



FOR LEASE

125 N Theard St Unit C

Premier Downtown Covington Office
Suite

125 N Theard St
Covington, LA 70433 · St. Tammany Parish

LEASE RATE
\$17.50/SF/YR

SUITE C RENT
\$3,200/MO

AVAILABLE SF
2,200-3,300 SF

LEASE TYPE
Modified Gross

CLASS / PARKING
A / 8 Spaces

PROPERTY OVERVIEW

Premier second-floor office space in a high-visibility Downtown Covington location. Suite C offers a 2,200 SF layout with private offices, collaborative bullpen area, kitchenette, two private bathrooms, and dedicated on-site parking.

Suite D can be added for a combined 3,300 SF headquarters opportunity with up to 9 private offices, 2 kitchenettes, 3 bathrooms, and expanded central workspace.

KEY HIGHLIGHTS

- 2,200 SF Suite C; 3,300 SF combined option
- Large open bullpen / collaborative area
- Modified gross lease structure
- Dedicated on-site parking
- 5 private offices in Suite C
- Kitchenette and two private bathrooms
- Downtown Covington CBD location
- Historic charm with modern functionality

SUITE OPTIONS

Suite C: 2,200 SF at \$3,200/month. Suite D add-on: 1,100 SF at \$1,600/month. Combined Suite C & D: 3,300 SF at \$4,800/month.



DOWNTOWN COVINGTON OFFICE PROPERTY



PRIVATE OFFICE



PRIVATE OFFICE



PRIVATE OFFICE



CONFERENCE / BULLPEN AREA



EXECUTIVE OFFICE



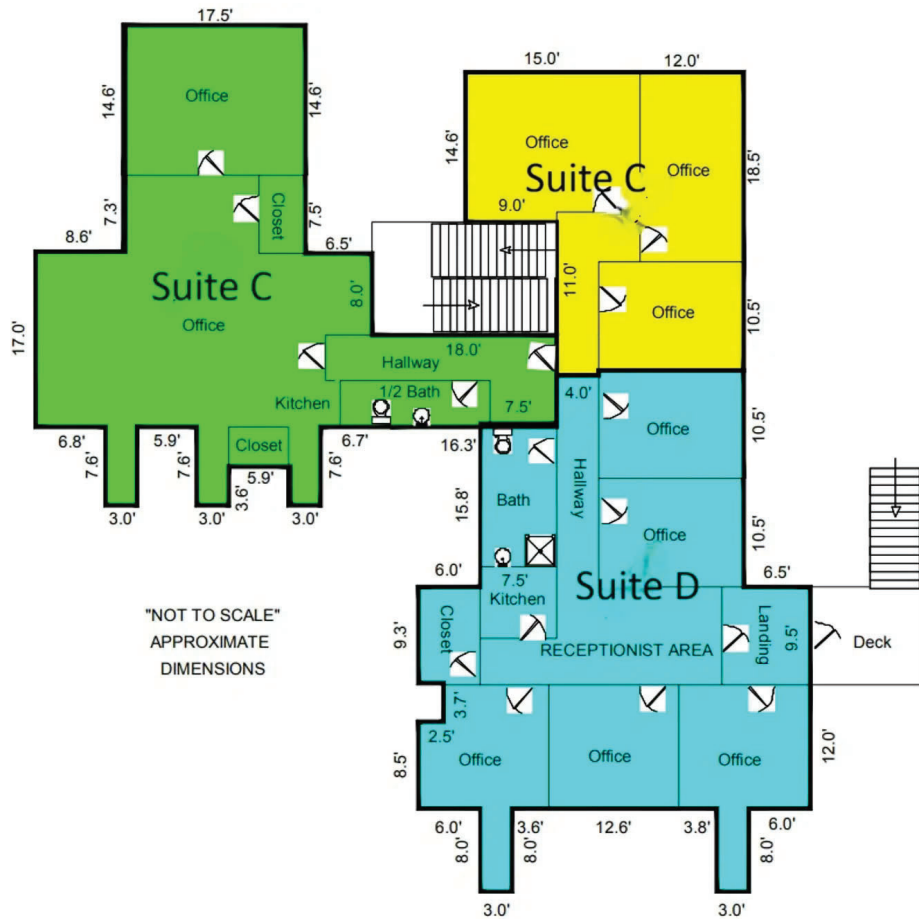
OPEN WORK AREA



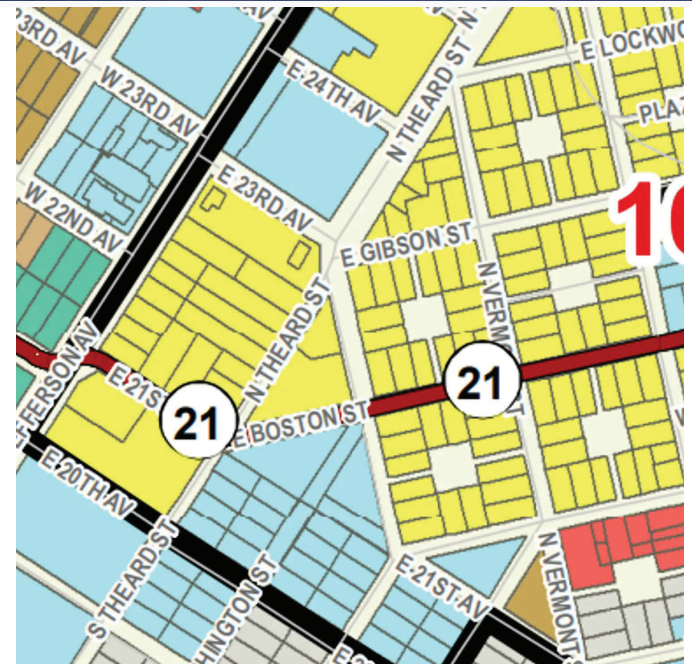
OPEN OFFICE INTERIOR



EXECUTIVE OFFICE DETAIL



DOWNTOWN COVINGTON OFFICE EXTERIOR



HIGHWAY 21 / THEARD STREET CONTEXT

Schedule a Showing

125 N Theard St · Covington, LA 70433

\$3,200/MO · 2,200 SF · Modified Gross

PROPERTY SNAPSHOT

Address	125 N Theard St Unit C
Market	Downtown Covington
Zoning	CBD
Available	04/01/2026
Combined Option	Suite C & D / 3,300 SF

Class A Office

8 Parking Spaces

Kitchenette

Private Bathrooms

Contact



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