



PRIME OFFICE AND WAREHOUSE SPACES OFF GERSTNER MEMORIAL BLVD

2700 MCNEESE FARM RD LAKE CHARLES, LA 70607



OFFERED: FOR LEASE

LEASE RATE: \$7.20 - 10.00 SF/YR

±4,000 - 8,000 SF | NNN

- Newly renovated, flexible office and warehouse spaces
- Strategic access to Hwy 14, Hwy 3186, and I-210
- Gated ±1.6 acre site with ample parking
- Proximity to major retail and dining options

CONTACT:

BRANDON ABDELLA COLE BREWTON
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 2700 McNeese Rd offers a newly renovated, $\pm 4,000$ SF office building and a $\pm 4,000$ SF office / warehouse building in a prime location.
- The newly renovated office building includes a reception area, 10 versatile offices, the larger of which could serve as spacious conference rooms, and 2 restrooms. This office enjoys ± 10 parking spaces.
- The $\pm 4,000$ SF office warehouse is equipped with $\pm 1,500$ SF office space coupled with $\pm 2,500$ SF of shop area, and 1 restroom.
- Both buildings are situated on a shared and gated ± 1.6 acre site.
- Located just one minute off Hwy 14 (Gerstner Memorial Blvd), ± 2 minutes off Hwy 3186 (E McNeese Rd), and within ± 3 -5 minutes of Interstate 210, ensuring excellent accessibility.
- The Hwy 14 at I-210 corridor features numerous retail and dining amenities, including Walmart, Lowe's, Academy, Home Depot, Bowie's Outfitters, Office Depot, Tractor Supply, Logan's Roadhouse, Outback Steakhouse, El Paso Mexican, Wendy's, Taco Bell, Subway, and much more.
- The buildings can be leased together or separately.
- NNN lease type.

CONTACT:

BRANDON ABDELLA COLE BREWTON
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 - 8,000 SF	Lease Rate:	\$7.20 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Building	Available	4,000 SF	NNN	\$10.00 SF/yr	\$3,333 / Month
Office / Warehouse Building	Available	4,000 SF	NNN	\$7.20 SF/yr	\$2,400 / Month
Both Buildings	Available	8,000 SF	NNN	\$8.60 SF/yr	\$5,733 / Month

CONTACT:

BRANDON ABDELLA **COLE BREWTON**
337.257.7900 **936.585.3132**

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

**CONTACT:**

BRANDON ABDELLA COLE BREWTON
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

EXTERIOR PHOTOS

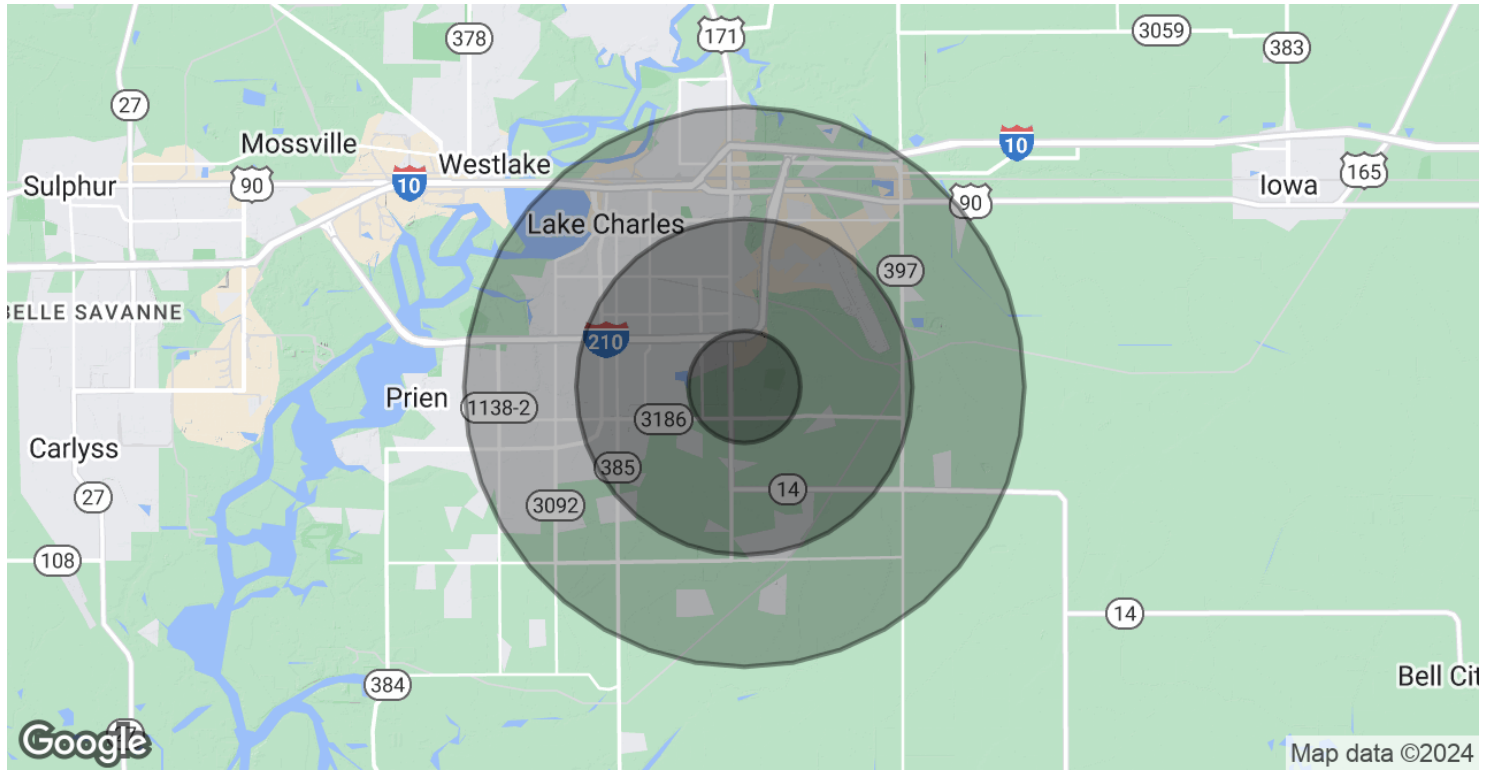
**CONTACT:**

BRANDON ABDELLA COLE BREWTON
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,224	40,465	83,157
Average Age	34.9	37.1	37.2
Average Age (Male)	25.1	34.1	34.8
Average Age (Female)	44.2	40.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,407	18,483	39,137
# of Persons per HH	1.8	2.2	2.1
Average HH Income	\$32,779	\$47,693	\$56,483
Average House Value	\$54,725	\$123,651	\$151,089

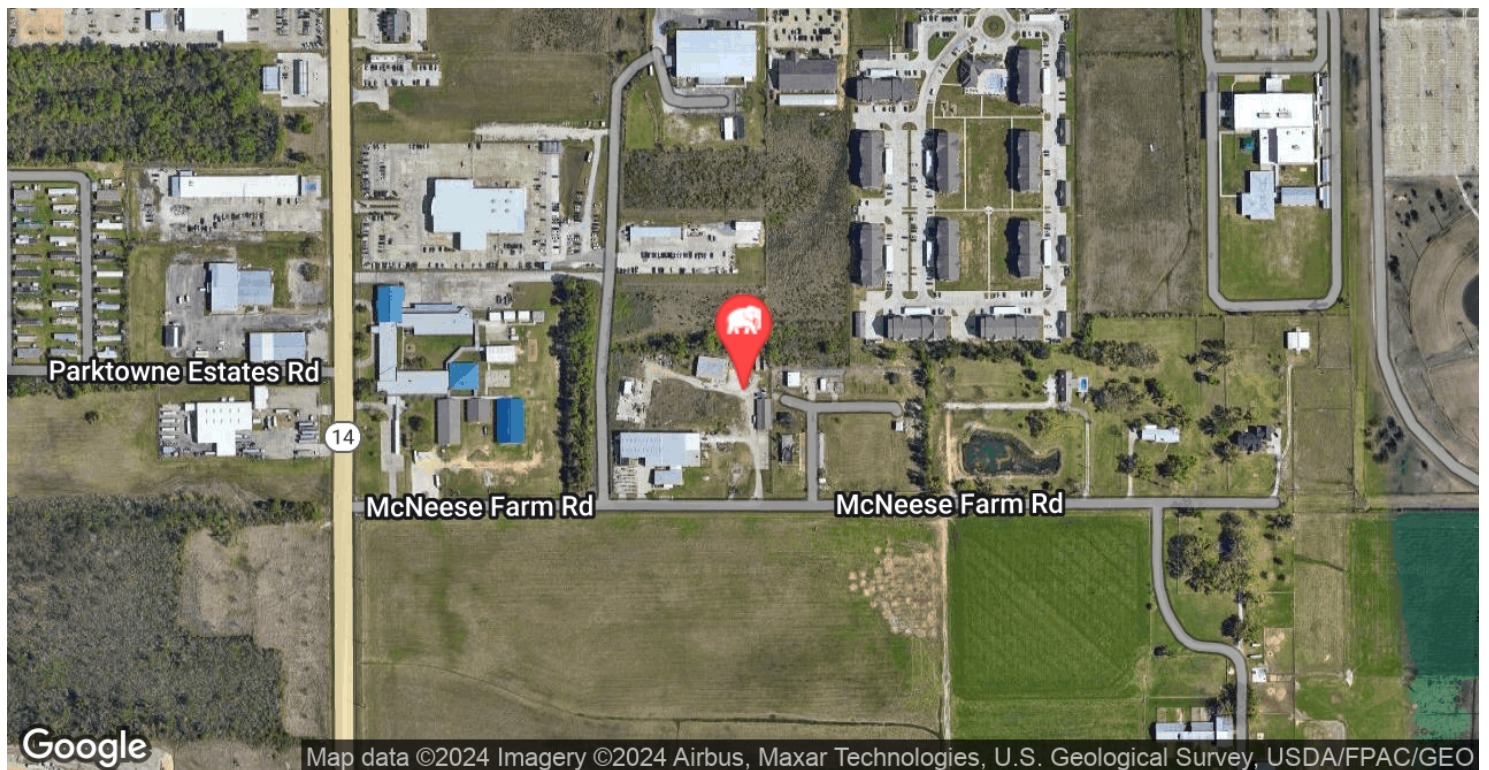
2020 American Community Survey (ACS)

CONTACT:

BRANDON ABDELLA **COLE BREWTON**
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAP



CONTACT:

BRANDON ABDELLA COLE BREWTON
337.257.7900 936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.