

Office Space For Lease

CLASS A OFFICE

516 N Range Ave., Denham Springs, LA 70726

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PROPERTY SUMMARY



Property Description

New construction in Denham Springs. Flexible floor plans -- owner will build out space to tenant's specifications. Adjacent suite in the building will be occupied by the owner, a chiropractor. Ideal for professional uses, including law firm, CPA, insurance agent, etc. Please contact listing brokers for additional information.

Property Highlights

- Flexible Floor Plans
- 1,500 Sq. Ft. Suite
- 11 Parking Spaces
- Less than 1 mile north of Hwy 190

Offering Summary

Lease Rate:	\$17/SF
Number Of Units (Available):	1
Available SF:	1,500 SF
Lease Type:	Modified Gross

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,629	10,258	24,252
Total Population	4,403	28,920	68,842
Average HH Income	\$56,021	\$61,540	\$64,504

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PHOTOS



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LOCATION MAPS



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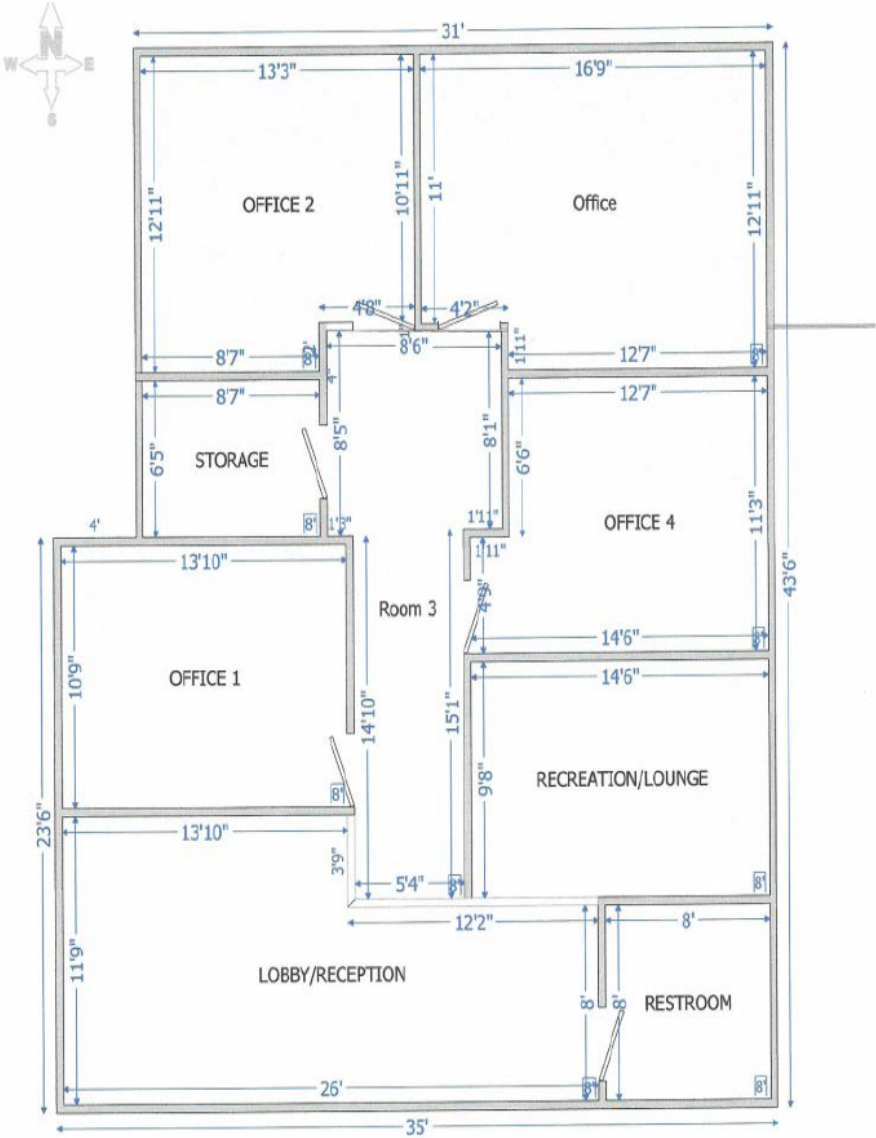
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CONCEPTUAL FLOOR PLAN



* This is a conceptual plan that can be changed subject to Tenant's specifications.

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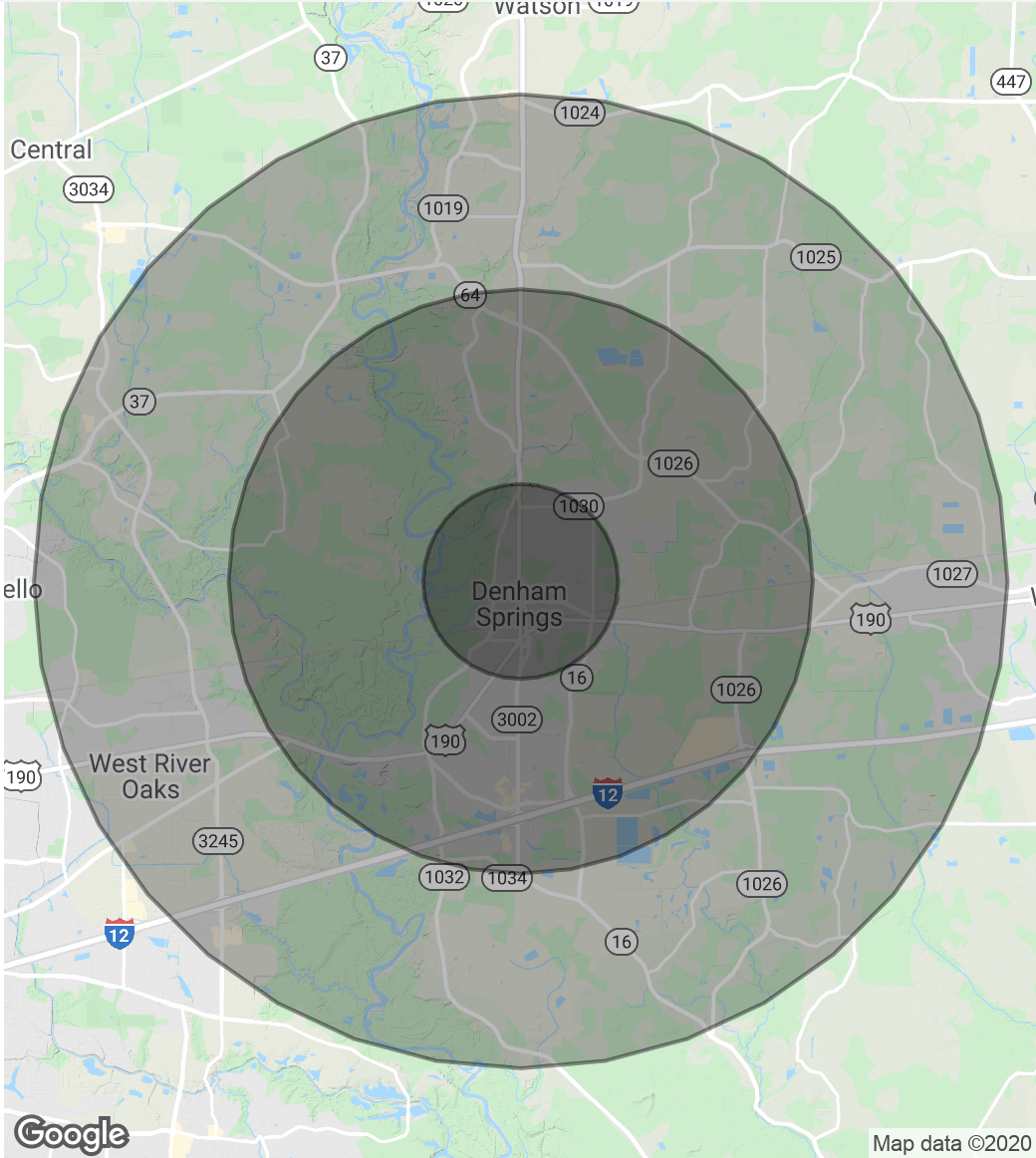
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,403	28,920	68,842
Average Age	36.5	35.1	33.7
Average Age (Male)	33.9	34.5	33.2
Average Age (Female)	38.8	35.6	34.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,629	10,258	24,252
# Of Persons Per HH	2.7	2.8	2.8
Average HH Income	\$56,021	\$61,540	\$64,504
Average House Value		\$196,228	\$176,312

** Demographic data derived from 2010 US Census*



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