

LEASE

817 MCKINLEY ST

817 McKinley St Westlake, LA 70669



OFFERING SUMMARY

Lease Rate:	\$600.00 - 900.00 per month (Gross)
Building Size:	2,675 SF
Available SF:	151 - 274 SF
Lot Size:	0.544 Acres
Number of Units:	3
Year Built:	1955
Renovated:	2023
Zoning:	Commercial
Market:	Southwest Louisiana

PROPERTY OVERVIEW

Looking to rent your own personal office space? Amazing opportunity to rent an all inclusive office suite in this newly renovated ultra modern office building located just off Sampson Street in Westlake. With all utilities and amenities included in the rent this space offers a great opportunity for businesses looking for a hassle free move-in experience. The building has just been completely updated and thoughtfully designed with modern finishes and features providing a professional and welcoming environment for clients and employees alike. There are several spaces available from \$600-\$900 per month and this includes all utilities, Wireless internet service, 2 unassigned parking spots, trash dumpster and full access to kitchenette and bathrooms. Weekly cleaning of common areas included. There is a 130 sq ft garage/storage room with roll up door available to lease for \$150/month. Suite 4 is \$600 a month and includes 152 sq ft. of furnished office space. Suite 8 is \$900 a month and includes a 151 sq ft office that is completely furnished with desk, chairs and artwork. This space has actually been customized out of the Old Chase Bank vault. Suite 6 is available furnished for \$900 month and consists of 1 office and huge storage closet with 274 sq ft. One year lease required. This is a fantastic prime location in the heart of Westlake with easy access to I-10 and will work well for many types of businesses just needing a small office to call home.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
817 Mckinley St # 4, Westlake, La 70669	Available	152 SF	Gross	\$600 per month	Looking to rent your own personal office space? Amazing opportunity to rent an all inclusive office suite in this newly renovated ultra modern office building located just off Sampson Street in Westlake. With all utilities and amenities included in the rent this space offers an great opportunity for businesses looking for a hassle free move-in experience. The building has just been completely updated and thoughtfully designed with modern finishes and features providing a professional and welcoming environment for clients and employees alike. There are several spaces available from \$600-\$900 per month and this includes all utilities, Wireless internet service, 2 unassigned parking spots, trash dumpster and full access to kitchenette and bathrooms. Weekly cleaning of common areas included. There is a 130 sq ft garage/storage room with roll up door available to lease for \$150/month. Suite 4 is \$600 a month and includes 152 sq ft. of furnished office space. Suite 8 is \$900 a month and includes a 151 sq ft office that is completely furnished with desk, chairs and artwork. This space has actually been customized out of the Old Chase Bank vault. Suite 6 is available furnished for \$900 month and consists of 1 office and huge storage closet with 274 sq ft. One year lease required. This is a fantastic prime location in the heart of Westlake with easy access to I-10 and will work well for many types of businesses just needing a small office to call home.



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
817 Mckinley #6, Westlake, LA 70669	Available	274 SF	Gross	\$900 per month	Looking to rent your own personal office space? Amazing opportunity to rent an all inclusive office suite in this newly renovated ultra modern office building located just off Sampson Street in Westlake. With all utilities and amenities included in the rent this space offers an great opportunity for businesses looking for a hassle free move-in experience. The building has just been completely updated and thoughtfully designed with modern finishes and features providing a professional and welcoming environment for clients and employees alike. There are several spaces available from \$600-\$900 per month and this includes all utilities, Wireless internet service, 2 unassigned parking spots, trash dumpster and full access to kitchenette and bathrooms. Weekly cleaning of common areas included. There is a 130 sq ft garage/storage room with roll up door available to lease for \$150/month. Suite 4 is \$600 a month and includes 152 sq ft. of furnished office space. Suite 8 is \$900 a month and includes a 151 sq ft office that is completely furnished with desk, chairs and artwork. This space has actually been customized out of the Old Chase Bank vault. Suite 6 is available furnished for \$900 month and consists of 1 office and huge storage closet with 274 sq ft. One year lease required. This is a fantastic prime location in the heart of Westlake with easy access to I-10 and will work well for many types of businesses just needing a small office to call home.



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
817 Mckinley Street #8, Westlake, LA	Available	151 SF	Gross	\$900 per month	Looking to rent your own personal office space? Amazing opportunity to rent an all inclusive office suite in this newly renovated ultra modern office building located just off Sampson Street in Westlake. With all utilities and amenities included in the rent this space offers an great opportunity for businesses looking for a hassle free move-in experience. The building has just been completely updated and thoughtfully designed with modern finishes and features providing a professional and welcoming environment for clients and employees alike. There are several spaces available from \$600-\$900 per month and this includes all utilities, Wireless internet service, 2 unassigned parking spots, trash dumpster and full access to kitchenette and bathrooms. Weekly cleaning of common areas included. There is a 130 sq ft garage/storage room with roll up door available to lease for \$150/month. Suite 4 is \$600 a month and includes 152 sq ft. of furnished office space. Suite 8 is \$900 a month and includes a 151 sq ft office that is completely furnished with desk, chairs and artwork. This space has actually been customized out of the Old Chase Bank vault. Suite 6 is available furnished for \$900 month and consists of 1 office and huge storage closet with 274 sq ft. One year lease required. This is a fantastic prime location in the heart of Westlake with easy access to I-10 and will work well for many types of businesses just needing a small office to call home.



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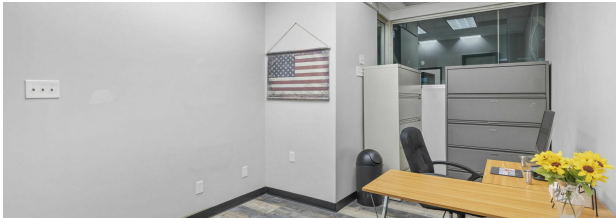
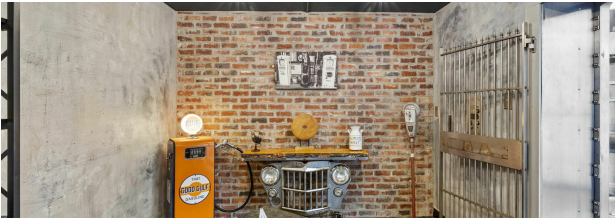
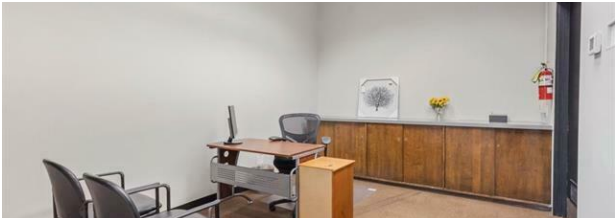
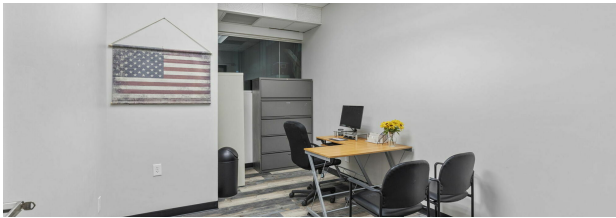
SUITE	SIZE SF	MONTHLY RENT / SF	MONTHLY RENT
4	152 SF	\$3.95	\$600
6	274 SF	\$4.38	\$1,200
8	151 SF	\$5.96	\$900
TOTALS	577 SF	\$14.29	\$2,700
AVERAGES	192 SF	\$4.76	\$900



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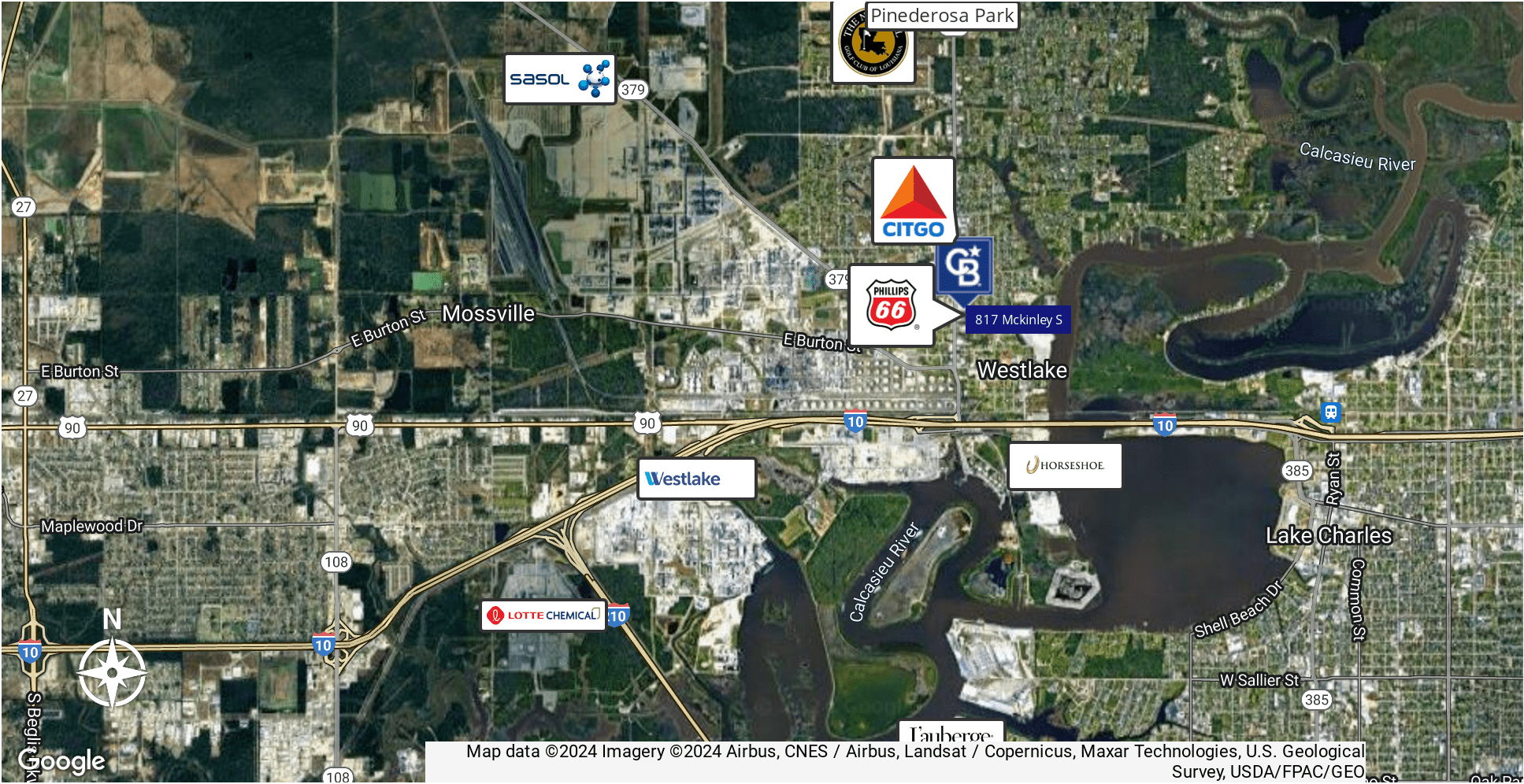
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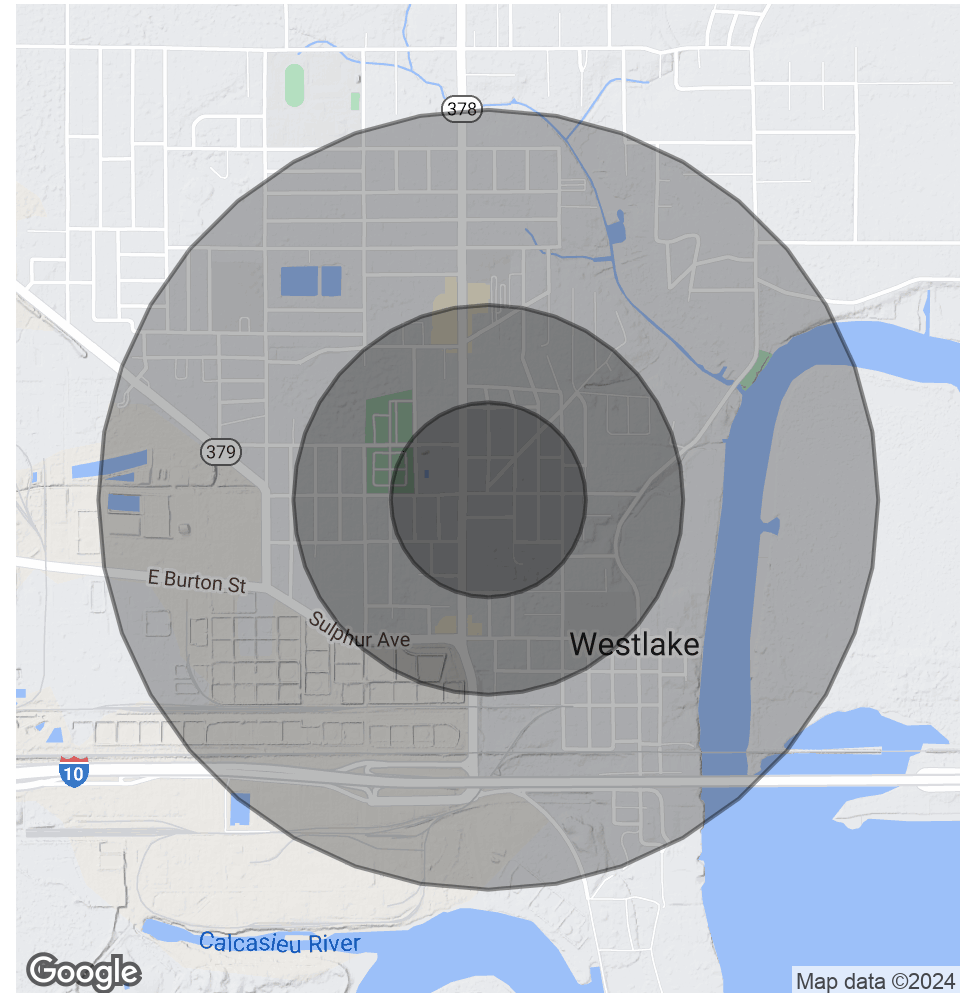
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	261	1,112	3,481
Average Age	49.7	46	39.4
Average Age (Male)	50.5	47.9	41.5
Average Age (Female)	26.7	26.6	28.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	750	2,037
# of Persons per HH	1.4	1.5	1.7
Average HH Income	\$41,041	\$41,962	\$43,019
Average House Value	\$71,085	\$75,957	\$94,366

* Demographic data derived from 2020 ACS - US Census



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