



PROPERTY ONE

CYPRESS BEND OFFICE BUILDING / STONE CREEK CLUB & SPA CAMPUS

Executive Summary



PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	99,809 SF
Building Class:	A
Year Built:	2009
Market:	Covington, Louisiana

PROPERTY OVERVIEW

A 23-acre office campus in Covington, has everything employees need to perform at their best. A high-quality forest like campus with the best Class A office building with a state-of-the-art health club & spa along with walking trail around the campus to help develop a healthy work life. The office building was designed with impressive glass façade with floor to ceiling windows allowing plenty of light along with panoramic views, Energy efficient features & design, Lush native landscaping & tranquil water features to help relax for that needed down time. Tenants also enjoy on-site property management.

Stone Creek Club & Spa provides members with a relaxing & inviting destination for their fitness, social and lifestyle needs offering world-class fitness, aquatics, spa and tennis programs and services. Stone Creek Club & Spa contains Creekside Cafe open to members as well as non-members, and features a variety of freshly made breakfast, lunch and dinner options, including great salads, sandwiches, panini and wraps, home-made soups, inspired daily specials, nutrition shakes and the full PJ's Coffee of New Orleans menu. The Club & Spa is available for catering on-site events from 12 to 500 guest or to go for your corporate clients.

Offering 2 months free rent for a 3 to 5 year lease and one month free Club & Spa membership per each 1000 rsf. , Up to +/-7,220 rentable square feet with possibility of leasing smaller spaces. Full service rent includes utilities and janitorial. Conveniently located off I-12 & Hwy 21.

The Cypress Bend Office and Stone Creek Club Campus is in area of multiple food, shopping, banks and hotels. For leasing information call agents for details.

PROPERTY HIGHLIGHTS

- Rent Includes Utilities and Janitorial



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Available Spaces

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LEASE TYPE	-	LEASE SPACE	Fully Leased
LEASE TERM	Negotiable	LEASE RATE	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
419 - 423	-	7,220 SF	Full Service	\$26.00 SF/yr	
419	-	2,600 SF	Full Service	\$26.00 SF/yr	
421	-	2,038 SF	Full Service	\$26.00 SF/yr	
423	-	1,163 SF	Full Service	\$26.00 SF/yr	
425A	-	1,419 SF	Gross	\$26.00 SF/yr	



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Additional Photos

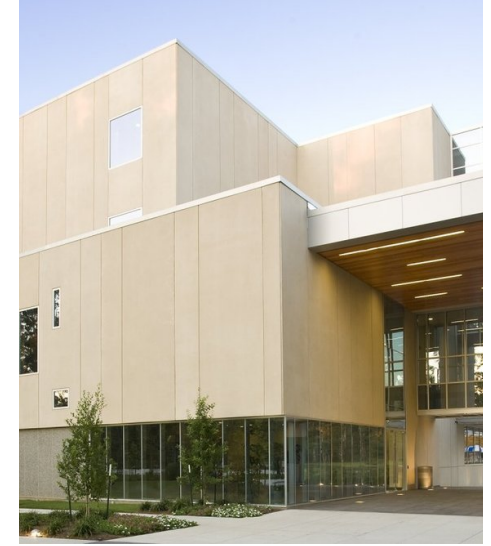




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Additional Photos

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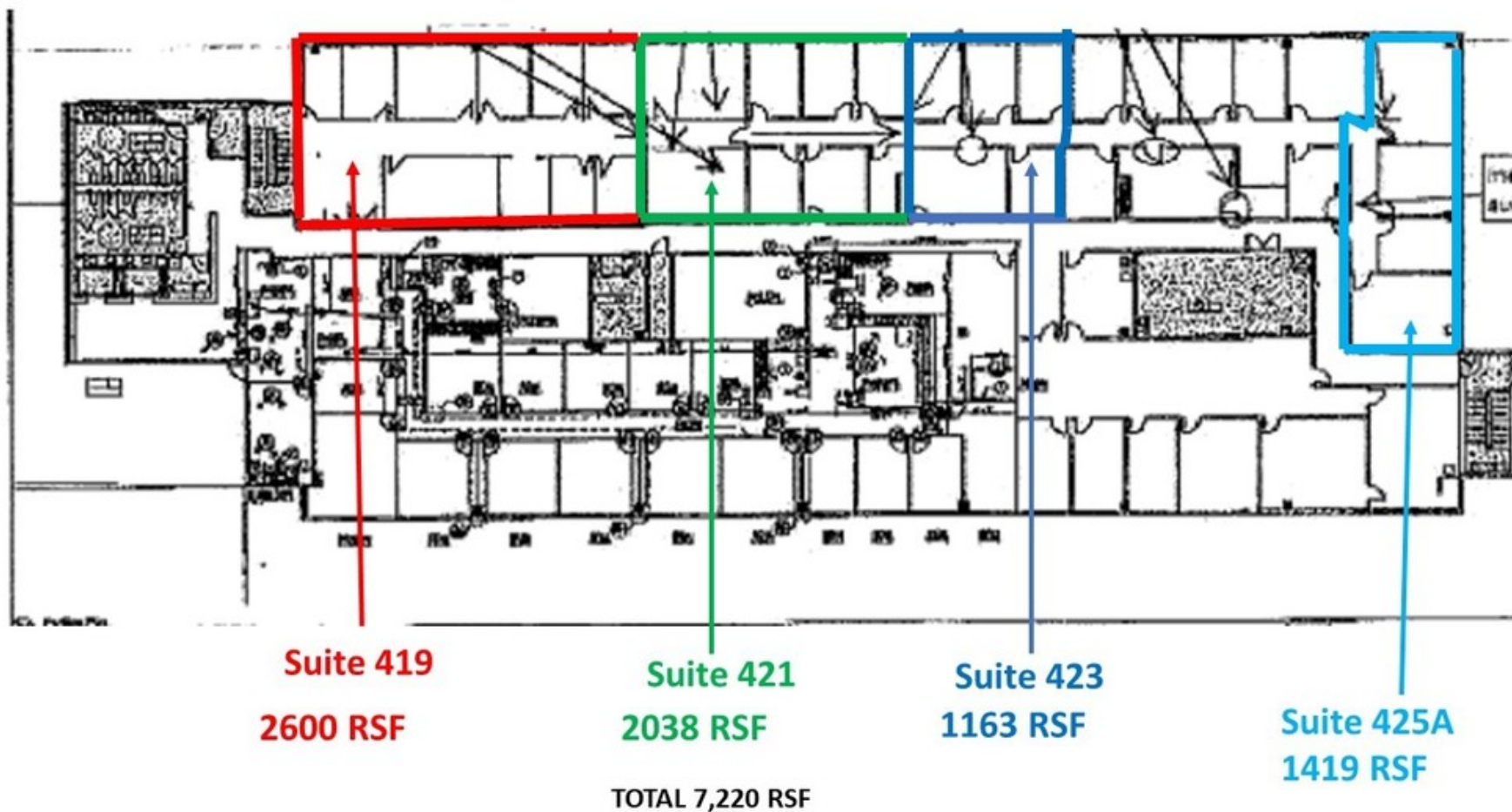




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Floor Plans

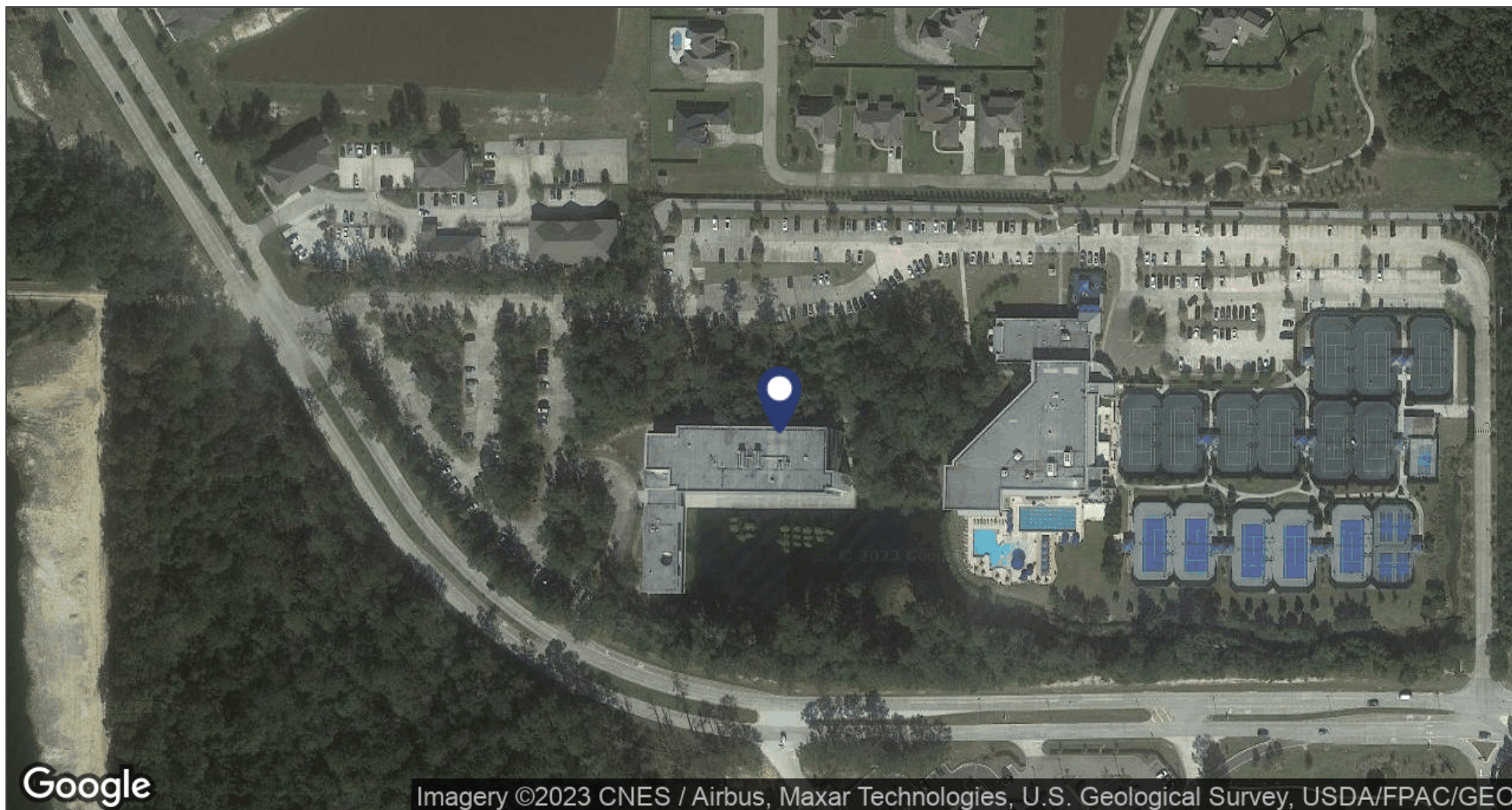




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Aerial Map

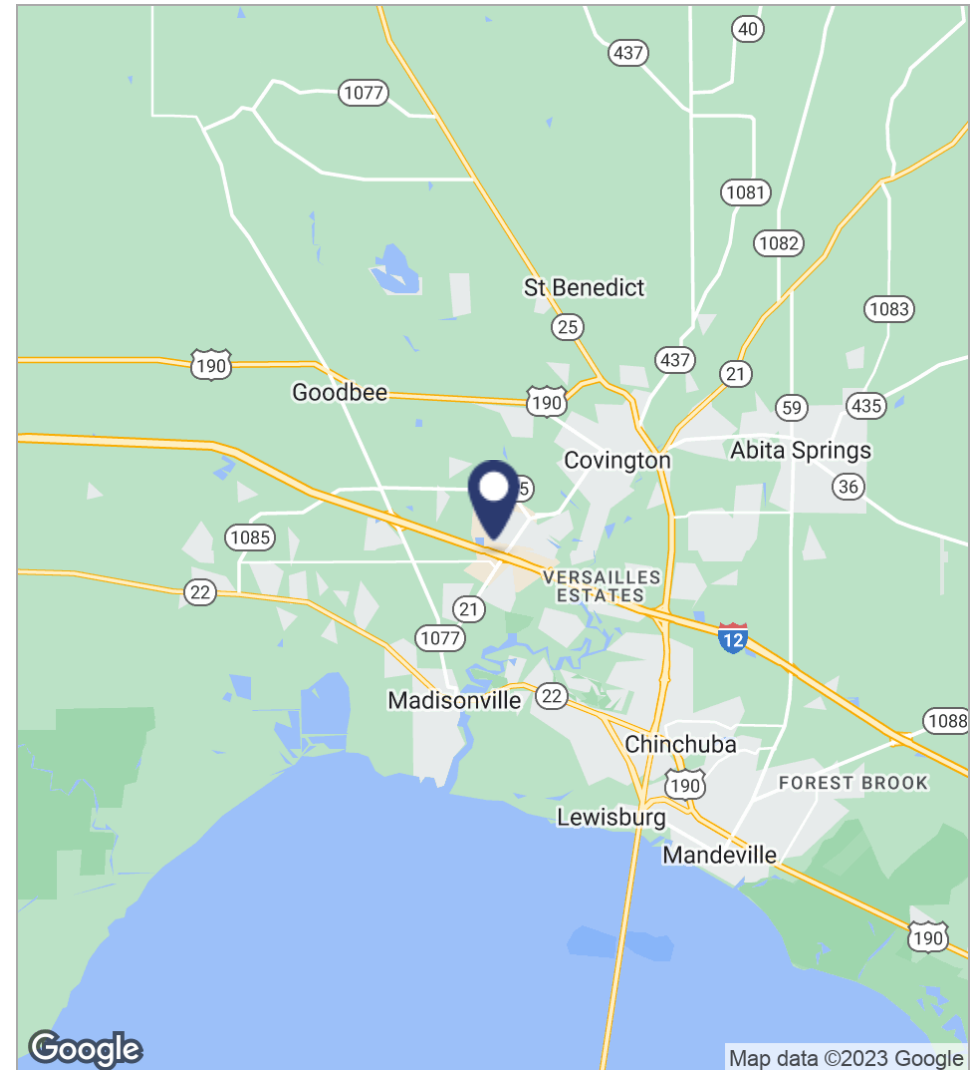
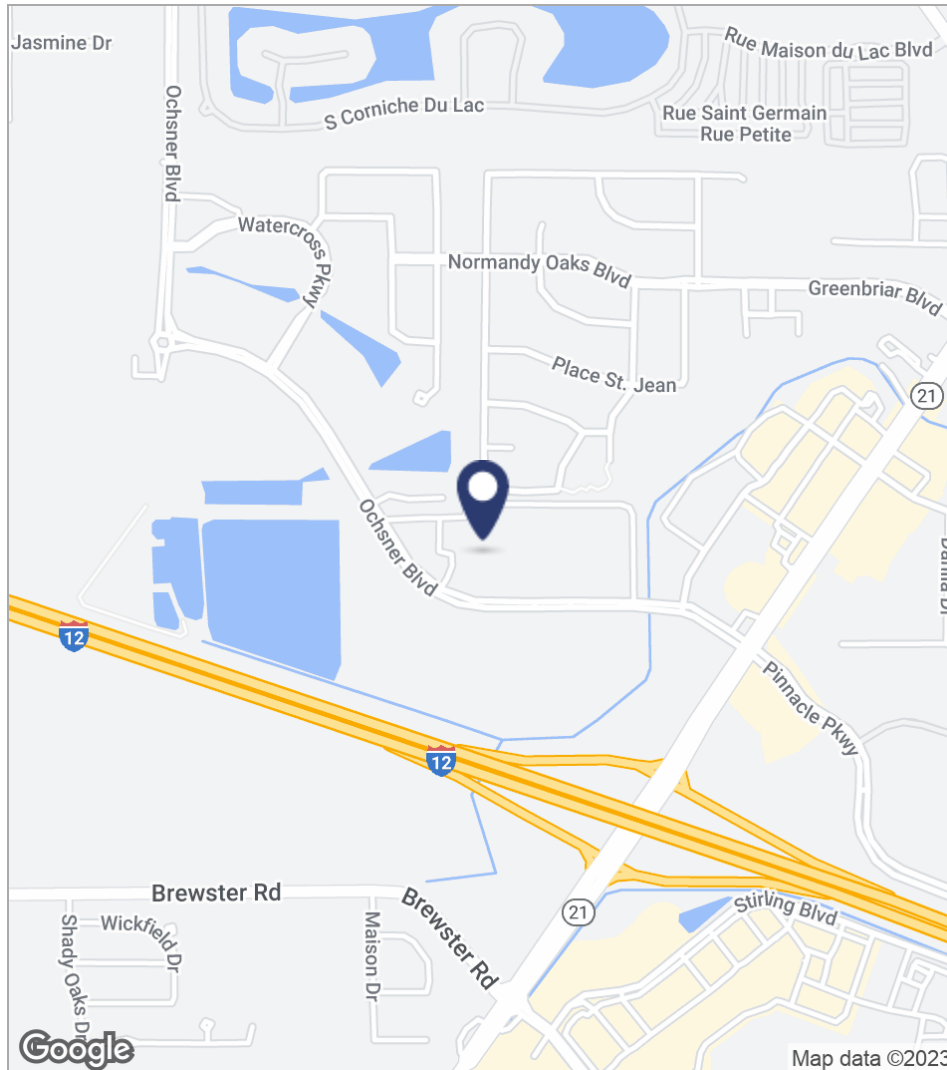




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Location Maps

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Retailer Map

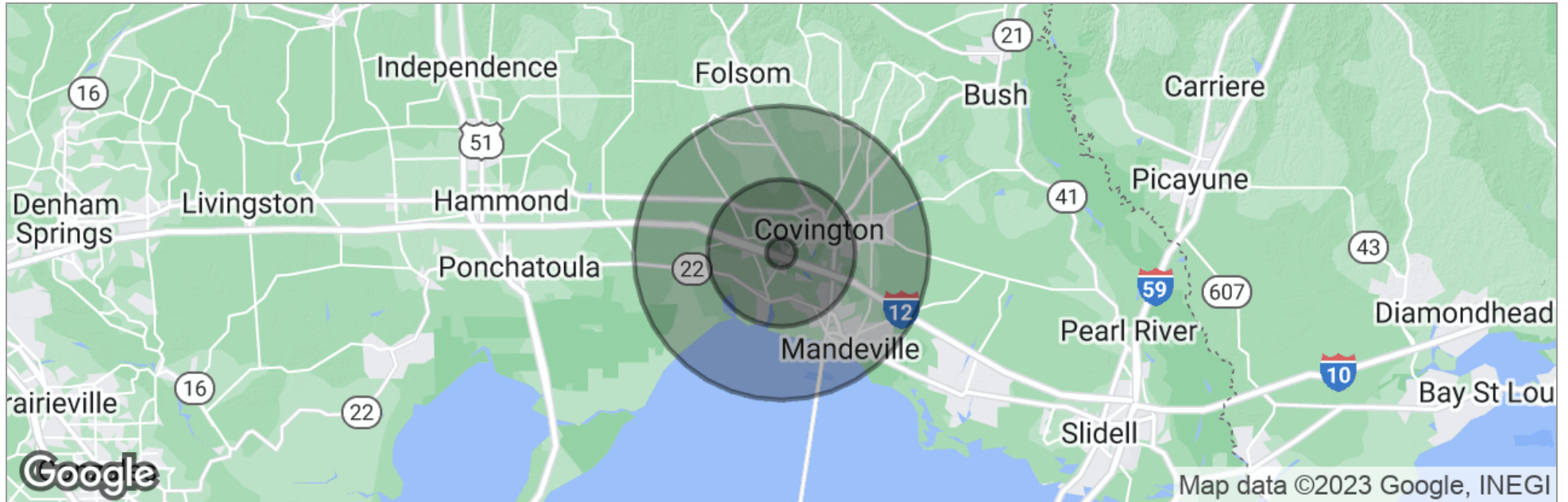




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Demographics Map

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	1 Mile	5 Miles	10 Miles
Total Population	1,315	41,956	113,268
Population Density	419	534	361
Median Age	42.4	40.8	39.2
Median Age (Male)	40.4	38.6	37.5
Median Age (Female)	45.0	43.0	40.7
Total Households	512	15,715	41,951
# of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$92,429	\$90,664	\$88,008
Average House Value	\$311,429	\$324,306	\$307,306

* Demographic data derived from 2020 ACS - US Census