

**OFFICE SPACE FOR LEASE**

# Colonnade Plaza

5803 Coliseum Boulevard, Suite C, Alexandria, LA 71303

Presented By:

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**PROPERTY DESCRIPTION**

Suite C consists of 2,500 SF of office space, with 5 individual offices and an open area suited for additional cubicles, which would work for various work configurations. With the convenience of 3 restrooms including separate facilities for men and women, as well as a mixed restroom, this space is designed to cater to diverse teams. Fronting Highway 28 West, this property ensures prominent visibility and accessibility for both tenants and clients.

**PROPERTY HIGHLIGHTS**

- Spacious 2,500 SF office space
- 5 individual offices for versatile work arrangements
- Open area primed for additional cubicles
- Dedicated facilities for men, women, and a mixed restroom
- Prominent frontage along Highway 28 West
- Modern and well-maintained interior
- Flexible layout to accommodate various business needs

**OFFERING SUMMARY**

Lease Rate:	\$3,650.00 per month (NN)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	2.08 Acres
Building Size:	21,780 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,510	7,875	31,286
Total Population	2,215	11,828	56,825
Average HH Income	\$64,530	\$65,020	\$63,041

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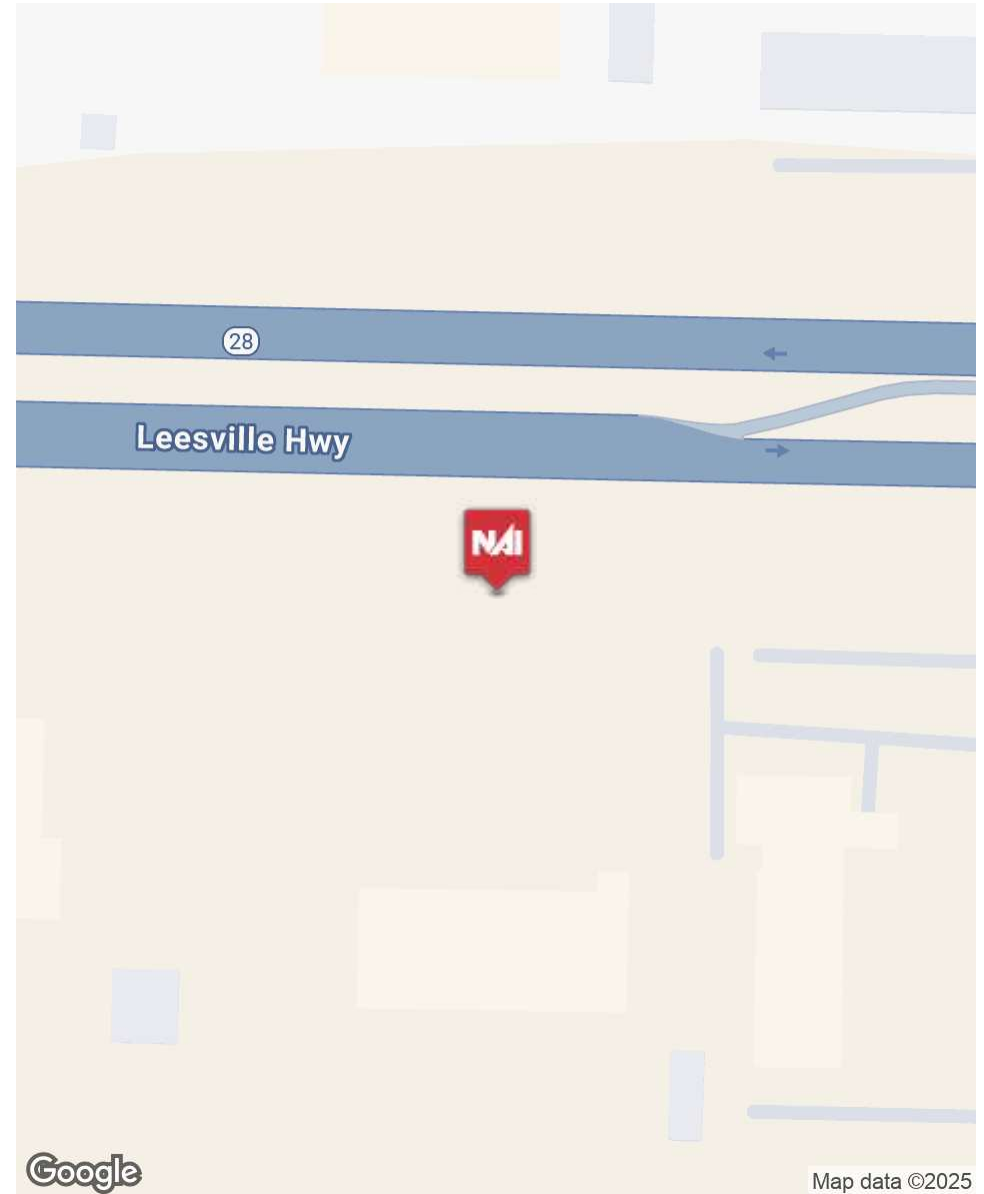
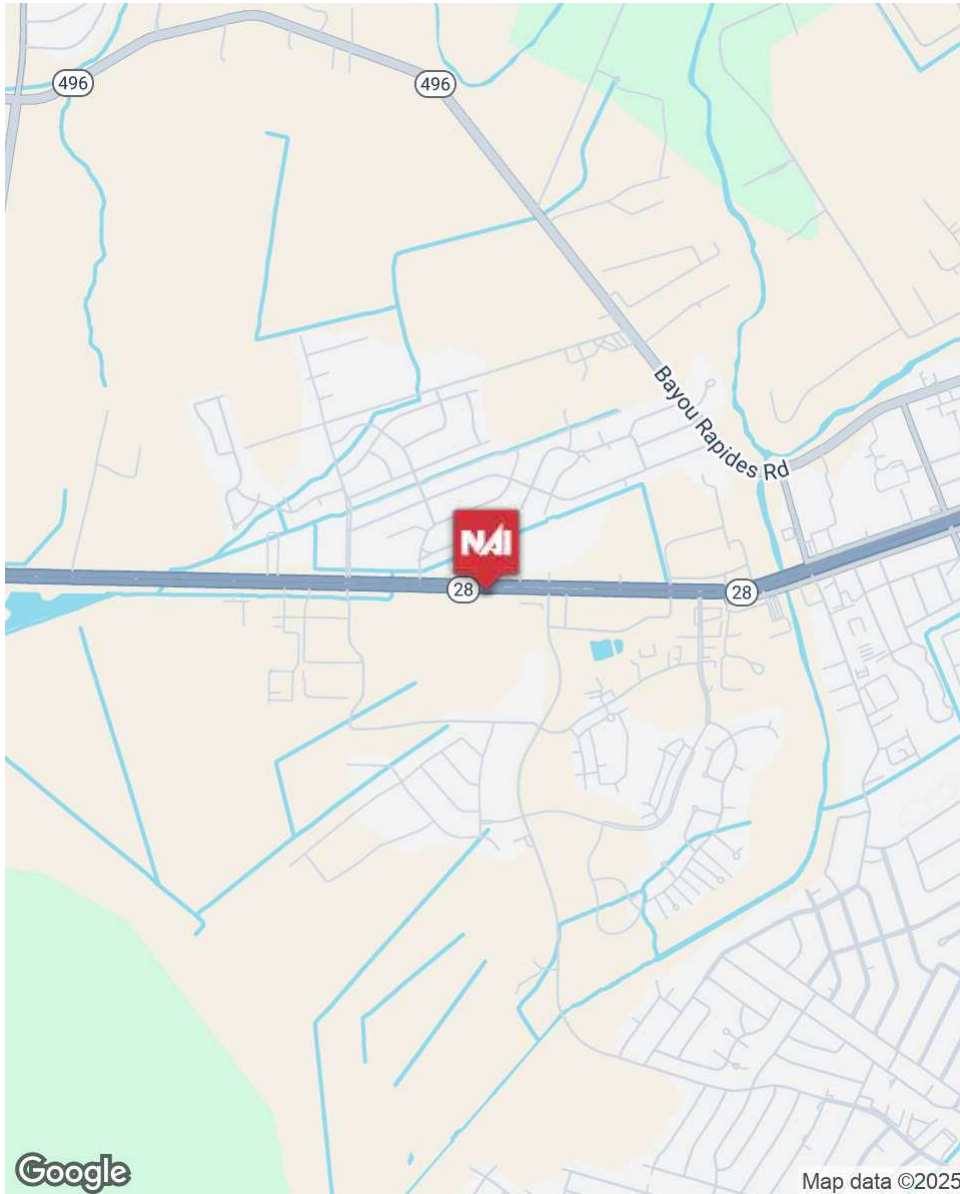
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