

OFFICE BUILDING FOR LEASE
APRIL 2024

**BAYOU
CORPORATE
CENTER, SUITE
100 - 2,524 USF
AVAILABLE**

4900 BAYOU BLVD

stirling





OFFERING SUMMARY

Lease Rate:	\$15.00 per year (NNN)
Building Size:	52,049 SF
Available SF:	2,524 SF
Lot Size:	4.5 Acres
Number of Units:	12
Renovated:	2024
Zoning:	C-1
Market:	Cordova

PROPERTY OVERVIEW

Suite 100, (2,525 RSF) in Bayou Corporate Center will be available soon. Space is currently occupied but tenant needs a reasonable time to vacate. Complex is located in close proximity to Cordova Mall, Target as well as the airport and I-10. Operating expenses are \$6.69 PRSF which includes janitorial services, pro-rata share of real estate taxes, property insurance and common area maintenance fees. Restrooms are considered common area and are maintained by the Landlord with ample parking on site. Tenant is responsible for electric. This space includes a private reception area, conference room (assessable from the reception area), one private office, storage and IT room, designed for 11 cubicles (may or may not stay with unit), a with a nice open kitchen area to the rear of the space. Since space is occupied, please call Debbie Anglin at 850-501-1075 to schedule an appointment.

PROPERTY HIGHLIGHTS

- Newly Remodeled Exterior and Interior
- Close to Cordova Mall, Target as well as Airport and I-10
- Interior Courtyard - perfect for tenants to enjoy lunch
- NNN Estimated at \$6.69 Per RSF

DEBBIE ANGLIN, SIOR
 850.477.7044 x4384
 danglin@stirlingprop.com



LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,524 SF

Lease Term:	36 months
Lease Rate:	\$15.00 per year

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,524 SF	NNN	\$15 per year

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