

800 SF Office/Retail on Cypress!

3603 Cypress St, West Monroe, LA 71291



Listing ID: 30369051
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use
Contiguous Space: 800 SF
Total Available: 800 SF
Lease Rate: \$950 (Monthly)
Unit Price: \$14.25 PSF (Annual)
Base Monthly Rent: \$950
Lease Type: Modified Gross

Overview/Comments

800 SF retail/office space built out and ready for you to pick the finishing touches! (Also plumbed for a salon concept with 2 shampoo basins!) Concrete slab flooring. One private handicapped accessible restroom. Private side entry for employees only. Wired for security/alarm system. Cable

ready - at tenant expense.

Exterior: Brick veneer construction. Flat metal roof. Concrete surface parking for 15 with security lighting/alarm systems in place.

Site Description: Excellent visibility on high-traffic Cypress St corridor in West Monroe. Built in 2017/18. 800 SF retail/office space on .758 +/- acres. Structure in excellent condition. Centrally located. Easy access to all main corridors: Cypress St, N 7th St, Thomas St and I-20.

Area Businesses: Taco Bandito, Southern Pride Car Wash, Flooring One, Serenity Home Care, First National Bank, Bancorp South, Exxon, Brookshire's, CVS Pharmacy, Albritton's Catering, All Occasions Flowers & Gifts, Glenwood Regional Medical Center, Cinemark Theaters.

All measurements approximate. Lessee to verify. \$650 Deposit. Lease covers all water, sewer, garbage and security system. Lessee to pay for electric. Cable-ready at tenant expense. Lease Term: 12 months. Lease Type: Modified Gross. For more information or to schedule a showing, please contact listing agent.



More Information Online

<http://www.lacdb.com/listing/30369051>

QR Code

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General Information

Taxing Authority: Ouachita Parish
Retail-Commercial Type: Mixed Use, Other
Zoning: COMMERCIAL
Building Name: New Construction!

Building/Unit Size (RSF): 800 SF
Usable Size (USF): 800 SF
Land Area: 0.76 Acres

Available Space

Suite/Unit Number: 3603
Space Available: 800 SF
Minimum Divisible: 800 SF
Maximum Contiguous: 800 SF
Space Subcategory 1: Office Building
Space Subcategory 2: High-Tech

Space Type: New
Date Available: 01/17/2019
Lease Term (Months): 12 Months
Lease Rate: \$950 (Monthly)
Lease Type: Modified Gross
Parking Spaces: 10

Space Description 800 SF retail/office space built out and ready for you to pick the finishing touches! Concrete slab flooring. One private handicapped accessible restroom. Private side entry for employees only. Wired for security/alarm system. Cable ready - at tenant expense. Exterior: Brick veneer construction. Flat metal roof. Concrete surface parking for 10+ with security lighting/alarm systems in place.

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Traffic/Vehicle Count:	18,017
Property Located Between:	N 7th St and Norris Lane	Highway Access:	Hwy 80/I-20
Largest Nearby Street:	Cypress Street	Airports:	Monroe Regional Airport - 18 min (8.8 mi) via I-20
Feet of Frontage:	126		E

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Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	15
Total Number of Buildings:	1	Parking Description:	Concrete Surface Parking for 15 with Security Lighting/Alarm Systems in place. Reserved Handicapped parking at front entrance.
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	800 SF	Freight Elevators:	0
Property Condition:	Excellent	Sprinklers:	None
Year Built:	2018	Heat Type:	Electricity
Roof Type:	Flat	Heat Source:	Central
Construction/Siding:	Brick	Air Conditioning:	Engineered System
Exterior Description:	Brick Veneer Construction. Flat Metal Roof. Concrete Surface Parking for 15 with Security Lighting/Alarm Systems in place.	Internet Access:	Other

Interior Description 800 SF retail/office space built out and ready for you to pick the finishing touches! (Also plumbed for a salon concept with 2 shampoo basins.) Concrete slab flooring. One private handicapped accessible restroom. Private Side Entry for Employees only. Wired for Security/Alarm System. Cable ready - at tenant expense.

Land Related

Zoning Description:	Commercial	Water Service:	Municipal
Lot Frontage:	126	Sewer Type:	Municipal
Lot Depth:	256		

Legal Description LOT IN SE4 SEC 28 T18N R3E,BEG 724 FT E & 16.40 FT SO OFNW COR OF SE4 SEC 28 E 123.03FT, DEPTH SO 253 FT-SOLD 0.063 ACS BEING PARCEL NO 5-2BK 1664-641 R#102970-

Location

Address:	3603 Cypress St, West Monroe, LA 71291
County:	Ouachita
MSA:	Monroe



Property Images



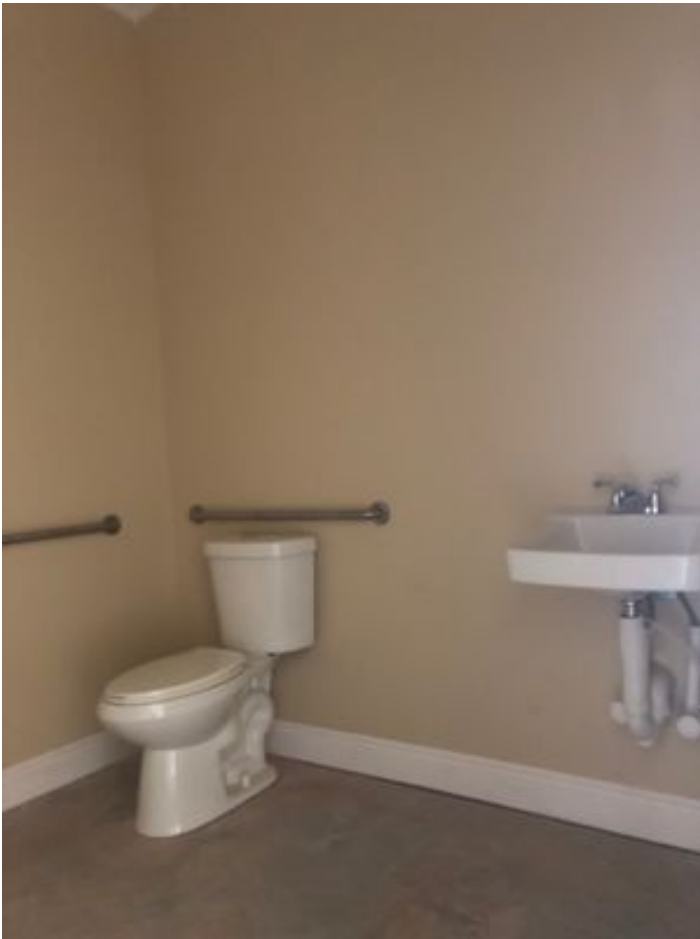
Open Gallery/Also Plumbed for Salon



Make this space yours!



Built out - Ready for finishing touches!



Handicapped Accessible Restroom



Ample Security Lighting



Private Side Entry



Handicapped Accessible Parking



Wired Alarm/Security Systems



Parking at 10+ Spaces



Next to Solar Wash Coin Laundry

Property Contacts



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