

OFFICE FOR LEASE

1795 WEST CAUSEWAY APPROACH, SUITE 102

1795 WEST CAUSEWAY APPROACH, MANDEVILLE, LA 70471



OFFICE SPACE FOR LEASE

KW COMMERCIAL | MANDEVILLE

1522 West Causeway Approach
Mandeville, LA 70471



Each Office Independently Owned and Operated

PRESENTED BY:

BRENT CORDELL

Commercial Broker

O: (985) 727-7000

C: (985) 373-6417

bcordell@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1795 WEST CAUSEWAY APPROACH



OFFERING SUMMARY

LEASE RATE: 18.77 PSF Annual

LEASE TERM: 3

BUILDING SF: 8,000

RENTABLE SF: 703

BUILDING CLASS: B

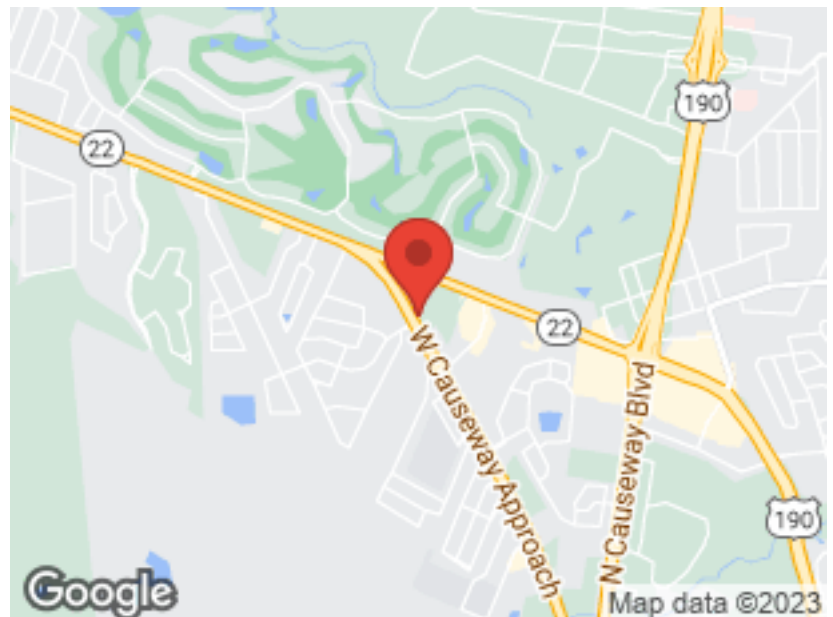
FLOORS: 2

PARKING: surface lot

ZONING: NC5

PROPERTY OVERVIEW

Professional Office Space located on West Causeway Approach in Mandeville near Hwy 22. Suite 102 is 703 SF and features 3 offices, a reception area, and a large file room/storage.



KW COMMERCIAL | MANDEVILLE
1522 West Causeway Approach
Mandeville, LA 70471

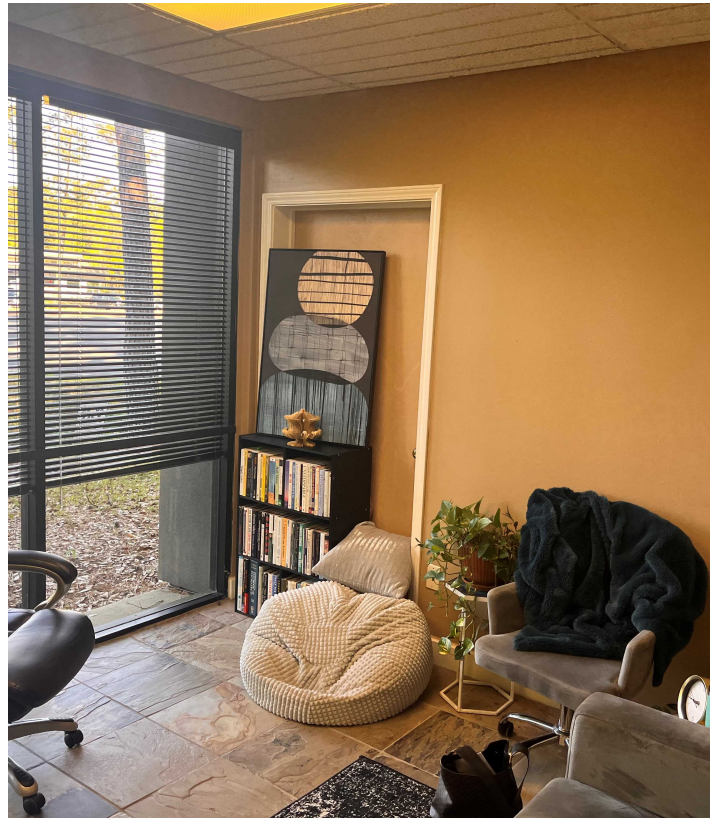


Each Office Independently Owned and Operated

BRENT CORDELL
Commercial Broker
O: (985) 727-7000
C: (985) 373-6417
bcordell@kw.com

PROPERTY PHOTOS

1795 WEST CAUSEWAY APPROACH



KW COMMERCIAL | MANDEVILLE
1522 West Causeway Approach
Mandeville, LA 70471

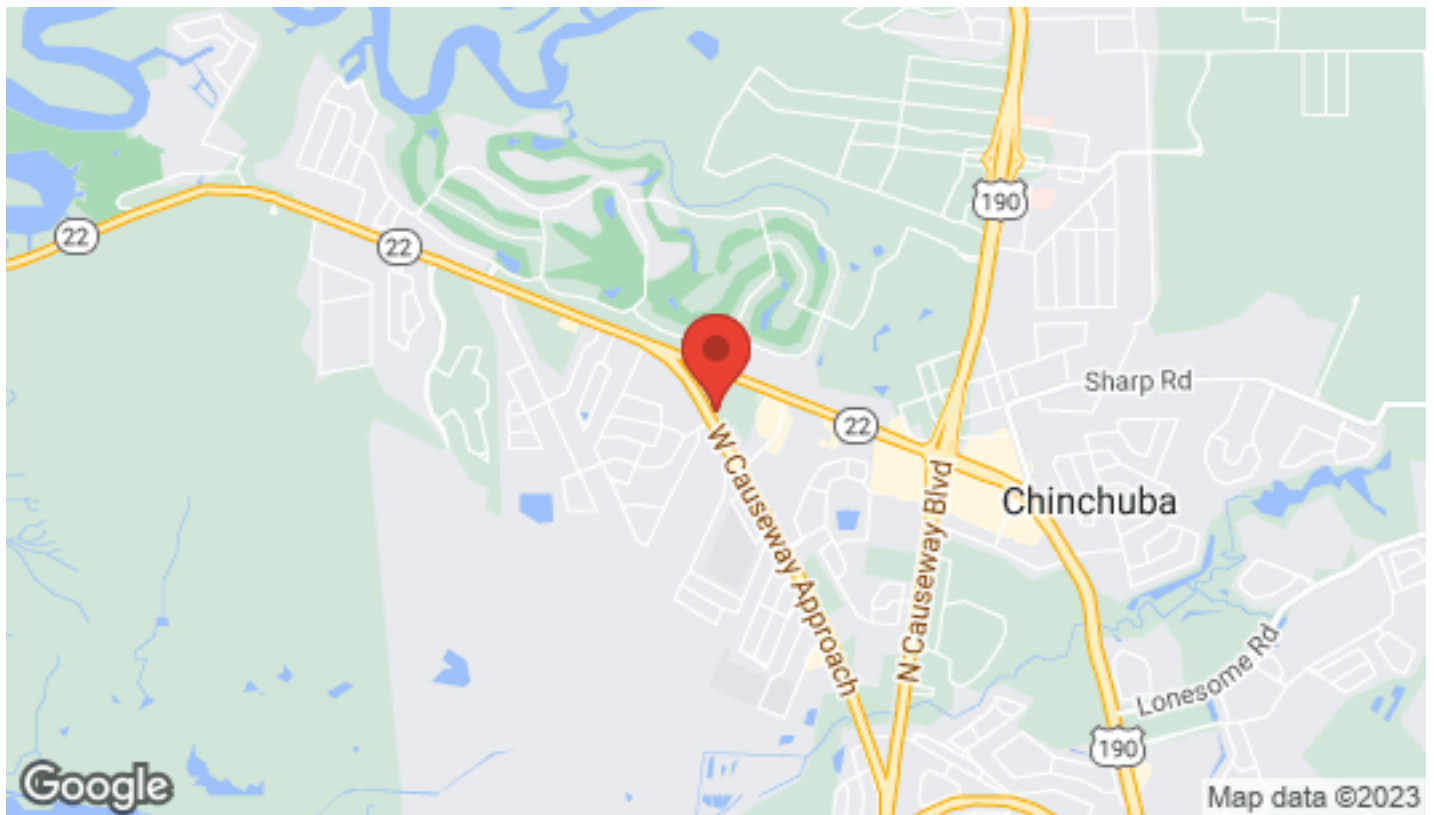
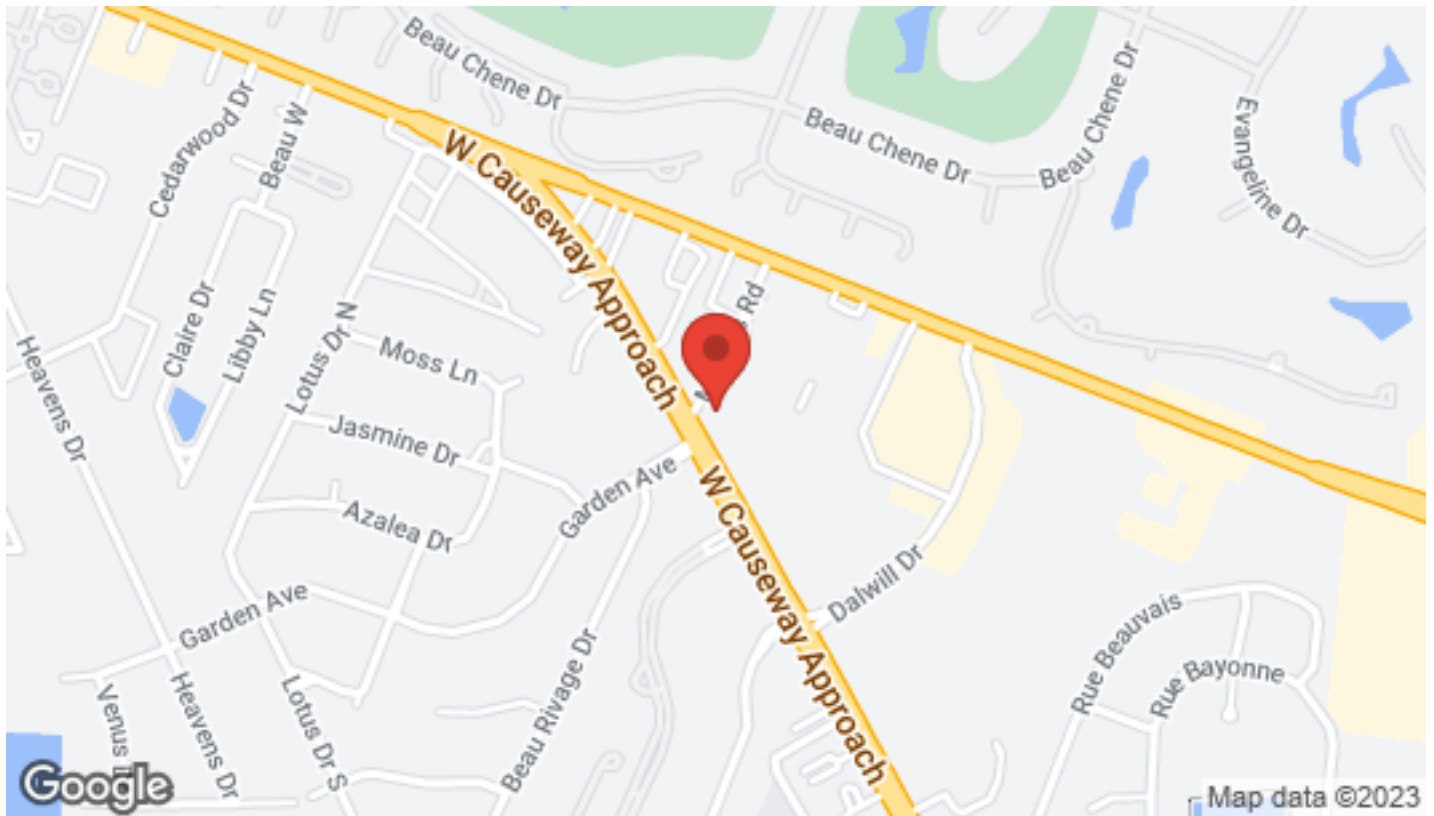


Each Office Independently Owned and Operated

BRENT CORDELL
Commercial Broker
O: (985) 727-7000
C: (985) 373-6417
bcordell@kw.com

LOCATION MAPS

1795 WEST CAUSEWAY APPROACH



KW COMMERCIAL | MANDEVILLE
1522 West Causeway Approach
Mandeville, LA 70471

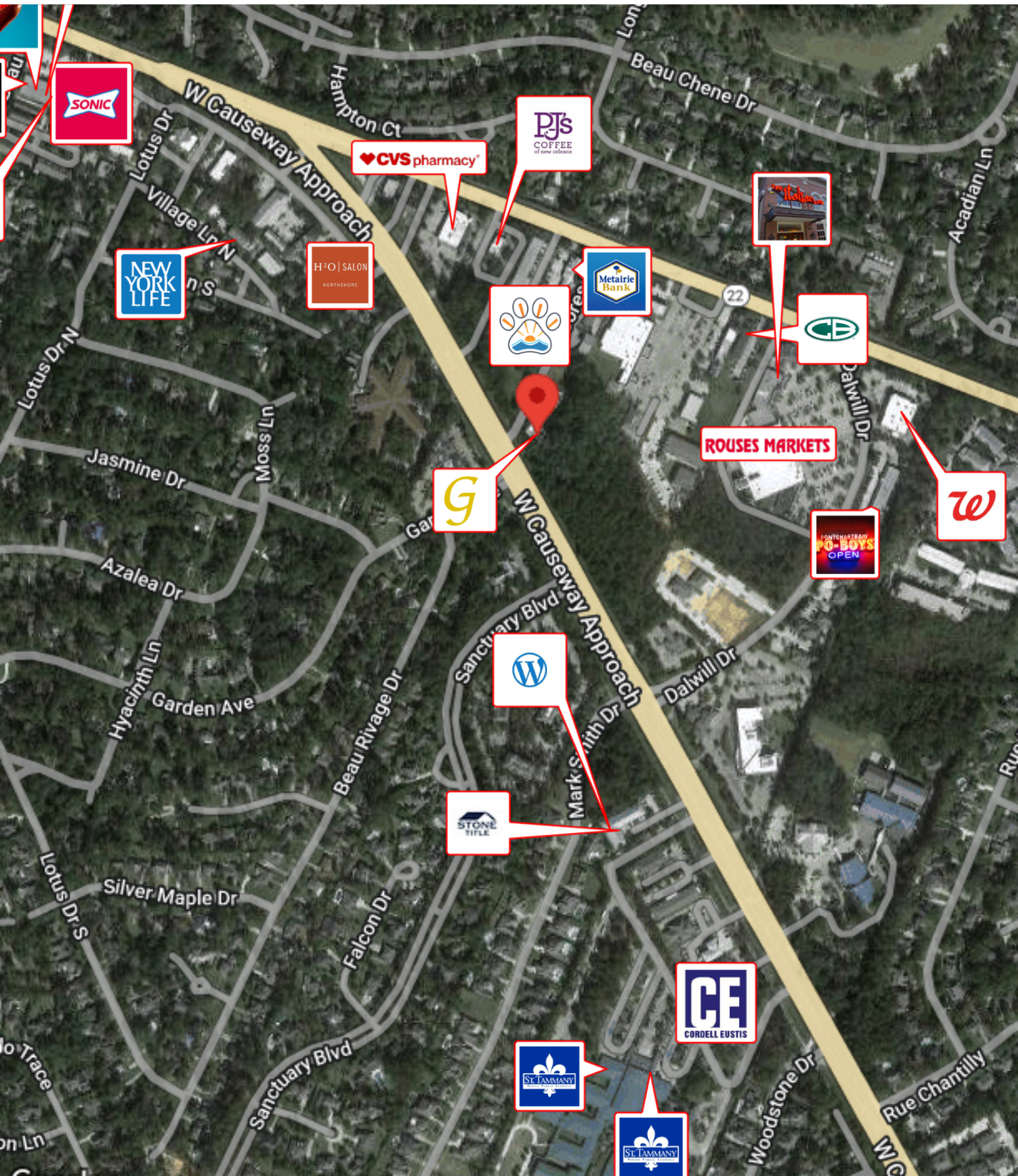


Each Office Independently Owned and Operated

BRENT CORDELL
Commercial Broker
O: (985) 727-7000
C: (985) 373-6417
bcordell@kw.com

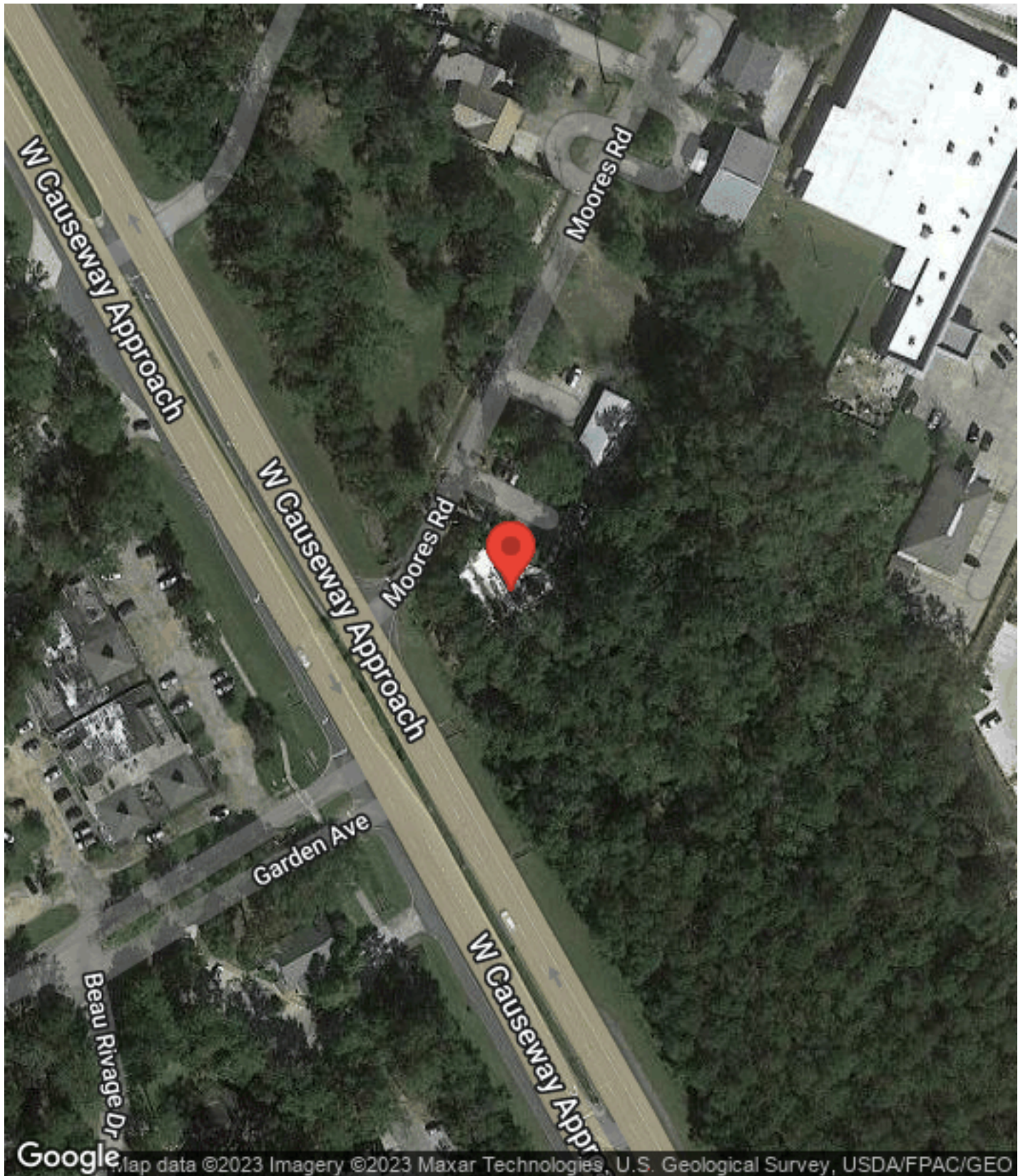
BUSINESS MAP

1795 WEST CAUSEWAY APPROACH



AERIAL MAP

1795 WEST CAUSEWAY APPROACH



KW COMMERCIAL | MANDEVILLE

1522 West Causeway Approach
Mandeville, LA 70471



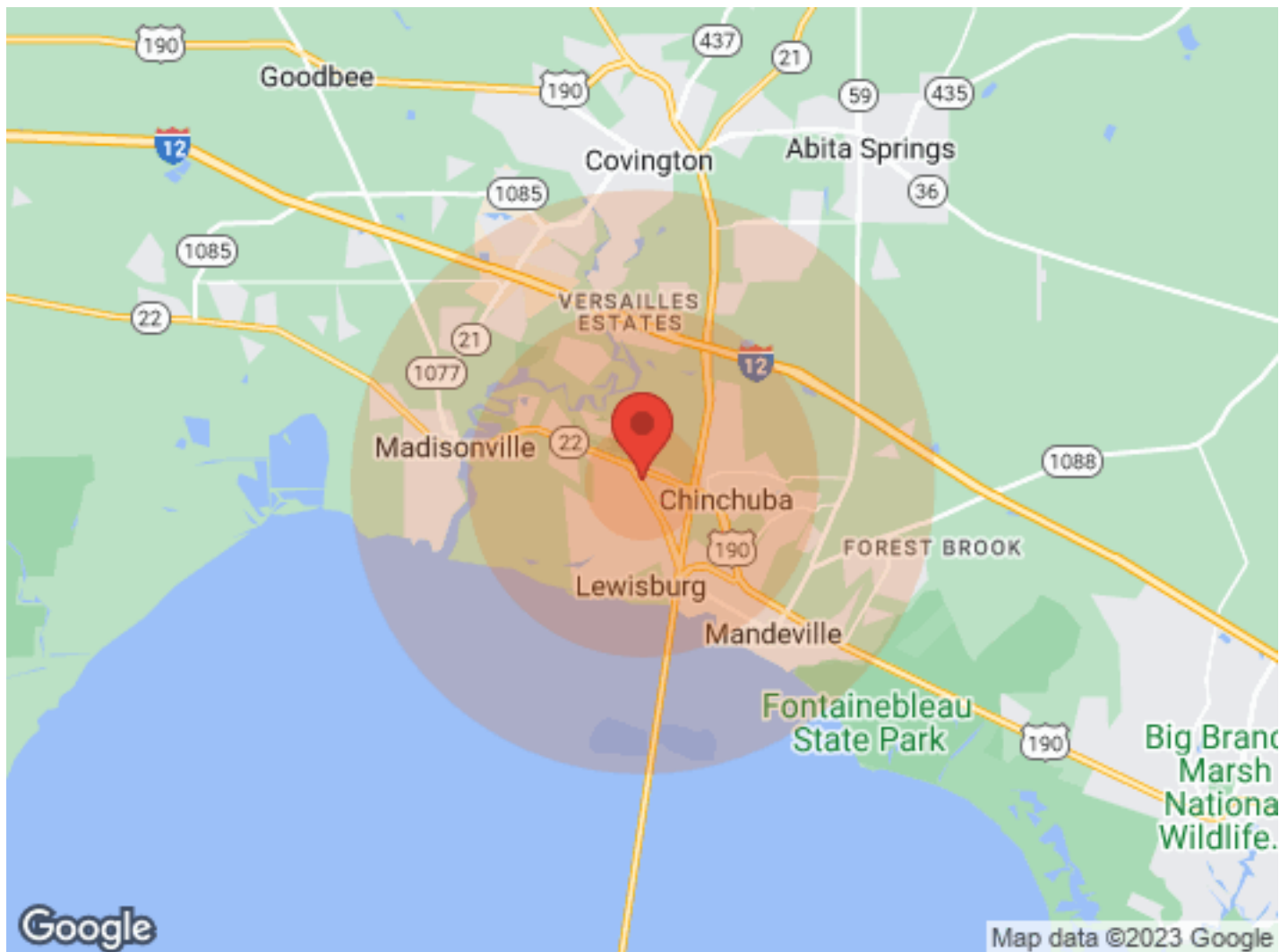
Each Office Independently Owned and Operated

BRENT CORDELL

Commercial Broker
O: (985) 727-7000
C: (985) 373-6417
bcordell@kw.com

DEMOGRAPHICS

1795 WEST CAUSEWAY APPROACH



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,890	16,611	32,988	Median	\$75,009	\$85,753	\$74,188
Female	4,218	17,469	34,744	< \$15,000	418	747	1,706
Total Population	8,108	34,080	67,732	\$15,000-\$24,999	282	787	1,869
				\$25,000-\$34,999	174	903	2,240
				\$35,000-\$49,999	566	1,394	2,968
				\$50,000-\$74,999	568	2,166	4,564
				\$75,000-\$99,999	369	1,685	3,542
				\$10,000-\$149,999	335	2,584	4,763
				\$150,000-\$199,999	347	1,300	1,926
				> \$200,000	375	1,335	1,922
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,496	6,554	13,701	Total Units	3,646	14,045	27,329
Ages 15-24	1,226	5,517	10,601	Occupied	3,370	13,173	25,474
Ages 55-64	1,015	4,733	8,896	Owner Occupied	1,962	9,953	20,049
Ages 65+	1,546	5,256	9,282	Renter Occupied	1,408	3,220	5,425
				Vacant	276	872	1,855
Race	1 Mile	3 Miles	5 Miles				
White	7,774	32,648	64,321				
Black	118	625	1,693				
Am In/AK Nat	N/A	1	24				
Hawaiian	9	9	10				
Hispanic	234	1,097	2,341				
Multi-Racial	162	756	2,030				

KW COMMERCIAL | MANDEVILLE
 1522 West Causeway Approach
 Mandeville, LA 70471



Each Office Independently Owned and Operated

BRENT CORDELL
 Commercial Broker
 O: (985) 727-7000
 C: (985) 373-6417
 bcordell@kw.com

DISCLAIMER

1795 WEST CAUSEWAY APPROACH



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | MANDEVILLE

1522 West Causeway Approach
Mandeville, LA 70471



Each Office Independently Owned and Operated

PRESENTED BY:

BRENT CORDELL

Commercial Broker

O: (985) 727-7000

C: (985) 373-6417

bcordell@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.