



**FOR SALE**

# 2000 Preserve Lake Dr

Fully leased professional suites at Preserve Lane

2000 Preserve Lake Dr  
Covington, LA 70433 · St. Tammany Parish

**SALE PRICE**  
**\$1,250,000**  
\$223.21/SF per LACDB

**BUILDING SIZE**  
**5,600 SF**  
Four 1,400 SF suites

**OCCUPANCY**  
**100%**  
Fully occupied investment property

**LEASE STRUCTURE**  
**NNN**  
Tenants cover taxes, insurance, and maintenance

**ACCESS**  
**I-12 - 1 MI**  
Near Hwy 190

## INVESTMENT OVERVIEW

Premier opportunity to acquire a 100% leased professional office investment property designed for stability and long-term growth. The modern two-story building offers a streamlined turn-key addition to a real estate portfolio.

The property includes four identical 1,400 SF suites for a total of 5,600 SF of versatile professional space. All units are currently under NNN leases, creating a low-overhead ownership profile with tenants covering property taxes, insurance, and maintenance costs.

Detailed Profit & Loss statements and rent rolls are available upon request. The listing directs investors to call Jessica Keating to request the P&L and schedule a private showing.

## KEY HIGHLIGHTS

- 100% leased investment property
- Four identical 1,400 SF professional suites
- NNN lease structure across all units
- Functional professional office floor plans
- Immediate cash flow with four established tenants
- 5,600 SF two-story office building
- Modern construction with professional curb appeal
- Positioned near I-12 and Hwy 190

## SALE SNAPSHOT

### ASKING PRICE

**\$1,250,000**

Published sale price from the LACDB listing.

### OCCUPANCY

**100%**

Fully occupied with four established tenants.

### INVESTMENT PROFILE

**NNN Leases**

Tenant-paid taxes, insurance, and maintenance costs per listing overview.

### BUILDING CLASS

**Class B**

Existing 2011 professional office building.



PROFESSIONAL OFFICE SETTING



ENTRY / PARKING



TWO-STORY OFFICE BUILDING



## CORE METRICS

BUILDING SF

**5,600**

SF

SUITE COUNT

**4**

1,400 SF each

OCCUPANCY

**100%**

Avg. occupancy

YEAR BUILT

**2011**

Existing building

The public LACDB listing shows a lot-size value that appears inconsistent, so it has been omitted from this brochure pending verification.

## LOCATION ACCESS

NEAREST INTERSTATE

**I-12 - 1 mi**

Convenient regional Northshore access.

NEAREST HIGHWAY

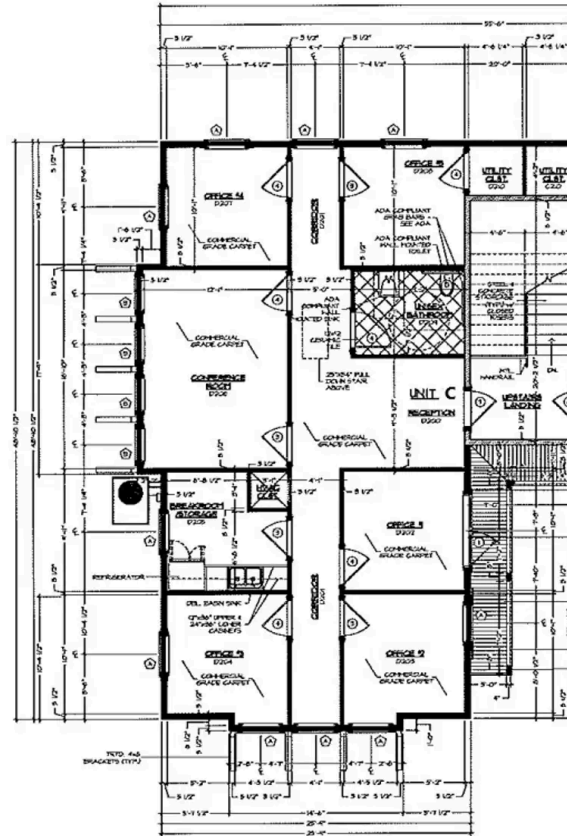
**Hwy 190**

Listed nearest highway from the LACDB record.

## LISTING DETAILS

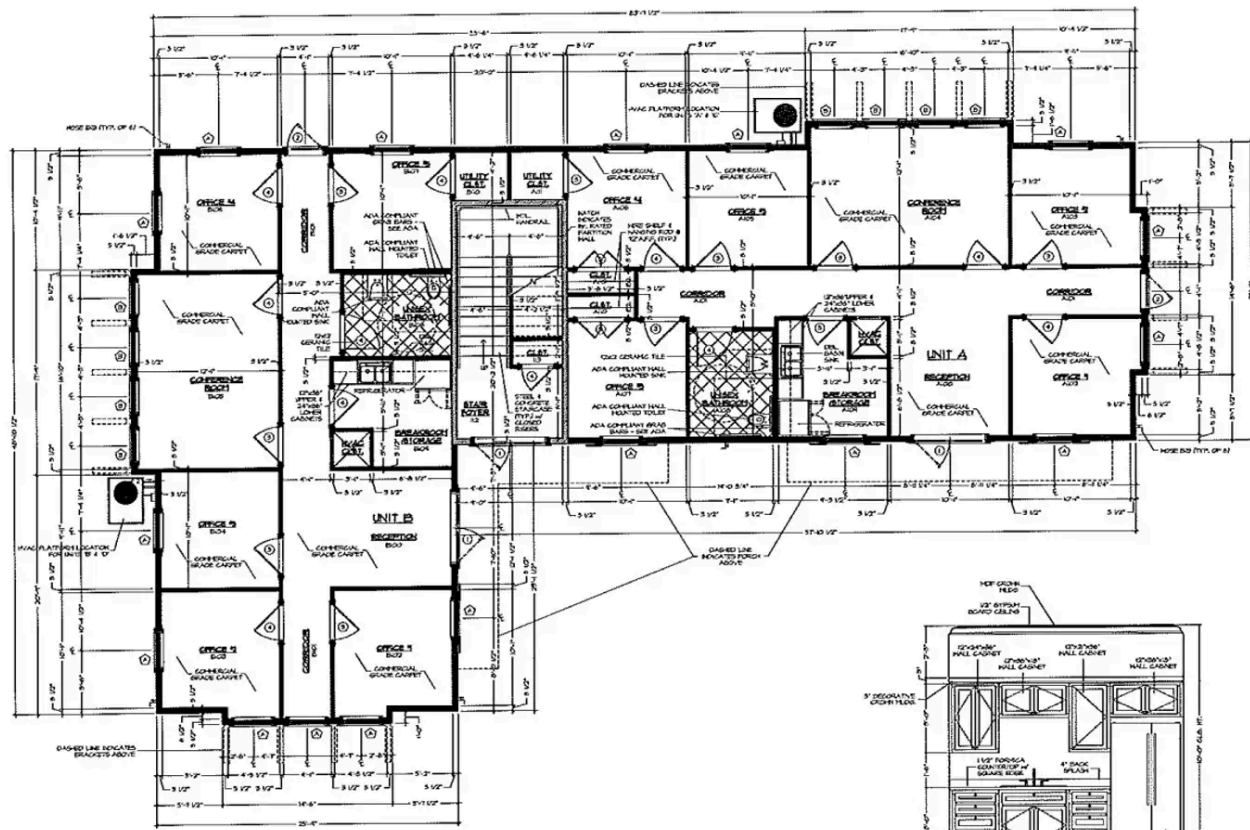
Listing Type	<b>For Sale</b>
Property Type	<b>Investment / Office</b>
Address	<b>2000 Preserve Lake Dr, Covington, LA 70433</b>
Parish	<b>St. Tammany</b>
Sale Price	<b>\$1,250,000</b>
Price Per SF	<b>\$223.21/SF</b>
Building Size	<b>5,600 SF</b>
Building Name	<b>Preserve Lane</b>
Zoning	<b>PUD</b>
Building Class	<b>B</b>
Floors	<b>2</b>
Year Built	<b>2011</b>
Property Use Type	<b>Investment</b>
Nearest Interstate	<b>I-12 - 1 mi</b>
Parcel APN	<b>1078121578</b>
Listing ID	<b>7d1a3df7</b>

# FLOOR PLAN EXHIBIT

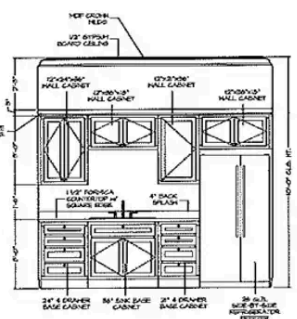


AA | SECOND FLOOR PLAN  
 A1.2 | scale: 1/4" = 1'-0"

# FLOOR PLAN EXHIBIT

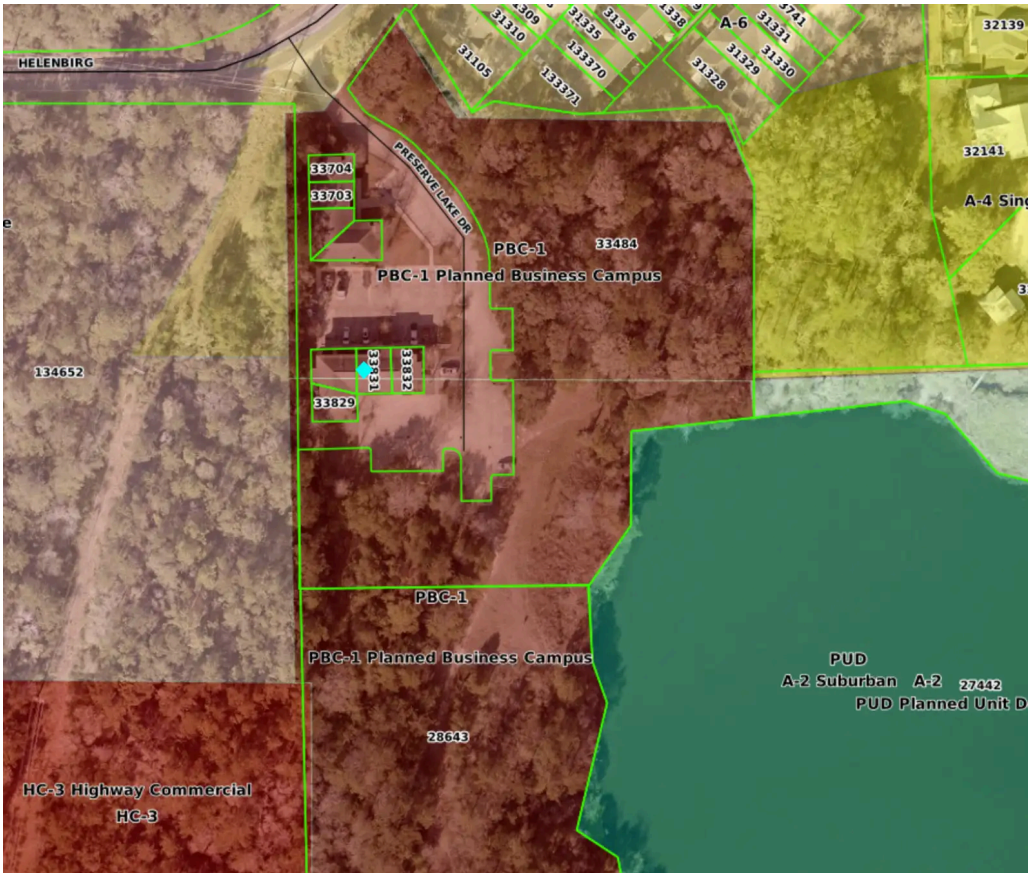


**AA | FIRST FLOOR PLAN**  
A1.1 | scale: 1/4" = 1'-0"



**BB | TYP. KITCHENETTE ELEVATION**  
A1.1 | scale: 1/2" = 1'-0"

## PRESERVE LANE CONTEXT



**PROPERTY**

### 2000 Preserve Lake Dr

Covington, LA 70433

**BUILDING SIZE**

### 5,600 SF

Four 1,400 SF professional suites.

**OCCUPANCY**

### 100%

Fully leased investment property.

**ACCESS**

### I-12 - 1 MI

Nearest highway listed as Hwy 190.

Parcel/map exhibit is shown separately from the property photo gallery for review.

## THE PRESERVE RENT ROLL

SUITE	BASE RENT	NNN MONTHLY	TOTAL	LEASE EXPIRATION
Suite A	\$2,230.00	\$612.50	\$2,842.50	Expires July 2027
Suite B	\$2,187.50	\$612.50	\$2,800.00	Expires September 2027
Suite C	\$1,474.67	\$525.00	\$1,999.67	Expires October 31, 2028. NNN increases to \$612.50/mo in October.
Suite D	\$1,887.67	\$612.50	\$2,500.17	Expires August 31, 2026. Tenant signing 3-year option at same rate.
<b>Total Monthly</b>	<b>\$7,779.84</b>	<b>\$2,362.50</b>	<b>\$10,142.34</b>	Per month

### ANNUAL BASE RENT

**\$91,608.12**

### ANNUAL TOTAL BASE + NNN

**\$119,958.12**

Figures reflect current in-place rents. Suite C's NNN charge increases to \$612.50/month beginning October; Suite D's tenant is finalizing a 3-year renewal option at the same rate.

# Schedule a Showing

2000 Preserve Lake Dr · Covington, LA 70433

**\$1,250,000 · 5,600 SF · 100% OCCUPIED**

**CLICK HERE TO SCHEDULE**



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All information deemed reliable but not guaranteed. Buyer and representatives should independently verify square footage, price, condition, zoning, lease terms, tenant status, financials, building systems, access, property boundaries, and permitted uses. Sources: public LACDB listing 7d1a3df7, public listing image resources, and Brochure Numbers document.