

BASIC PLAZA : 2,244 SF - 14,007 SF AVAILABLE!

401 Thomas Rd, West Monroe, LA 71292



Listing ID: 30348332
Status: Active
Property Type: Office For Lease
(also listed as Retail-Commercial,
Shopping Center)
Office Type: Business Park, Executive Suites
Contiguous Space: 14,007 SF
Total Available: 14,007 SF
Lease Rate: \$7 PSF (Annual)
Base Monthly Rent: \$8,170
Lease Type: NNN
Ceiling: 9 ft.



Overview/Comments

Fantastic Location! Competitive Lease Rates!

Basic Plaza/Unit B @ I-20/Thomas Rd

Choose the space that fits your needs. From 2,244 SF - 14,007 TSF!

Unit B: 14,007 TSF Office/Retail Space @ \$8,170/month base OR choose from:

Suite A: 2,937 SF @ \$1,713.25/month base - Lobby, Reception, 8 Offices, 5 extra storage spaces.

Suite B: 2,244 SF @ \$1,309/month base - Lobby, 14 Offices, 1 Closet.

Suite C: 2,262 SF @ \$1,319.50/month base - Lobby, Reception, 10 Offices, 1 Storage Space.

Suite D: 3,403 SF @ \$1,985/month base - Lobby, Conference Room, 9 Offices, Large Utility/IT Room, 3 Storage Rooms.

Site Description: 3.62 +/- Acre Lot. Current tenants: Fresenius Kidney Care, Aaron's Rent to Own, Greater Ouachita Water Company, L & R Utilities, and Better Waterworks. Excellent visibility from I-20. The most recently developed Commercial Market in West Monroe, close to Academy Sports, Glenwood Regional Medical Center, Texas Roadhouse, Golden Corral, Walk-On's Bistreaux & Bar, Office Depot, WalMart Super Center, Chick-fil-A and several other national restaurants and chain hotels.

Construction: Concrete Block. New Roof - 2015/Flat. New Gutters - 2016.
Parking: Asphalt Surface for 120 with Security Lighting. Condition of Structure in very good condition.

All measurements approximate. Lessee to verify. Lease Type: NNN. Lease Term: Negotiable. For more information or to schedule a showing, please call listing agent.

More Information Online

<http://www.lacdb.com/listing/30348332>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Zoning:	COMMERCIAL
Tax ID/APN:	101573.	Building Name:	Basic Plaza
Office Type:	Business Park, Executive Suites, Governmental, High-Tech, Medical, Mixed Use, Flex Space, Office Building, Other	Class of Space:	Class A
		Gross Building Area:	14,007 SF
		Land Area:	3.62 Acres

Available Space

Suite/Unit Number:	B	Space Type:	Relet
Space Available:	14,007 SF	Date Available:	11/06/2018
Minimum Divisible:	14,007 SF	Lease Rate:	\$7 PSF (Annual)
Maximum Contiguous:	14,007 SF	Lease Type:	NNN
Space Subcategory 1:	Medical	Parking Spaces:	120
Space Subcategory 2:	Strip Center		

Space Description Unit B: 14,007 TSF Office/Retail Space. Can be easily subdivided up to four separate suites/as needed per use - see floor plan attached. Suite A: 2,937 SF @ \$1,713.25/month base - Lobby, Reception, 8 Offices, 5 extra storage spaces. Suite B: 2,244 SF @ \$1,309/month base - Lobby, 14 Offices, 1 Closet. Suite C: 2,262 SF @ \$1,319.50/month base - Lobby, Reception, 10 Offices, 1 Storage Space. Suite D: 3,403 SF @ \$1,985/month base - Lobby, Conference Room, 9 Offices, Large Utility/IT Room, 3 Storage Rooms.

Area & Location

Property Located Between:	Basic Drive and Old Natchitoches Road	Highway Access:	I-20/Hwy 80
Property Visibility:	Excellent	Airports:	Monroe Regional Airport - 13 min (8.3 mi) via I-20 E

Site Description Site Description: 3.62 +/- Acre Lot. Current tenants: Fresenius Kidney Care, Aaron's Rent to Own, Greater Ouachita Water Company, L & R Utilities, and Better Waterworks. Excellent visibility from I-20.

Area Description Located on I-20 and Thomas Road. The most recently developed Commercial Market in West Monroe, close to Academy Sports, Glenwood Regional Medical Center, Texas Roadhouse, Golden Corral, Walk-On's Bistreaux & Bar, Office Depot, WalMart Super Center, Chick-fil-A and several other national restaurants and chain hotels.

Building Related

Total Number of Buildings:	1	Ceiling Height:	9
Number of Stories:	1	Passenger Elevators:	0
Year Built:	1979	Freight Elevators:	0
Year Renovated:	2015	Sprinklers:	Wet
Roof Type:	Flat	Heat Type:	Electricity
Construction/Siding:	Concrete	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Parking Description:	Asphalt Surface for 120 with Security Lighting.	Internet Access:	Cable, DSL, Other
Total Parking Spaces:	120		

Exterior Description Construction: Concrete Block. New Roof - 2015/Flat. New Gutters - 2016. Parking: Asphalt Surface for 120 with Security Lighting. Condition of Structure in very good condition.

Interior Description Unit B: 14,007 TSF Office/Retail Space. Can be easily subdivided up to four separate suites/as needed per use - see floor plan attached. Suite A: 2,937 SF - Lobby, Reception, 8 Offices, 5 extra storage spaces. Suite B: 2,244 SF - Lobby, 14 Offices, 1 Closet. Suite C: 2,262 SF - Lobby, Reception, 10 Offices, 1 Storage Space. Suite D: 3,403 SF - Lobby, Conference Room, 9 Offices, Large Utility/IT Room, 3 Storage Rooms. Flooring Systems: Tile, Carpet

Land Related

Zoning Description:	Commercial	Sewer Type:	Municipal
Lot Frontage:	498	Legal Description:	LOT 3 RESUB OF LOT 3 BASIC PLAZA*SUITEAARON'SA-ADVANTAGE RESOURCINGB-GLENWOOD BUSINESS SERVICES- FESENIUS MEDICAL CARE
Lot Depth:	544		
Water Service:	Municipal		

Location

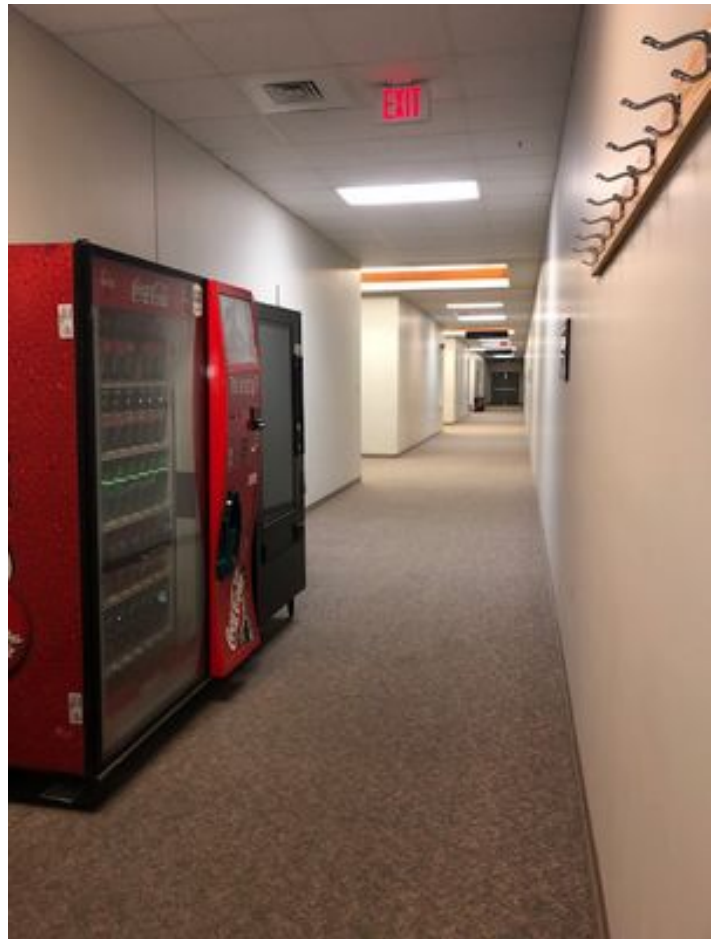
Address:	401 Thomas Rd, West Monroe, LA 71292
County:	Ouachita
MSA:	Monroe



Property Images



Main Entrance



Common Hallway



Main Lobby



Office Space



Reception/Office Manager



Office Space



Reception/Office Manager



Office Space



Office Space



Suite C Entrance



Suite D Entrance



Suite B Entrance



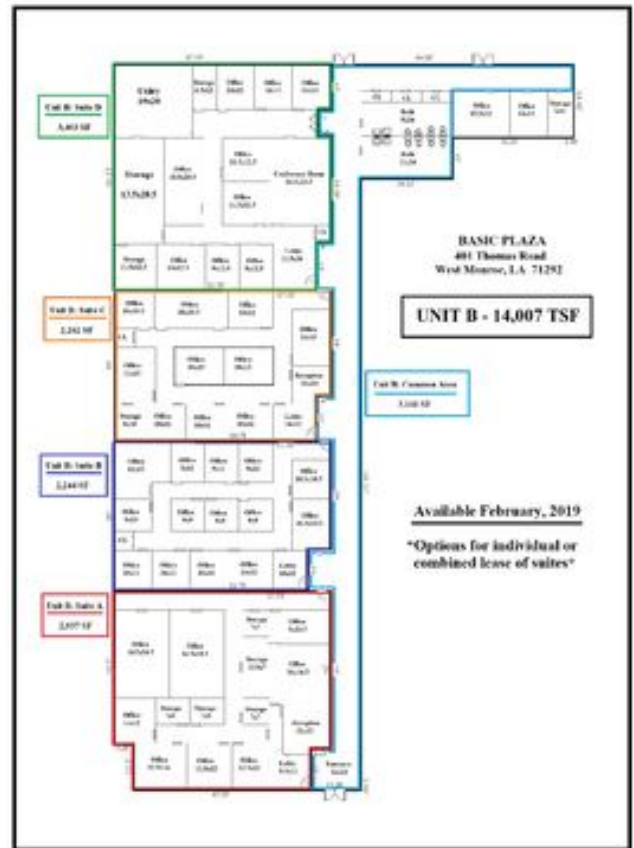
Suite D Conference Room



Greater Ouachita Water



Suite D Conference Room



Unit B - Floor Plan



Aaron's Rent to Own

Property Contacts



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