

OFFICE FOR LEASE

THE PRESERVE OFFICE PARK

19500 Helenberg Rd, Covington, LA 70433



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	\$14.00 SF/YR (MG)
BUILDING SIZE:	5,600 SF
ZONING:	PBC-1
BROCHURE DATE	12/11/18

PROPERTY OVERVIEW

One suite left in this Preserve Business Park near Hwy 190 and I-12. Upstairs unit includes five offices, conference room, kitchen/breakroom, reception, and bath. 1400 square feet total. Quality construction and finishes. 10-ft. ceilings, 8-ft. doors, and balcony with lake view. Convenient to I-12, the Causeway, and Highway 190. Tenant pays utilities, communications, and interior janitorial.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

CORDELL EUSTIS GROUP
Brent Cordell
O: 985.727.7000
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bcordell@kw.com

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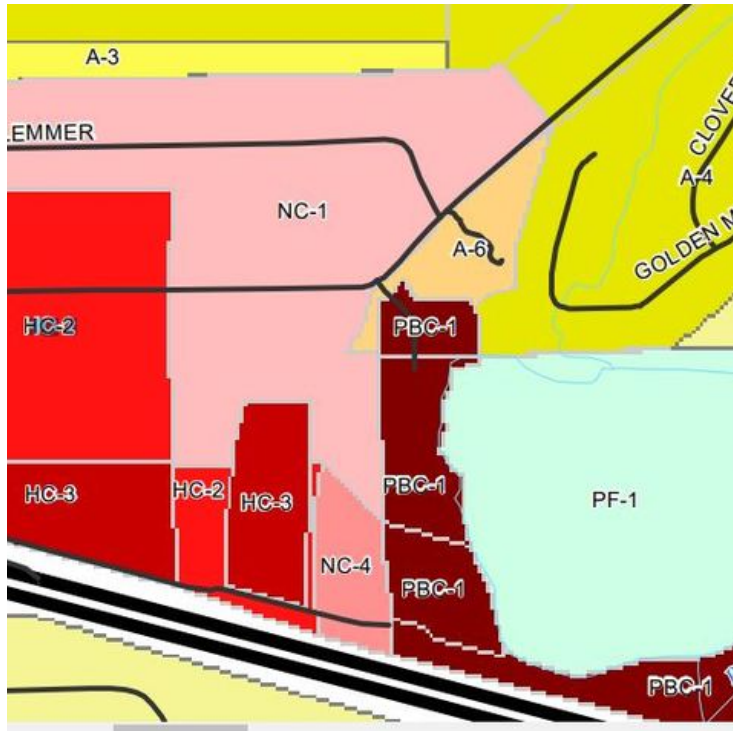
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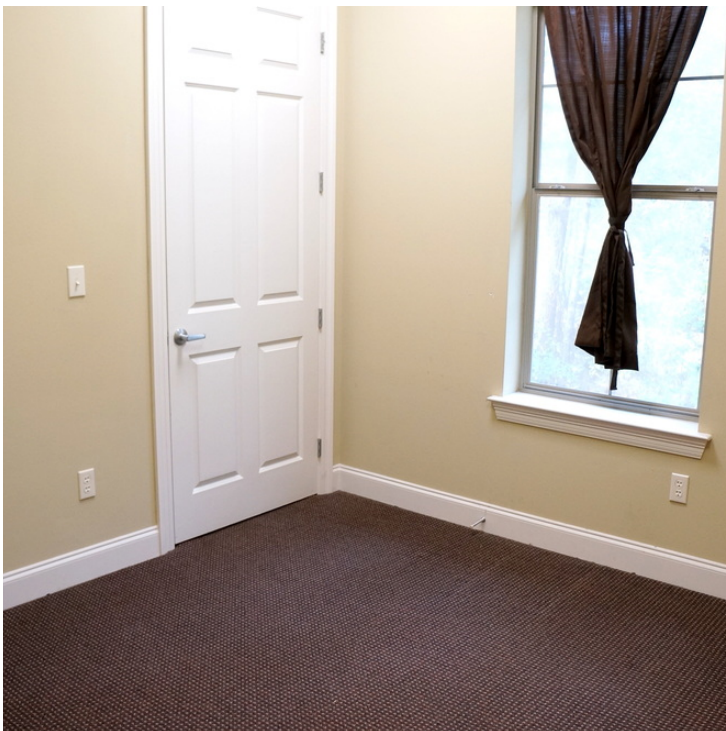
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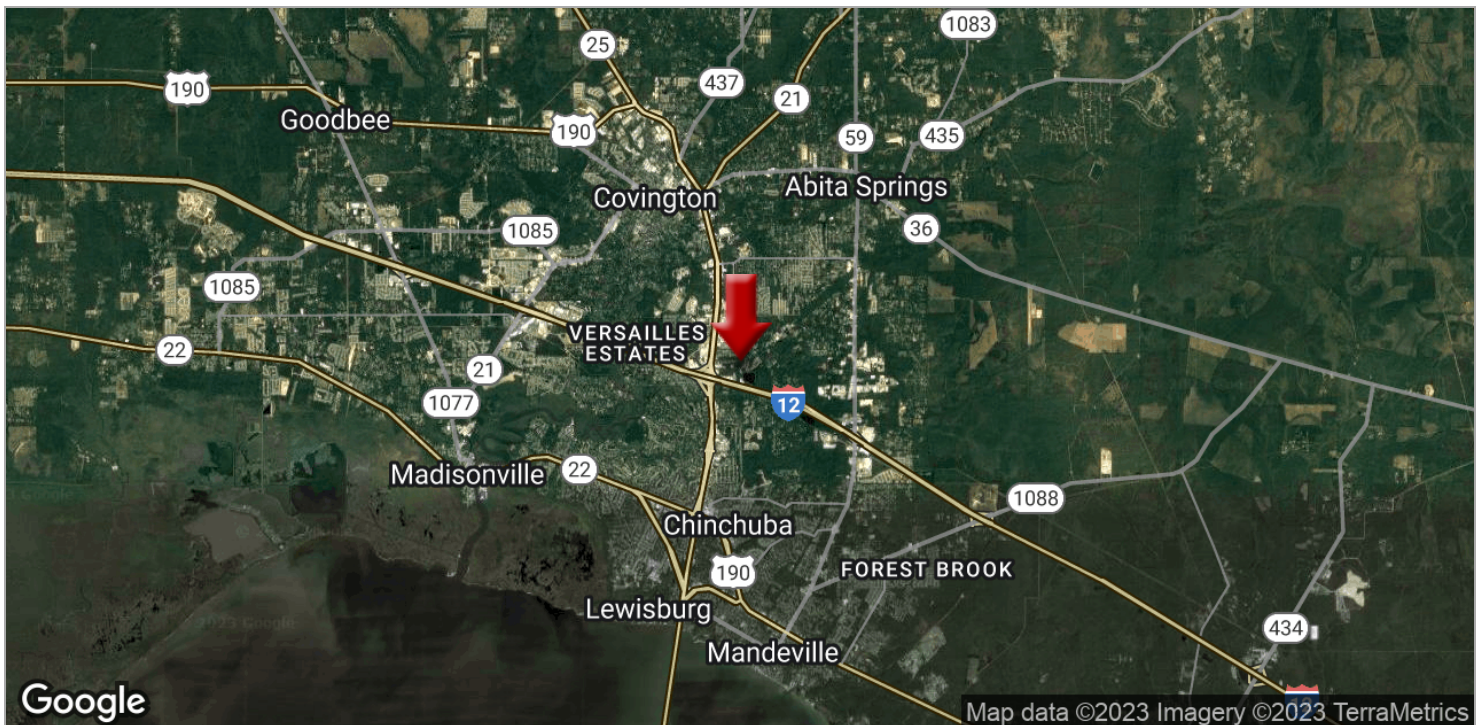
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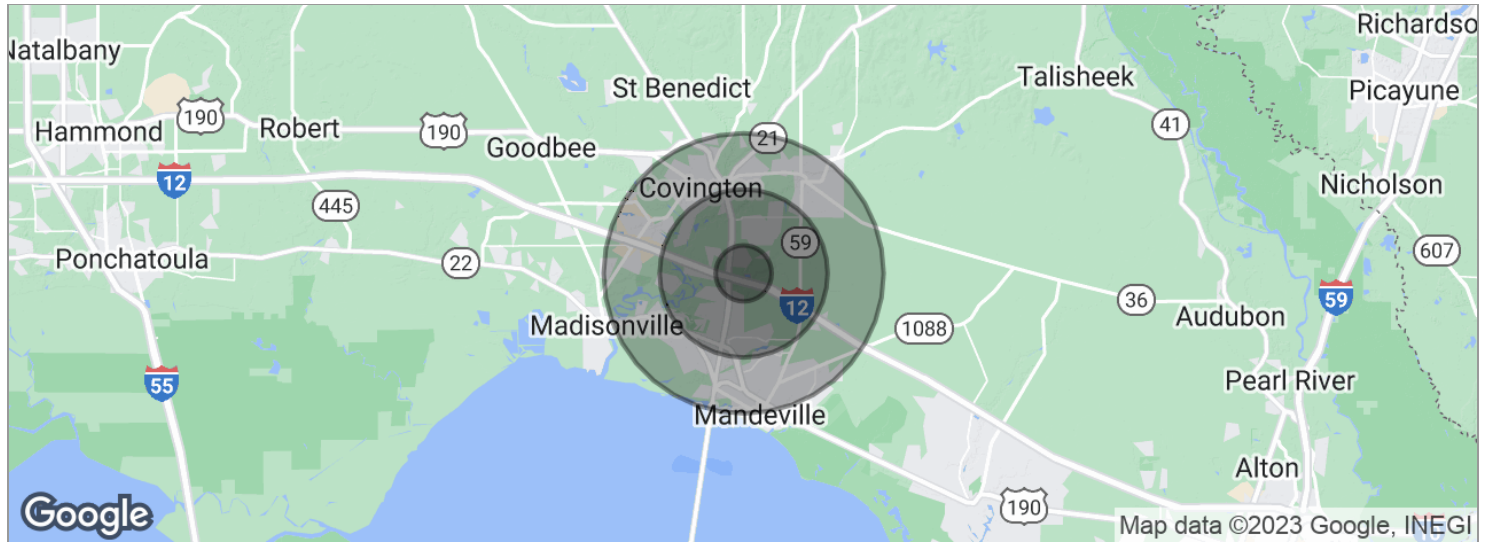
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,862	29,082	68,318
Median age	34.0	38.8	39.9
Median age (male)	32.4	37.6	38.3
Median age (Female)	37.7	40.8	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,534	11,115	25,524
# of persons per HH	2.5	2.6	2.7
Average HH income	\$66,919	\$90,800	\$91,422
Average house value	\$304,192	\$329,063	\$320,053

* Demographic data derived from 2020 ACS - US Census

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LEASE RATE:	\$1633/ MONTH	TOTAL SPACE:	-
LEASE TYPE:	Modified Gross	LEASE TERM:	36 month

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite D	Office Building	\$14.00 SF/YR	Modified Gross	1,400 SF	36 months	Includes 5 Offices, Reception, Bathroom, Conference Room, Kitchenette

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