



Park Tower

400 E Kaliste Saloom Rd., Lafayette, LA 70508

Property Highlights

- Premier Class A Office Building
- Optional Floorplans Available
- Excellent Location
- On Site Security
- On Site Management
- Numerous Amenities

Amenities

- 24 Hour Building Access
- Cafe with Food Service
- On-site Security: 8am-10pm on weekdays, 8am-12pm on weekends
- On-site management
- Parking Garage
- Elevator Access within Suites (ask agents for details)
- Daily Interior Janitorial Service. Daily, weekly, monthly, and quarterly duties

CALL OR EMAIL FOR MORE INFORMATION



For more information

Jeremy Harson, CCIM

O: 337 233 9541 | C: 337 298 4149
jeremyharson@latterblum.com

Clinton Shepard, CCIM

O: 337 233 9541 | C: 318 366 6064
cshepard@latterblum.com

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6 Degaulle Square
Lafayette, LA 70508
337 233 9541 tel
latterblum.com

April 14, 2021



AVAILABLE SF: 1,484 - 12,900 SF

LEASE RATES: \$11.00 - 17.00 SF/yr
(Full Service)

LOT SIZE: 13.73 Acres

GLA: 228,236 SF

CORE FACTOR: 16%

BUILDING CLASS: A

YEAR BUILT: 1983

ZONING: CH

Property Overview

Park Tower is recognized as a premier Class A office building conveniently located at the intersection of Kaliste Saloom and South College extension, in close proximity to Highway 90 and the airport. It is located in one of the newest and best growth areas of Lafayette. Park Tower has been at 100% occupancy for many years and is now offering tenants a unique opportunity to give their company or business that WOW factor. With over 25,000 square feet of rentable space coming available -- Park Tower can accommodate many users.

Location Overview

Located at the intersection of Kaliste Saloom and South College extension with very easy access to Highway 90 and the Lafayette airport. This area was once planned to be the CBD of Lafayette and the majority of the larger office towers are located in close proximity. We are located three quarters of a mile to Highway 90 and less than a mile and a half to catch a flight to your final destination. Park tower has almost 7,000 potential employees living within 5 minutes, 71,000 within 10 and 158,000+ a 15 minute drive away. In the immediate area almost 50% of the population has at least a bachelor's degree. More demographics on page 13.

For Lease

Class A Office

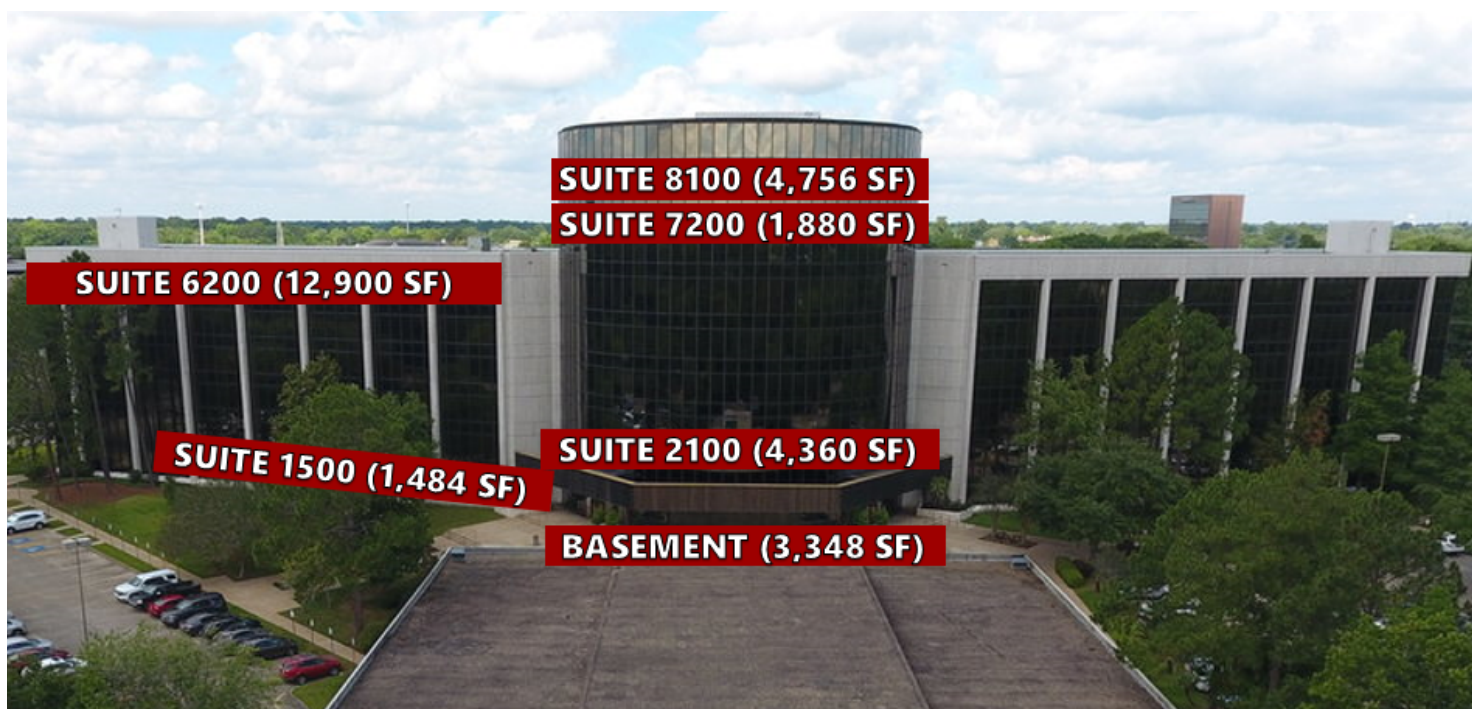
Available Spaces

LEASE TYPE | Full Service

TOTAL SPACE | 1,448 - 12,900 SF

LEASE TERM | Negotiable

LEASE RATE | \$11.00 - \$17.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Basement 2	Available	3,348 SF	Full Service	\$11.00 SF/yr
Suite 1500	Available	1,484 SF	Full Service	\$17.00 SF/yr
Suite 2100	Available	4,360 SF	Full Service	\$17.00 SF/yr
Suite 6200	Available	12,900 SF	Full Service	\$17.00 SF/yr
Suite 7200	Available	1,880 SF	Full Service	\$17.00 SF/yr
Suite 8100	Available	4,756 SF	Full Service	\$17.00 SF/yr

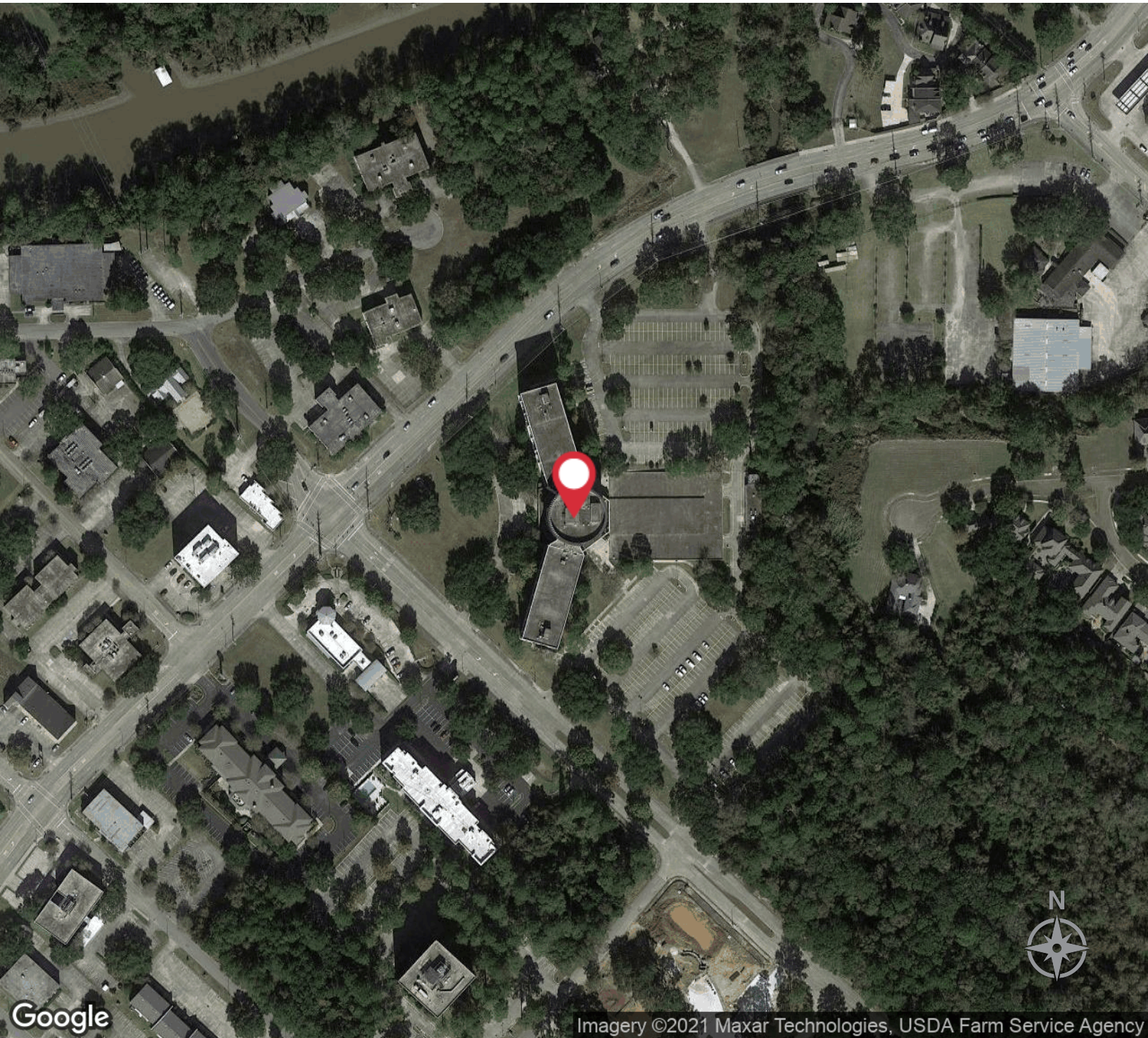
Location Maps



For Lease

Class A Office

Aerial Map



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency



For Lease

Office Building

Building Details

PROPERTY NAME:	Park Tower
PROPERTY ADDRESS:	400 E Kaliste Saloom Rd Lafayette , LA 70508
PROPERTY TYPE:	Office
APN:	6078353
LOT SIZE:	13.73 Acres
BUILDING CLASS:	A
ZONING:	CH
PARKING SPACES:	684
PARKING RATIO:	3/1000
PARKING GARAGE:	Yes
BUILDING FRONTAGE:	1,800 ft
CROSS STREETS:	S College
YEAR BUILT:	1983
CONSTRUCTION TYPE:	Steel Frame, Glass
NUMBER OF STORIES:	8
AVERAGE FLOOR SIZE:	+/- 32,000 SF
NUMBER OF UNITS:	39
ROOF:	Concrete
ATRIUM:	Yes
SECURITY DESK IN LOBBY:	Yes



PARK TOWER

400 E Kaliste Saloom Rd, Lafayette LA 70508

August 2020

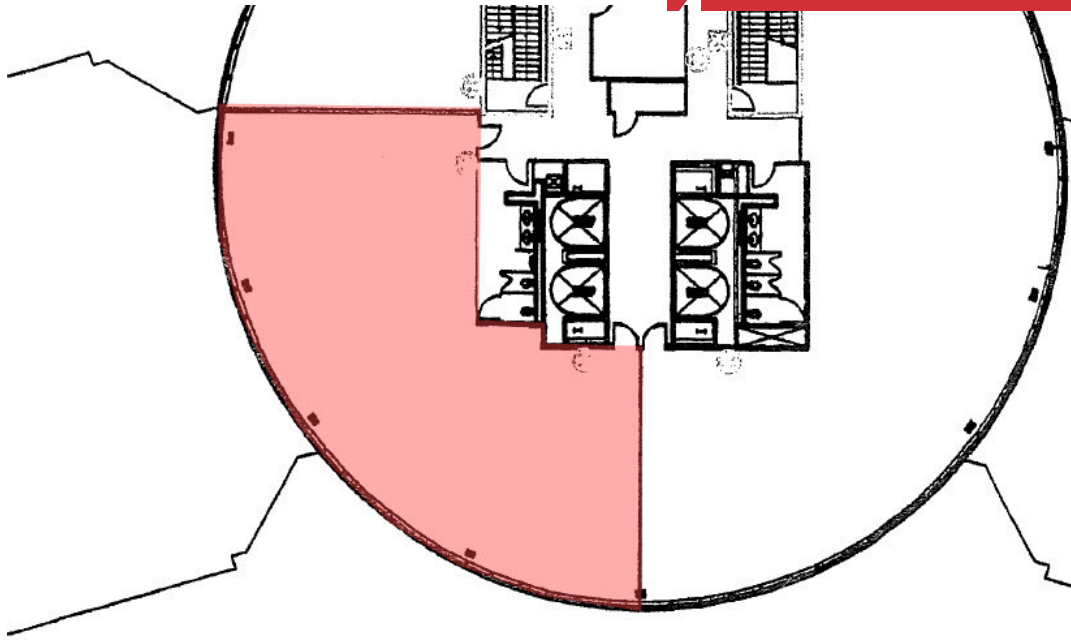
Floor No.

Floor #8	Edward Jones SUITE 8000 1,328 SF		Orbit Energy SUITE 8100 4,756 SF			Allstate Insurance SUITE 8300 2,348 SF			
Floor #7	Postlethwaite & Netteville SUITE 7100 8,060 SF						VACANT SUITE 7200 1,880 SF		
Floor #6	PetroQuest Energy SUITE 6000 22,530 SF				Gashassin Law Firm SUITE 6100 14,150 SF				
Floor #5	New York Life SUITE 5100 14,139 SF			VACANT SUITE 5200 4,410 SF		US Bank SUITE 5300 14,139 SF			
Floor #4	Completion Specialists SUITE 4100 1,837 SF	Gordon Arata Law SUITE 4200 13,742 SF		Safeway Insurance SUITE 4300 2,590 SF	Columbia Gas SUITE 4500 14,139 SF				
Floor #3	Halliburton SUITE 3000 12,533 SF			Vacant SUITE 3200 4,364 SF		Halliburton SUITE 3500 15,865 SF			
Floor #2	Vacant SUITE 2100 4,360 SF		Safeway Insurance SUITE 2300 13,147 SF			Marquis Resources SUITE 2600 14,732 SF			
Floor #1	Brown & Brown SUITE 1100 13,125 SF		Morgan Stanley SUITE 1200 10,882 SF		Vacant (Kitchen) STE 1250 453 SF	Morris Bart SUITE 1300 3794 SF		VACANT SUITE 1500 1,484 SF	Freeport SUITE 1600 113 SF
Basement	Vacant B1 392 SF	Vacant B2 3,348 SF	PetroQuest Energy B3 3,290 SF	PetroQuest Energy B4 488 SF	Wellness Center B5 1,047 SF	Building Storage B6 1,960 SF	PetroQuest Energy B7 376 SF	PetroQuest Energy B8 777 SF	

Vacancy 9.1%
Total RSF 228,236
Total % Occupied 90.9%

Additional Photos

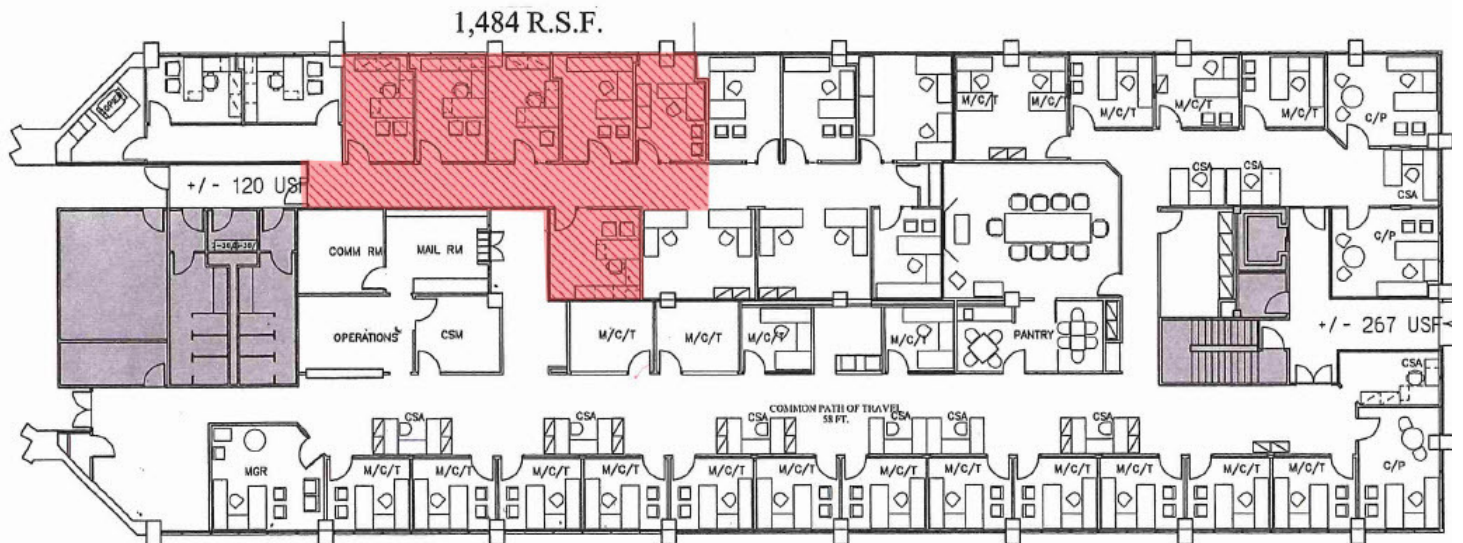




1

Basement - 3,348 Sq. Ft.

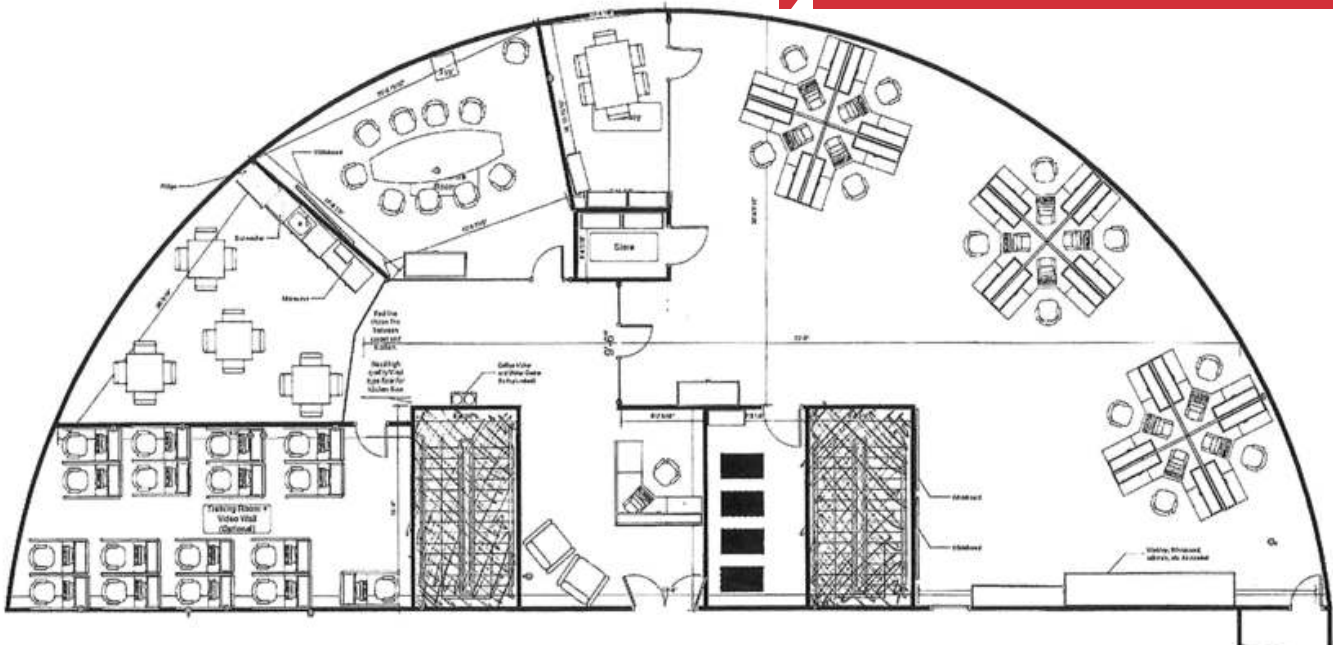
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2

Suite 1500 - 1,484 Sq. Ft.

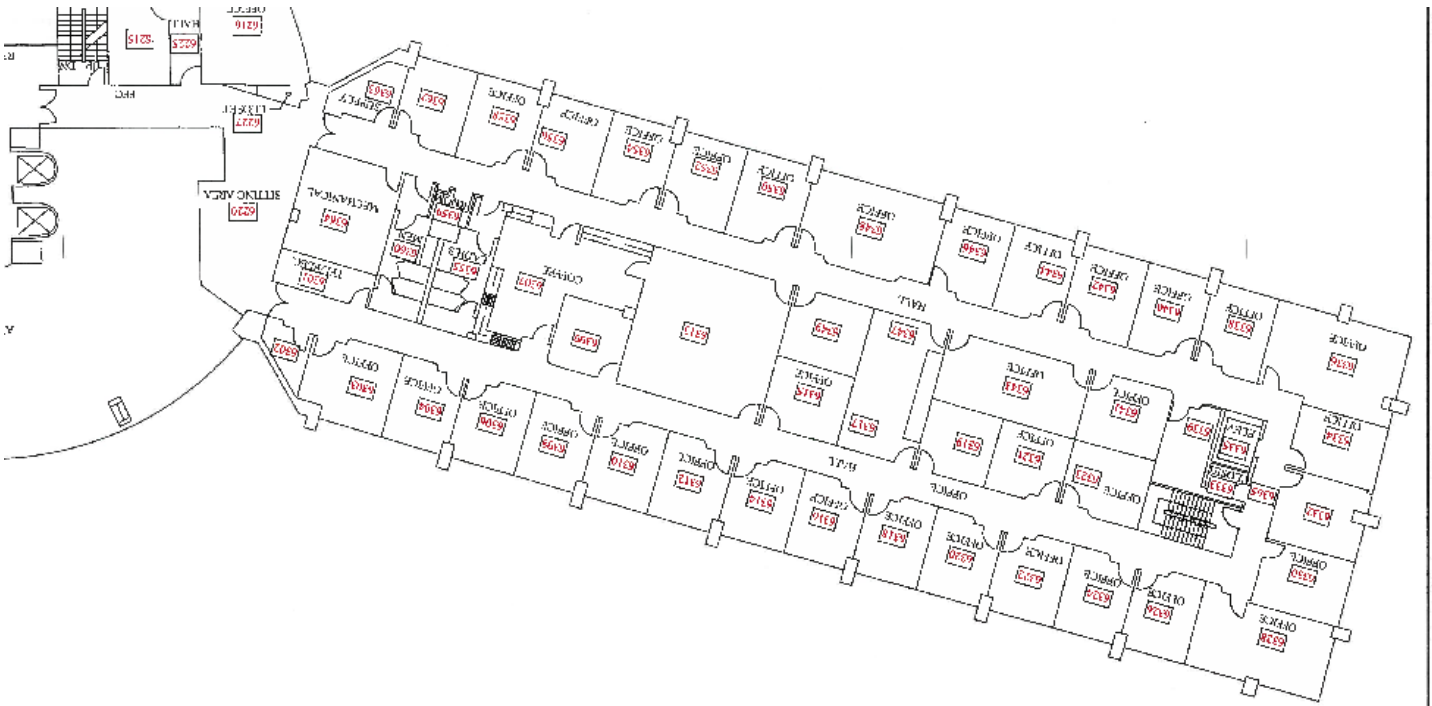
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3

Suite 2100 - 3,758 Usable Sq. Ft. / 4,360 Rentable Sq. Ft.

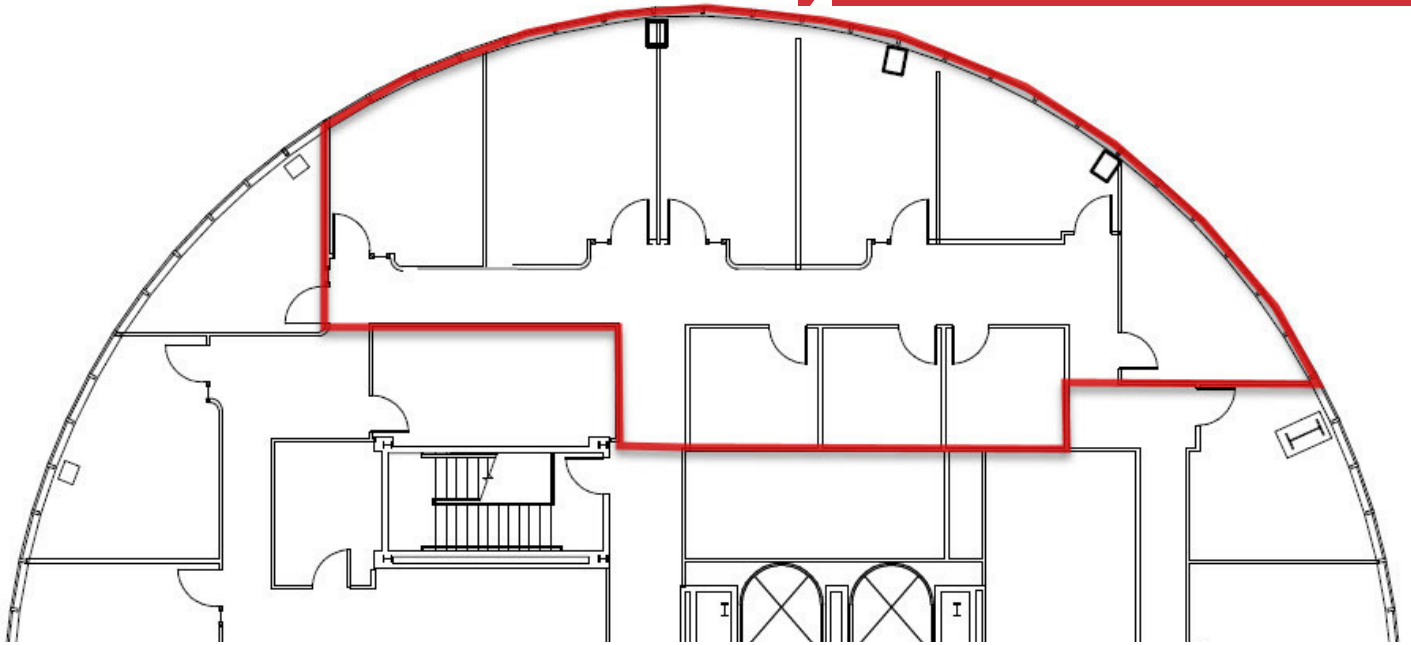
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4

Suite 6200 - 11,121 Usable Sq. Ft. / 12,900 Rentable Sq. Ft.

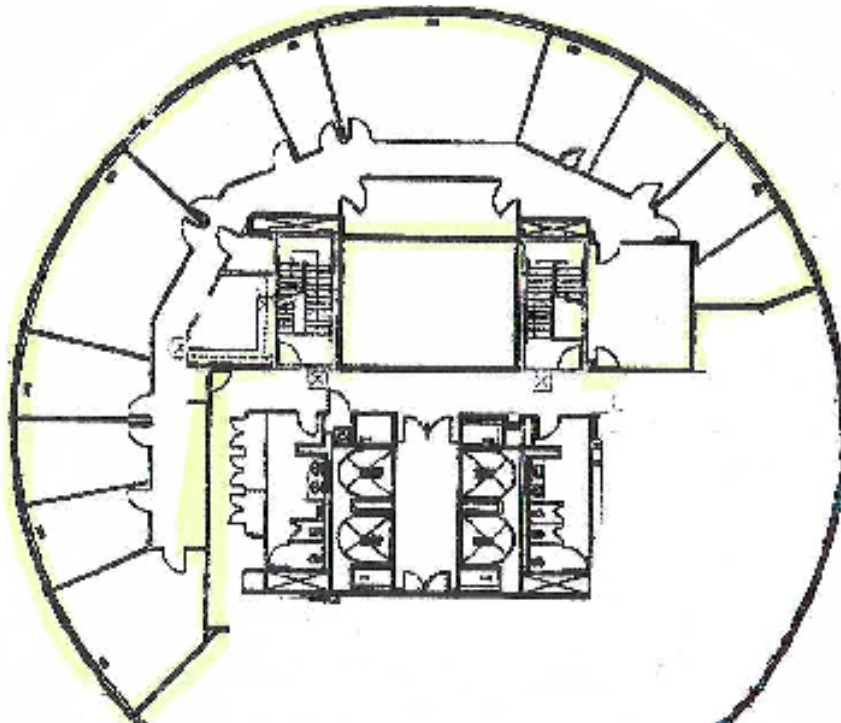
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5

Suite 7200 - 1,580 Usable Sq. Ft. / 1,880 Rentable Sq. Ft.

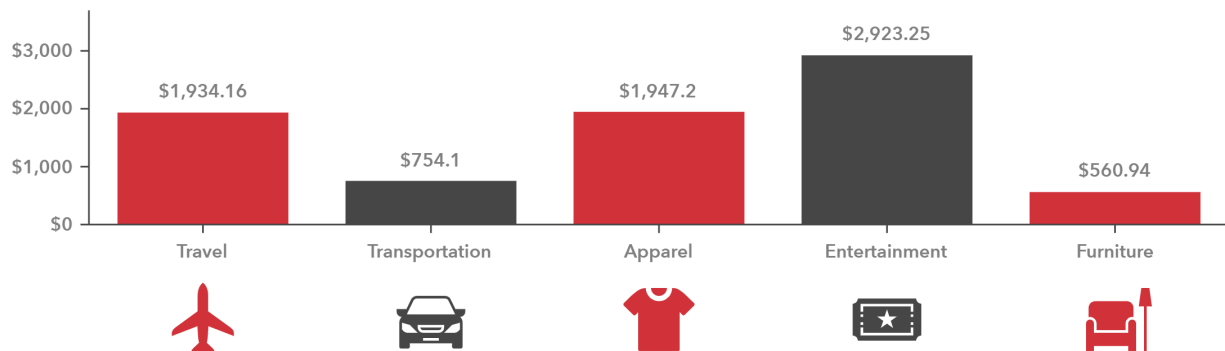
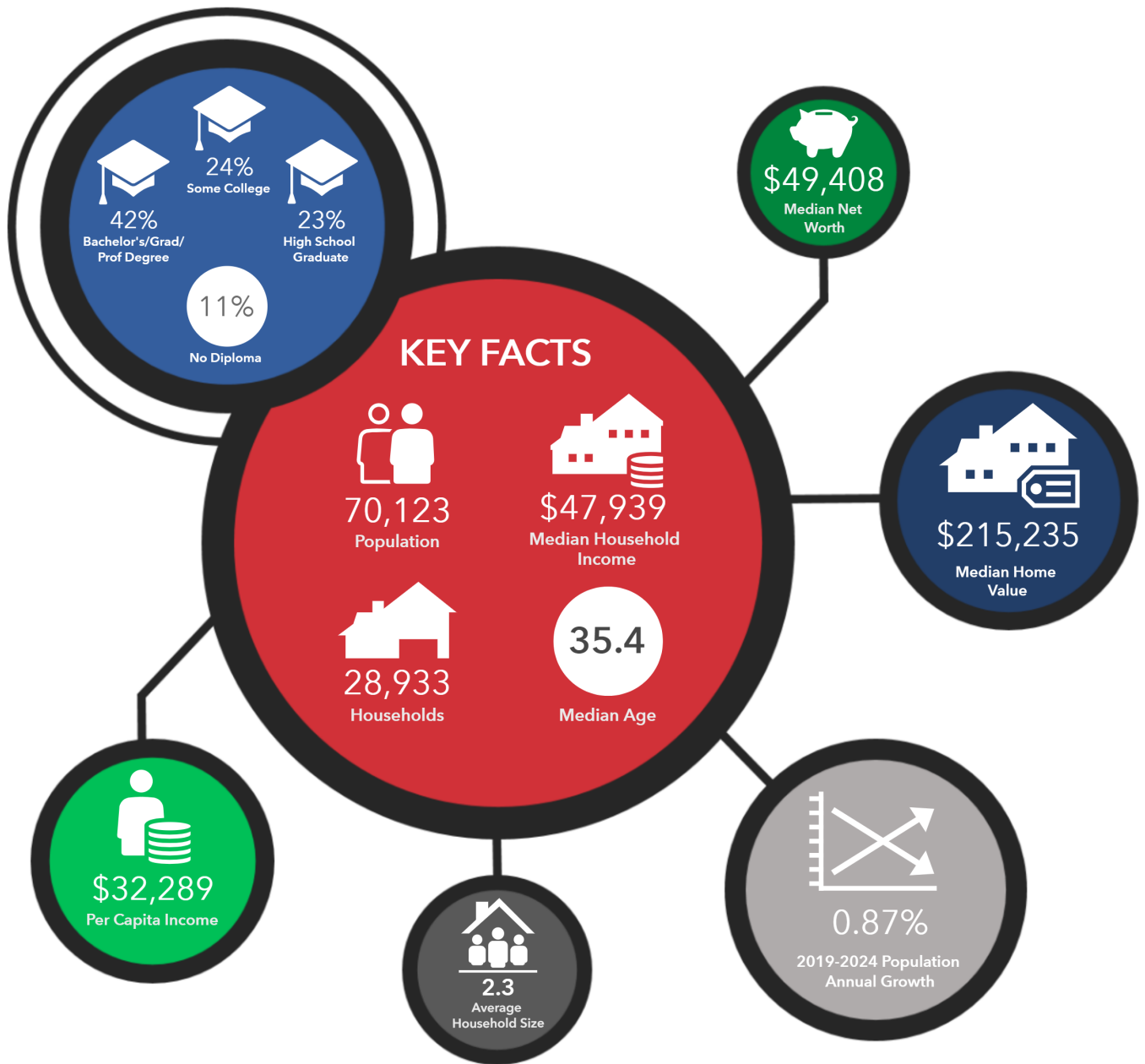
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6

Suite 8100 - 3,995 Usable Sq. Ft. / 4,756 Rentable Sq. Ft.

For illustration purposes only, not to scale



*Spending facts are average annual dollars per household

10 min Drive Time

Additional Photos

