



FOR LEASE

Medical Office / Retail Space

4600 Highway 22

Mandeville, LA 70471-St. Tammany Parish

BASE LEASE RATE	\$15.00 PSF NNN
AVAILABLE SF	3,000 SF
TOTAL MONTHLY	\$4,875/mo
NNN EXPENSES	\$4.50/SF
BUILDING SIZE	6,537 SF
I-12 ACCESS	~2 Miles

🎉 3 months free on a 3-year term- 5 months free on a 5-year term

PROPERTY OVERVIEW

Exceptional opportunity to lease a fully built-out former dental office on highly traveled Highway 22 in Mandeville. This ~3,000 SF space features multiple offices equipped with sinks — ideally suited for medical, dental, or professional use. A bonus office upstairs provides additional flexibility for administrative needs.

The space can be divided if a smaller footprint is desired. With great visibility from Hwy 22, on-building and monument signage, and I-12 access just 2 miles away, this property offers outstanding exposure in one of the Northshore's busiest corridors.

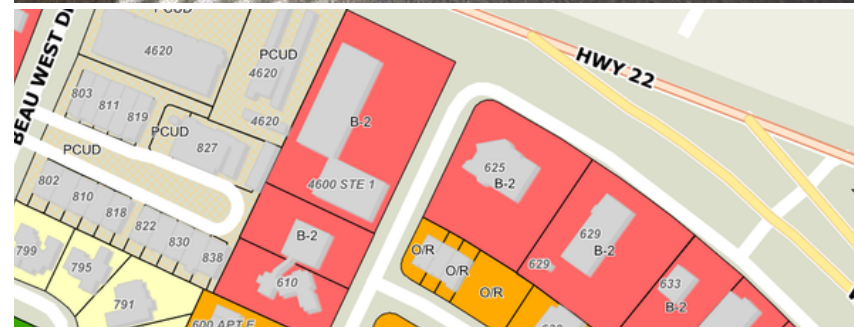
KEY FEATURES

- ~3,000 SF former dental build-out
- Bonus upstairs office space
- Great visibility from Hwy 22
- 6,537 SF total building · 1.427 acre lot
- Multiple offices with sinks — medical
- ready Divisible — smaller footprint
- available On-building & monument signage
- I-12 access ~2 miles



Special Lease Incentive — Act Now!

3 months free on a 3-year term · 5 months free on a 5-year term. A rare chance to secure premium medical office space with significant upfront savings in one of Mandeville's highest-traffic corridors.





LEASE DETAILS

BASE LEASE RATE
\$15.00 /SF/Yr
\$3,750/mo base rent

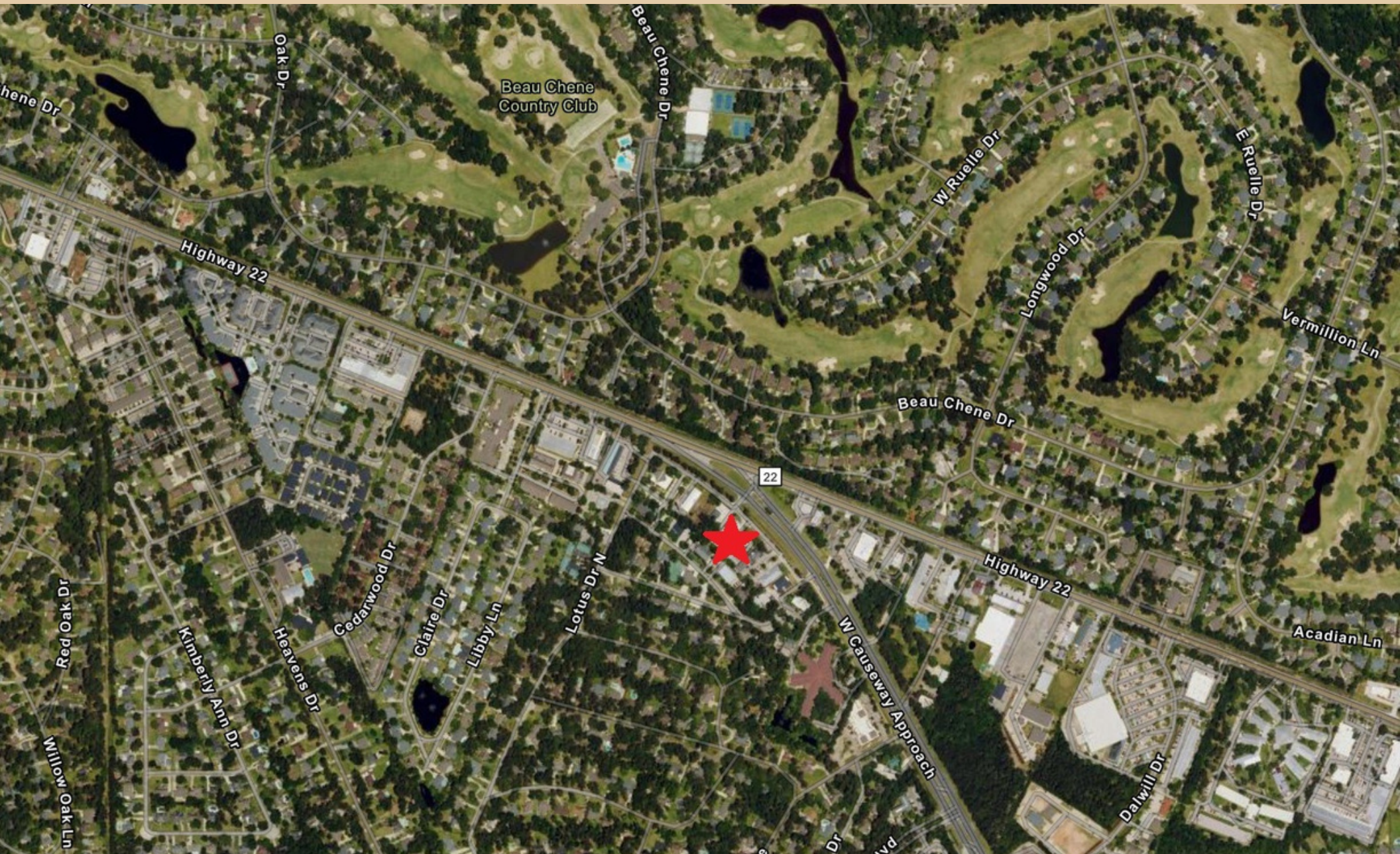
NNN EXPENSES
\$4.50 /SF/Yr
\$1,125/mo additional

TOTAL MONTHLY
\$4,875/mo
Base + NNN combined

PROPERTY DETAILS

Available SF	3,000 SF
Building Size	6,537 SF
Lot Size	1.427 Acres
Lease Type	NNN
Floors	1 + Bonus Upstairs
Signage	Building + Monument
Parish	St. Tammany
I-12 Access	~2 Miles
Available	April 22, 2026





4600 Highway 22 · Mandeville, LA

Medical Office / Retail · 3,000SFForLease · \$15.00PSFNNN · St. Tammany Parish

Schedule a Showing

4600 Highway22-Mandeville,LA70471-Available April 2026

\$15.00 PSF NNN · 3,000 SF · \$4,875/mo · 3-5 Months Rent Free!

LOCATION & DEMOGRAPHICS

Address	4600 Highway 22, Mandeville
Parish	St. Tammany
Nearest Interstate	I-12 (~2 mi)
3-Mile Population	~42,000
Avg. HH Income (3-mi)	~\$96,000
Hwy 22 Traffic	High-Visibility Corridor

IDEAL USES

Dental / Orthodontics · Medical / Healthcare

Professional Office · Behavioral / Therapy

Optometry / Specialty Medical · Retail / Service

Contact Us

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