



Denham Pointe II

1113 S Range Ave, Denham Springs, Louisiana 70726

Property Highlights

- Sublease Office Space
- S. Range Ave Frontage
- Efficient Floorplan
- Recently Renovated
- Spacious lobby, kitchen, conference room

Lease Rate

\$21.39 SF/yr (Full Service)



For more information

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April 01, 2020

Executive Summary



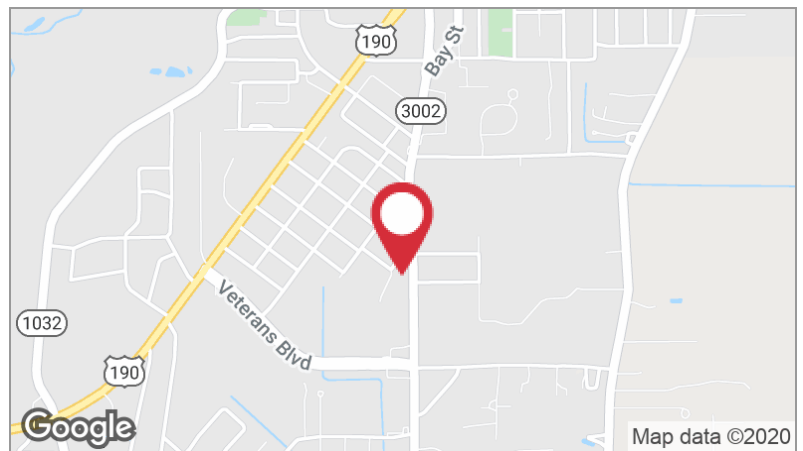
AVAILABLE SF: 900 - 3,589 SF

LEASE RATE: \$21.39 SF/yr (Full Service)

BUILDING SIZE: 3,589 SF

BUILDING CLASS: B

ZONING: C2



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	4,320	\$55,374
5 MILES	73,022	\$66,810
10 MILES	283,514	\$70,730

* Figures shown represent estimates



Property Overview

Sublease office space available for lease from 900 SF up to 3,589 SF. The interior of the suite was renovated last year with new flooring, paint, and trim. The suite offers high visibility on S Range Ave along with signage if a user were to occupy the entire suite. The space has a large lobby area, kitchen, private bathrooms, and multiple private offices. The office suite has a comfortable, modern feel with a lot of natural lighting.

Location Overview

The subject property is located in Denham Springs, LA on S. Range Avenue. This corridor consists of strong traffic counts with the south bound traffic comprising of morning commuters. S. Range Ave. is a mix of big box and strip retail comprised of local, regional and national tenants. The corridor is also marked by local restaurants national chains. There are hotels and destination retailer near the interstate that include Bass Pro, Sam's Club, Best Western and the Hampton Inn to name a few. This suite is located within a great commercial office building centrally located in Denham Springs, which offers convenient access to clientele. Denham Springs is located on the western edge of Livingston Parish. Livingston Parish has been one of the fastest growing parishes in the state for the last seven years.

Additional Photos



Additional Photos

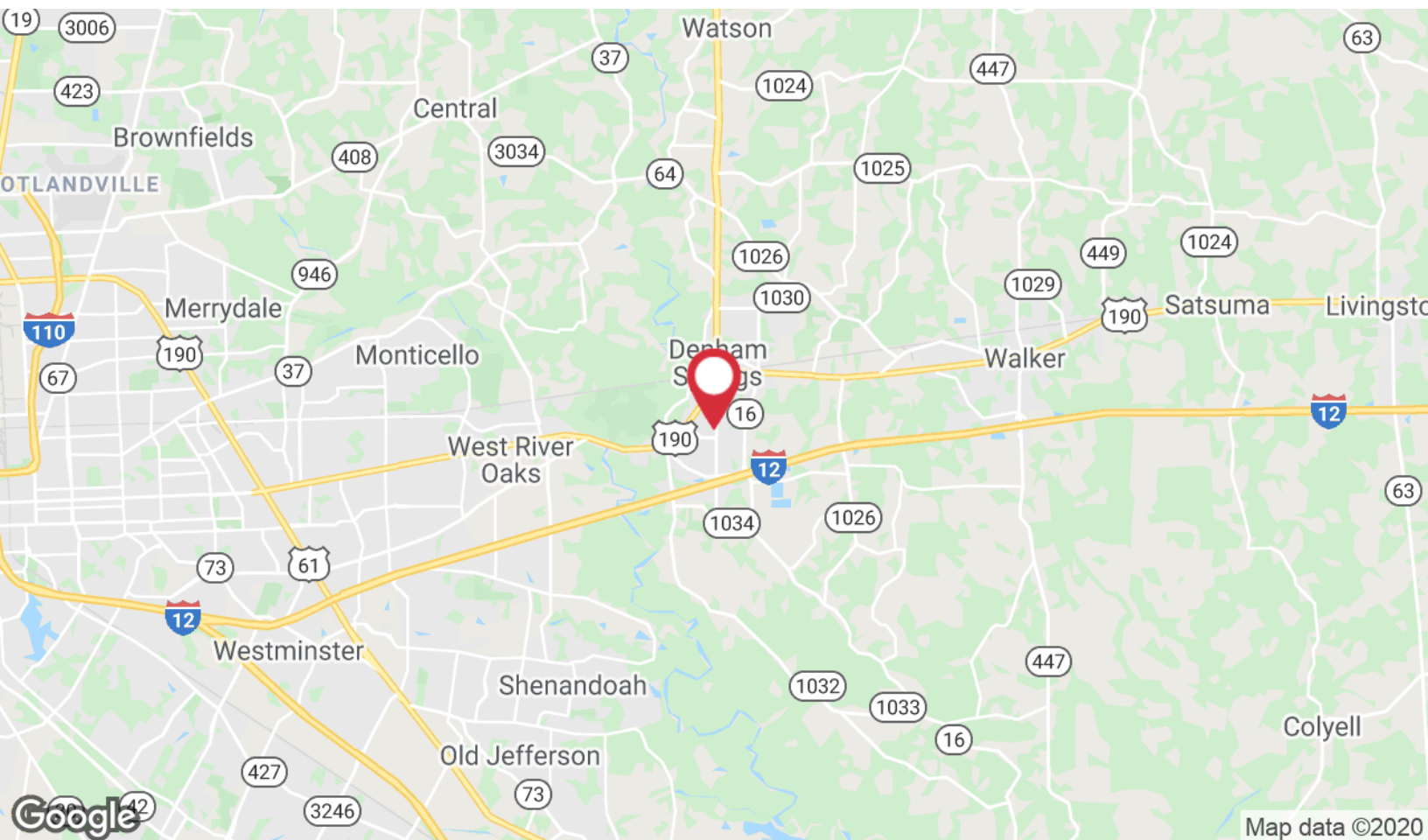
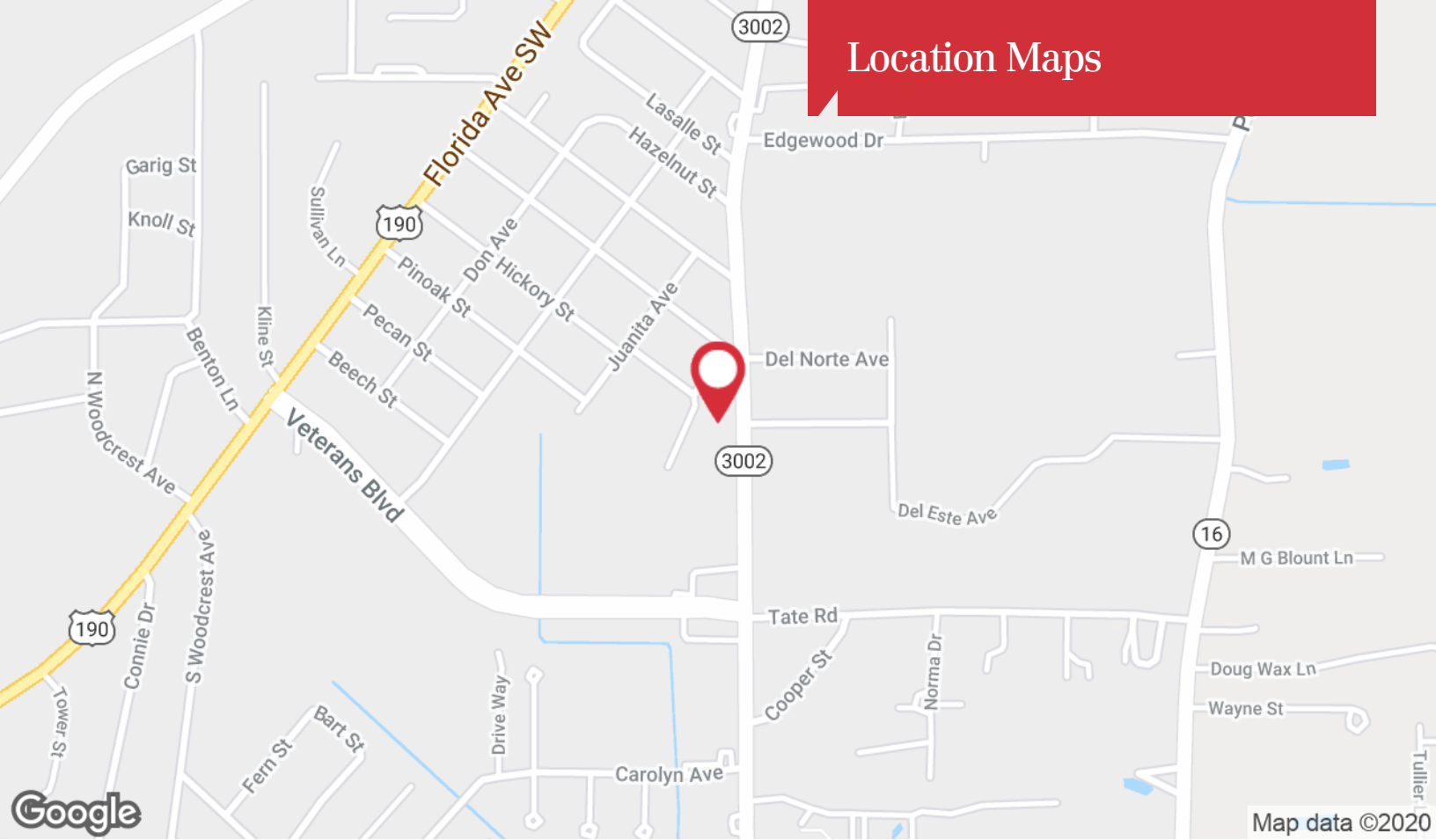


Retailer Map

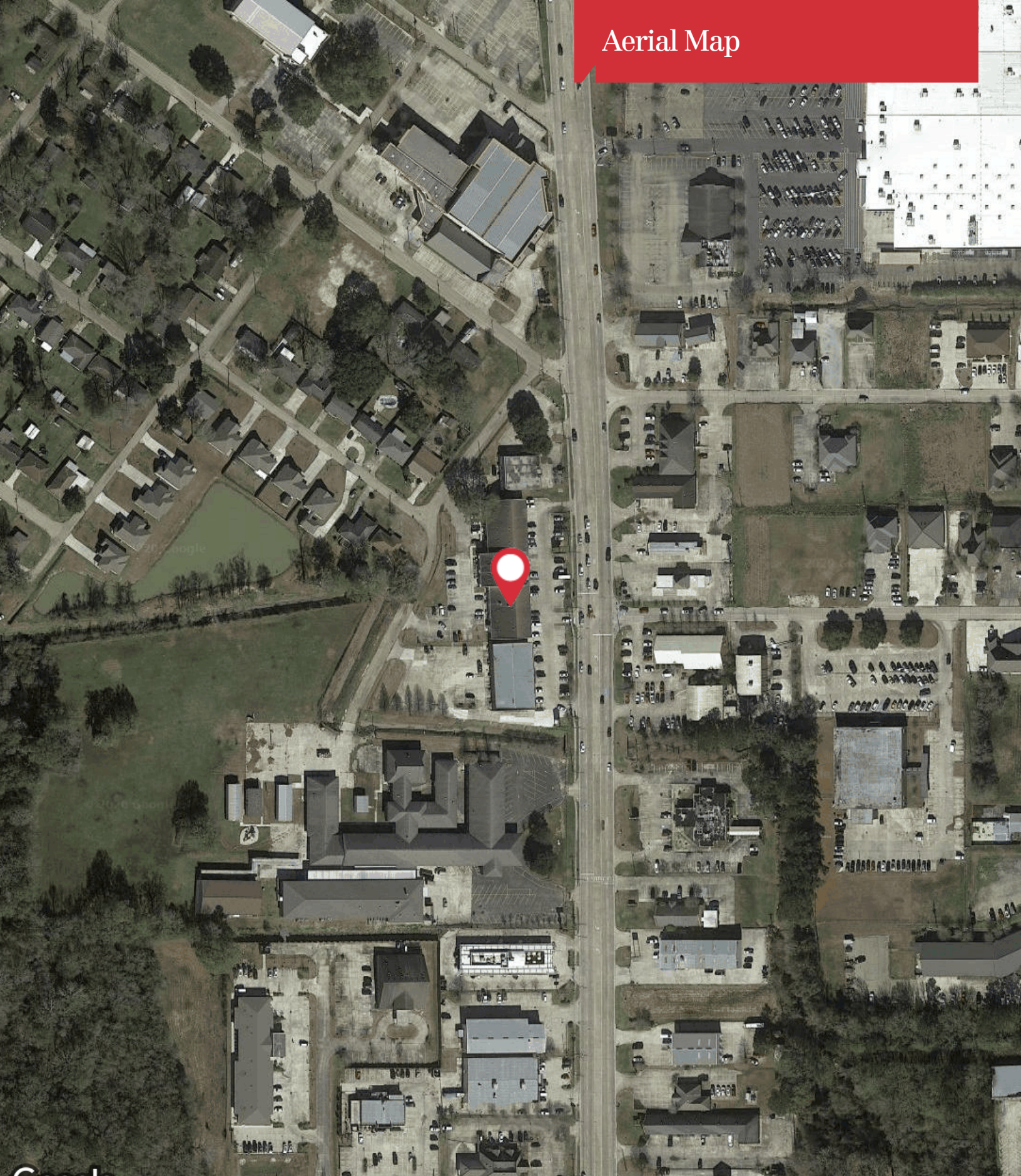


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Location Maps



Aerial Map



Google

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