



# 804 Medical Office Building

## 804 Heavens Dr, Mandeville, LA 70471

Listing ID: 29891495  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Medical  
 Contiguous Space: 1,378 - 5,587 SF  
 Total Available: 20,897 SF  
 Lease Rate: \$12 - 14 PSF (Annual)  
 Base Monthly Rent: \$1,607 - 1,642  
 Lease Type: Modified Gross



### Overview/Comments

Mandeville MOB is a 22,000sf medical office complex conveniently located 1/2 block off of highway 22 on Heavens drive in Mandeville.

Suite sizes range from 1,378sf to 4,176sf with 5,586sf of contiguous space available. Be a part of an emerging 2nd generation medical complex.

Landlord willing to provide T.I. allowance for solid lease.

Call agent for more details.

### More Information Online

<https://stirlingprop.cadlist.com//listing/29891495>

### QR Code

Scan this image with your mobile device:



### General Information

Office Type: Medical  
 Class of Space: Class C  
 Building/Unit Size (RSF): 22,287 SF

### Available Space

Suite/Unit Number:	101	Space Type:	Relet
Suite Floor/Level:	ground	Date Available:	10/01/2015
Space Available:	1,410 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,410 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,586 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	102	Space Type:	Relet
Suite Floor/Level:	ground	Date Available:	10/01/2015
Space Available:	2,789 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	2,789 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,587 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	105	Space Type:	Relet
Suite Floor/Level:	ground	Date Available:	10/01/2015
Space Available:	4,176 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	4,176 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,586 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	106	Space Type:	Relet
Suite Floor/Level:	ground	Date Available:	10/01/2015
Space Available:	1,408 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,408 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,587 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	200	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	2,767 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	2,767 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,552 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	201	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	2,797 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	2,797 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,562 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	203	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	1,384 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,384 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,562 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	204	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	1,378 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,378 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,552 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	205	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	1,381 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,381 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,562 SF	Kitchen/Breakroom:	Yes

### Available Space

Suite/Unit Number:	206	Space Type:	Relet
Suite Floor/Level:	second	Date Available:	10/01/2015
Space Available:	1,407 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	1,407 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,552 SF	Kitchen/Breakroom:	Yes

### Area & Location

Highway Access: The building is 1/2 block off of highway 22.

### Building Related

Total Number of Buildings:	1	Construction/Siding:	Brick
Number of Stories:	2	Parking Type:	Surface
Typical SF / Floor:	11,144 SF	Passenger Elevators:	1
Year Built:	1982	Freight Elevators:	0

## Location

Address: 804 Heavens Dr, Mandeville, LA 70471  
County: Saint Tammany  
MSA: New Orleans-Metairie



## Property Contacts



### Ryan Murphy

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