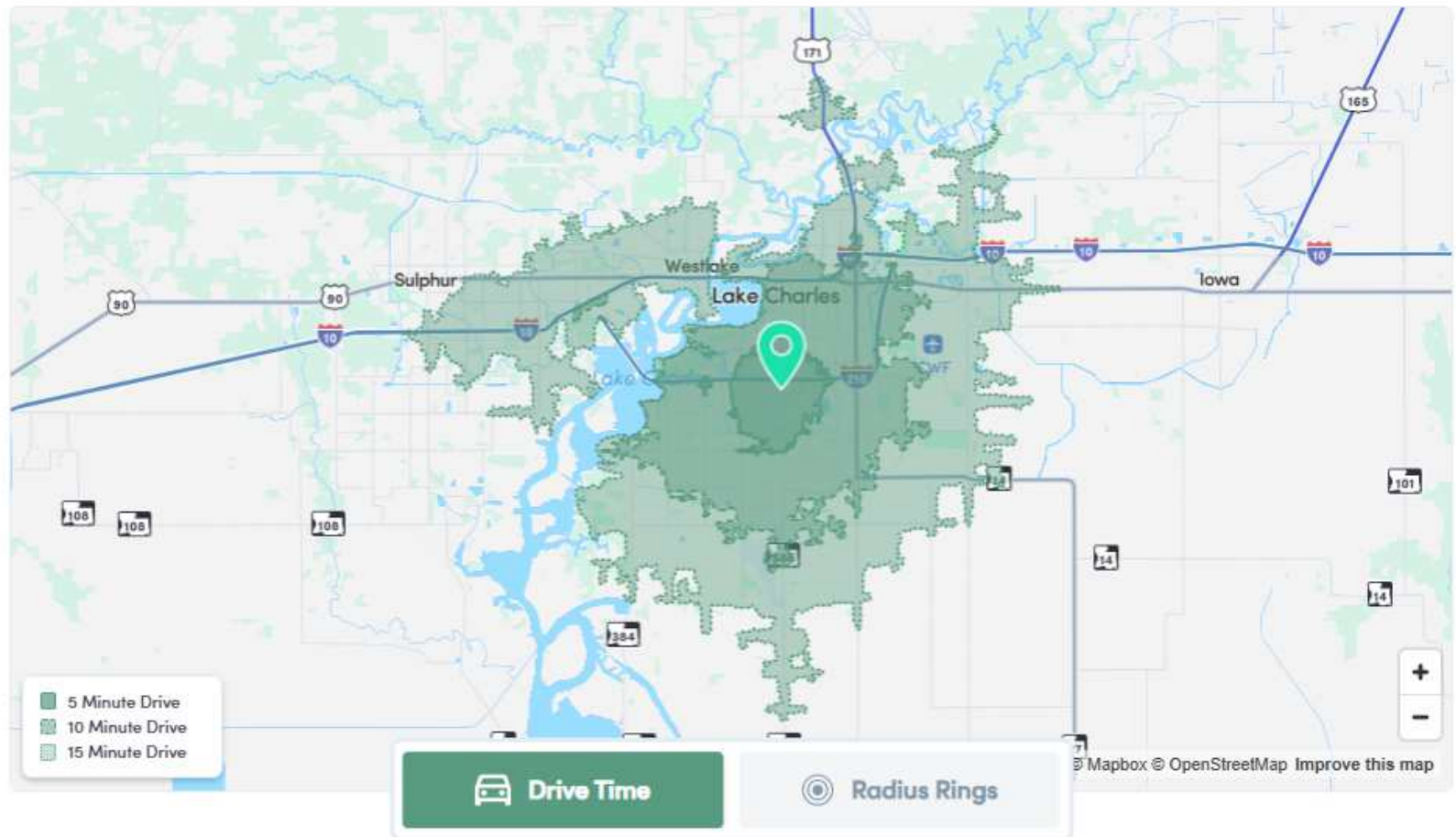
337.794.7620

jmklumpp@nvstrealestate.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,851	63,634	94,261
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,070	26,173	37,796
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,789	\$77,222	\$79,585
Average House Value	\$189,972	\$244,493	\$266,320

Demographics data derived from AlphaMap



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

John Michael Klumpp
337.794.7620
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.