

## Class A Space For Lease Office Space ±3,001 SF | \$25.00 SF/yr

WHITNEY



1301 Camellia Blvd, Ste 301, Lafayette, Louisiana 70508

## **Property Highlights**

- Class A Building
- ±3,001 Square Feet
- 6 Large Offices •
- 1 Conference Room .
- Additional Open Work Area
- Kitchen/Break Room

## **Property Description**

Generous reserved and visitor parking with retail and restaurant facilities on and adjacent to the site provided for the needs for your staff and customers. The suite has a modern feel with an abundance of natural lighting, which is strongly linked to energy, mood, and overall quality of life. This third-floor office space is move-in ready with elevator access and stairwell access.

#### **Location Description**

Between Settler's Trace and Kaliste Saloom, Camellia Tower V, is one of the best located and top maintained properties in River Ranch, Lafayette, LA. River Ranch lies to the south of the Vermilion River in the city of Lafayette near the intersection of Kaliste Saloom Road and Camellia Boulevard. The area is a high-demand and rapidly expanding location.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,

MILE INFORMATION GORDAND FILEN, AND ON THE CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE

CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

(aliste Saloom A RIVER RAN Kalise Salom Rd Camelia Bivd Coocle Map data ©2020

#### For more information Flo Meadows, CCIM, CPA O: 337 233 9541 | C: 337 258 2301

fmeadows@latterblum.com

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



# Additional Photos









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



Map data ©2020 Imagery ©2020 Maxar Technologies, USDA Farm Service Agency



**N**Latter&Blum

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