



PROPERTY ONE

FOR LEASE

SALOOM OFFICE PARK

100 Asma Blvd., Lafayette, LA 70508

Presented by:

STEVE PELLESIER, CCIM

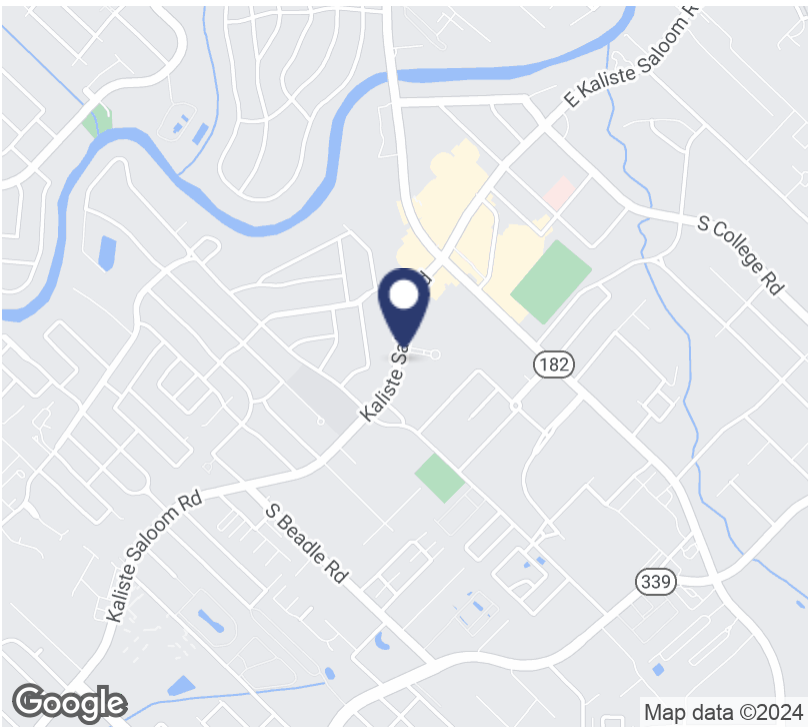
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OFFERING SUMMARY

Lease Rate: \$12.00 - 665.00 SF/yr
(Full Service; MG)

Building Size: 82,458 SF

Available SF: 123 - 3,348 SF

Market: Lafayette

PROPERTY OVERVIEW

3 story glass and brick knee wall building in the heart of Kaliste Saloom/ Pinhook corridor. Recently updated exterior finish and waterproofing. Conveniently located on the corner of Asma and W. Pinhook. This is a full service lease.

LOCATION OVERVIEW

Highly visible location on Kaliste Saloom Road.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,326	21,998	53,346
Total Population	5,095	53,094	132,226
Average HH Income	\$91,833	\$76,725	\$68,095

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LEASE INFORMATION

Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	123 - 3,348 SF	Lease Rate:	\$12.00 - \$665.00 SF/yr

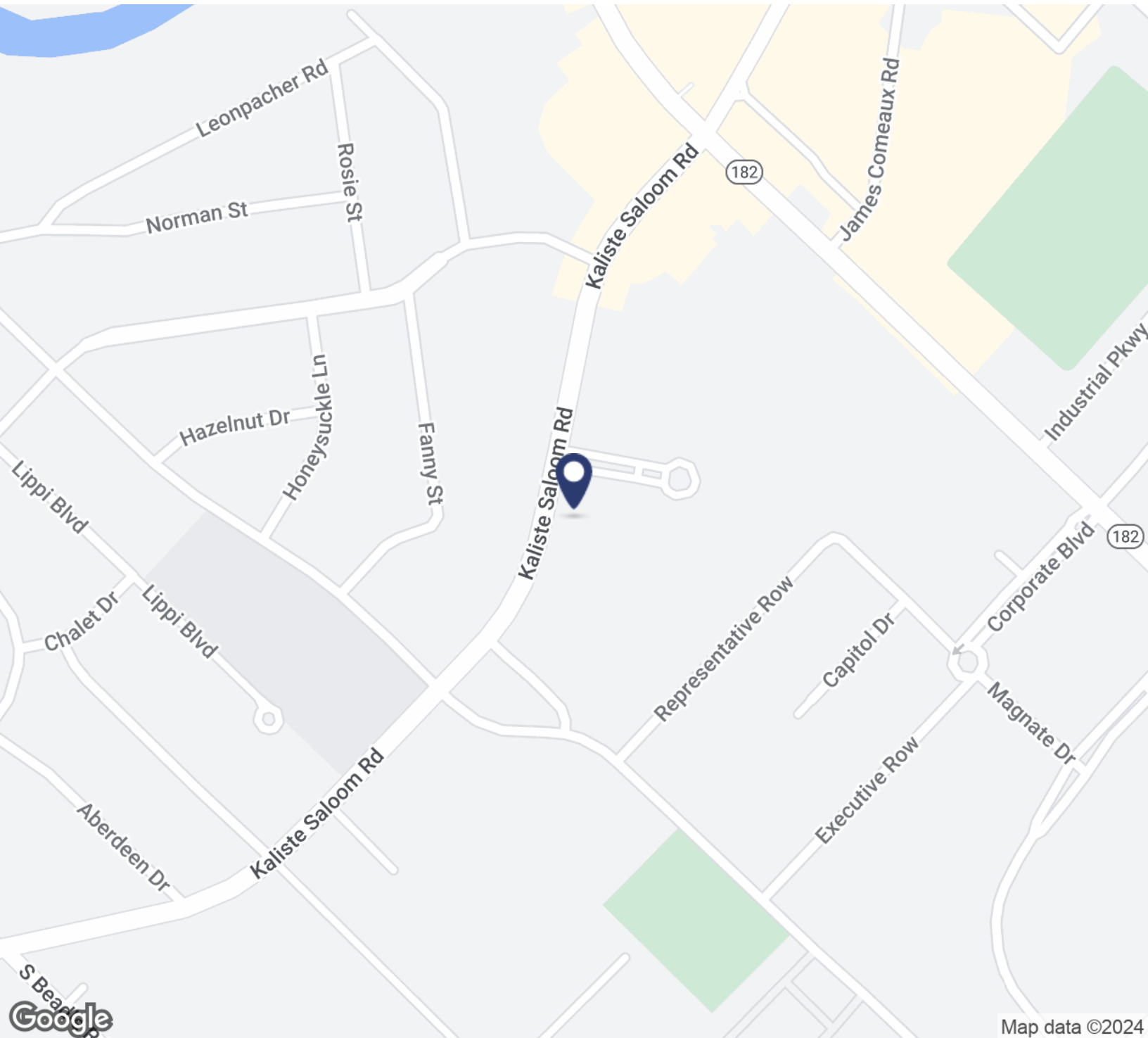
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
155	Available	2,390 SF	Full Service	\$16.00 - 18.00 SF/yr
100 Asma Blvd Suite 157-W	Available	1,439 SF	Modified Gross	\$16.00 - 18.00 SF/yr
161-W	Available	882 SF	Full Service	\$16.00 - 18.00 SF/yr
200-E	Available	3,348 SF	Full Service	\$16.00 - 18.00 SF/yr
Suite 212-E	Available	443 SF	Full Service	\$665.00 SF/yr
236-E	Available	178 SF	Full Service	\$12.00 - 16.00 SF/yr
238-E	Available	123 SF	Full Service	\$250 per month
239-E	Available	166 SF	Full Service	\$275 per month
240-E	Available	163 SF	Full Service	\$275 per month
250	Available	1,581 SF	Full Service	\$16.00 - 18.00 SF/yr
100 Asma Blvd Suite 345-W	Available	1,466 - 2,250 SF	Full Service	\$16.00 - 18.00 SF/yr
385	Available	2,663 SF	Full Service	\$16.00 - 18.00 SF/yr



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01/28/2024



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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FOR MORE INFORMATION, PLEASE CONTACT:

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