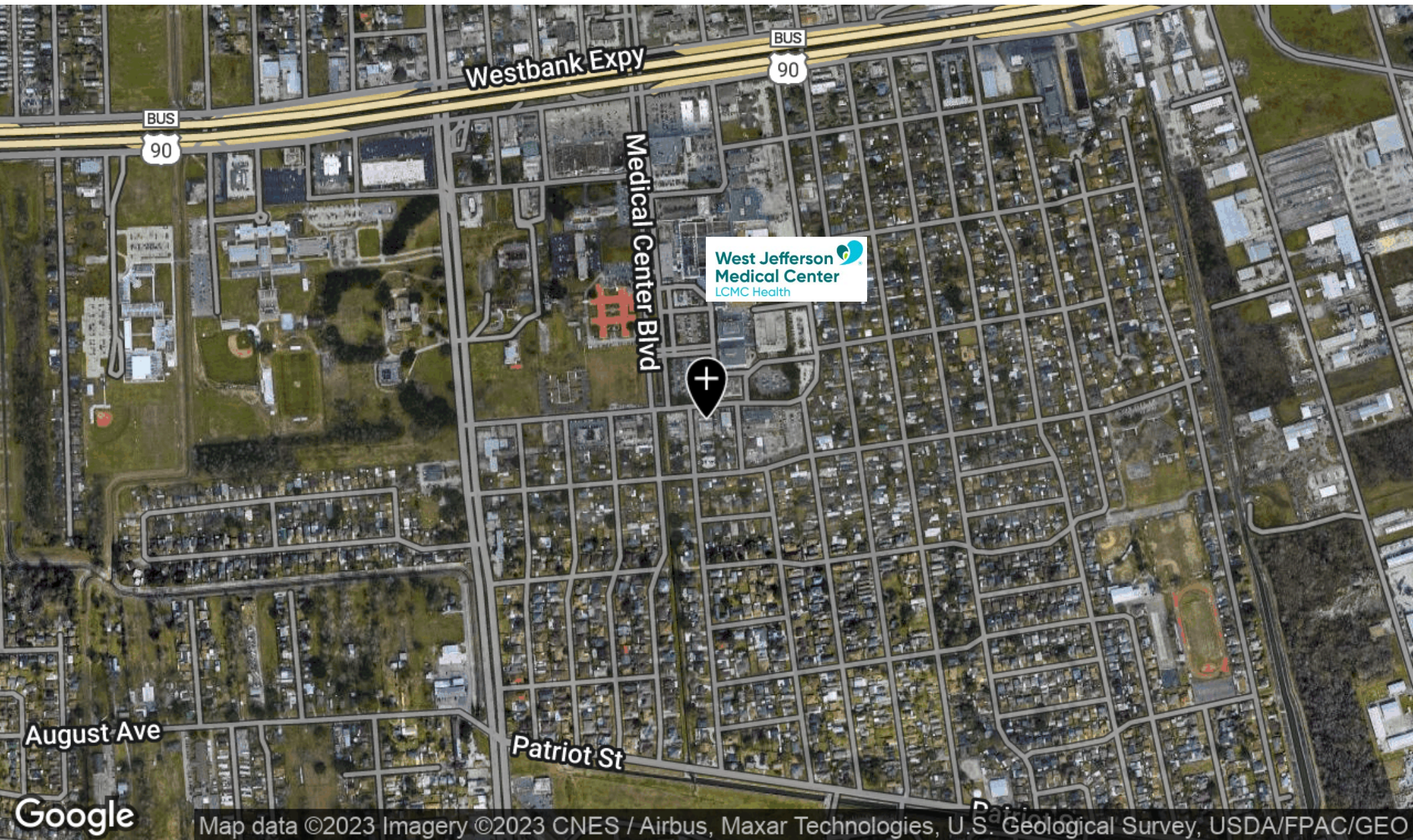


FELICITY

PROPERTY CO

4520 WICHERS DRIVE
MARRERO, LA

JACK EGLE | 504.343.8423 | JACK@FELICITYPROPERTYCO.COM
LUIS BANOS | 917.587.0056 | LUIS@FELICITYPROPERTYCO.COM





PROPERTY DESCRIPTION

Turnkey medical office for lease in highly desirable location across the street from West Jefferson Medical Center. Move-in ready suites available on the 1st and 2nd floors, thoughtfully designed and meticulously maintained to cater specifically to medical professionals. Ample parking spaces available to accommodate staff and patients, ensuring convenient access for all visitors.

LOCATION DESCRIPTION

Conveniently located across from West Jefferson Medical Center, in close proximity to Walgreens and CVS as well as many other medical offices. Easy access to I-90 via Medical Center Blvd.

EXISTING TENANTS

Lab Corp - Suite 103
Green Holistic Recovery - Suite 202
Louisiana Pain Specialists - Suite 205

AVAILABLE FOR LEASE

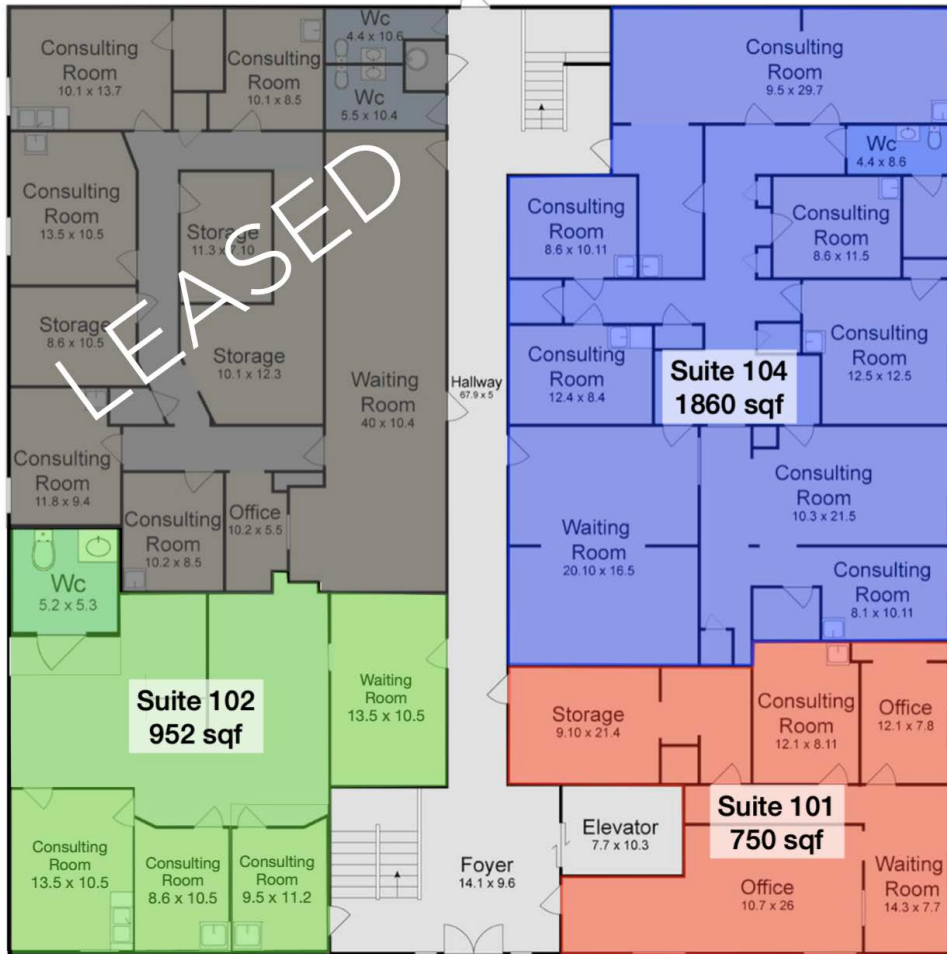
SUITE	SIZE	RENT	NNN
Suite 101	750 sf	\$875/mo	\$430/mo
Suite 102	952 sf	\$1,100/mo	\$550/mo
Suite 104	1,860 sf	\$2,200/mo	\$1,085/mo
Suite 201	1,486 sf	\$1,750/mo	\$865/mo

First 2 months abated rent for 5-year lease term



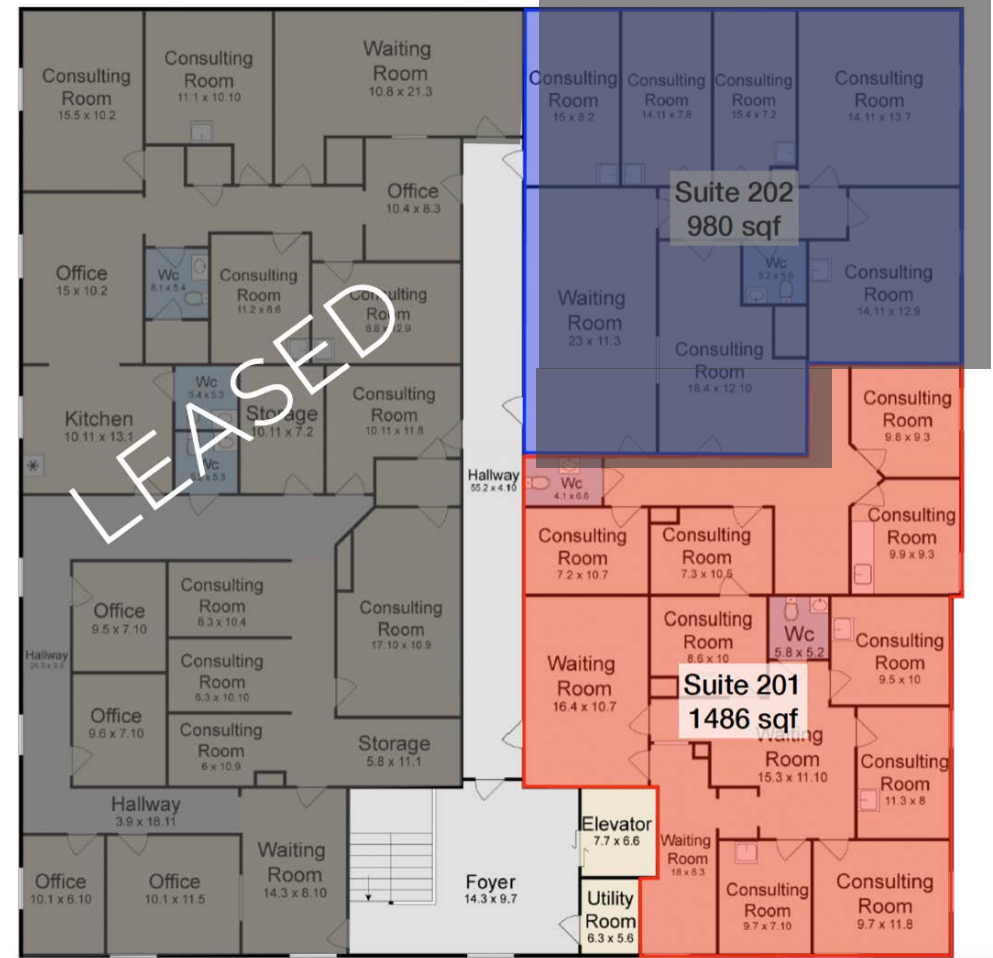


First Floor



For guidance only

Second Floor



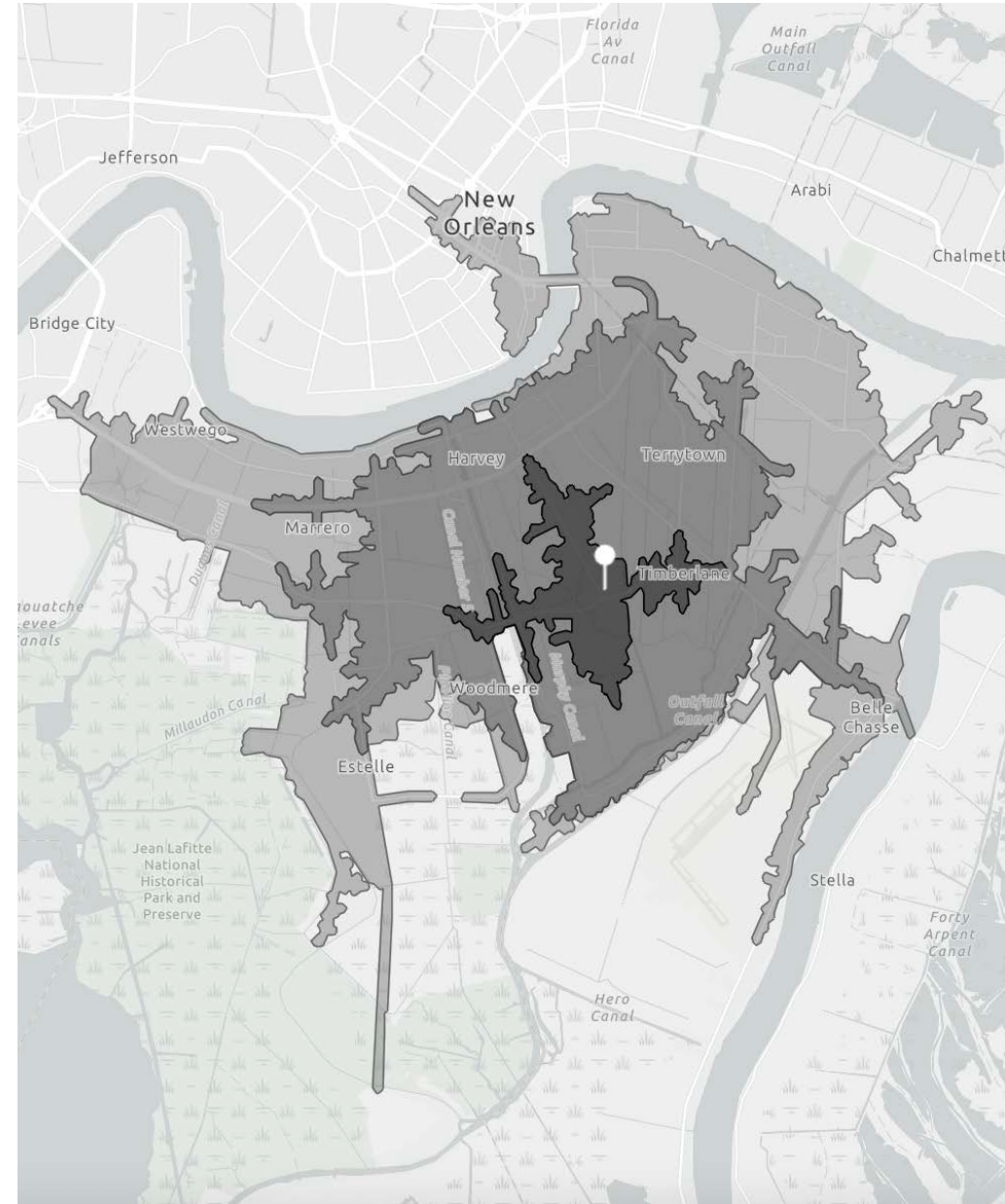
For guidance only



DRIVE TIME

AREA ANALYTICS

	5 MIN	5 MIN	10 MIN
Population	4,798	44,542	122,801
Workday Population	7,562	50,174	176,540
Average Age	46	41	40
Total Households	2,207	18,152	59,435
Average Value of Housing Units	\$241,220	\$225,878	\$243,442



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