



PROPERTY DESCRIPTION

Medical office space available for lease at 501 Dr. Michael DeBakey Drive in Lake Charles. Located directly across from CHRISTUS Ochsner St. Patrick Hospital, this property offers a convenient location within one of the city's established medical corridors.

The building is well-positioned for physicians, specialty practices, healthcare providers, therapy services, or other medical and professional users needing proximity to the hospital and surrounding healthcare facilities. This space offers an excellent opportunity for a healthcare-related tenant.

OFFERING SUMMARY

Base Lease Rate:	\$22 SF/yr (NNN)
Available SF:	2,192 - 2,853 SF
Total Available SF:	5,045 SF
Building Size:	57,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,224	20,629	37,258
Total Population	4,233	51,857	95,464
Average HH Income	\$100,556	\$80,890	\$88,668

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
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LEASE INFORMATION

Base Lease Rate:	\$22 SF/ Yr	Lease Term:	Negotiable
Total Space:	2192 - 2,853 SF	Additional Rent Includes:	Taxes, Insurance, CAM, Janitorial and Utilities

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	BASE LEASE RATE	DESCRIPTION
Suite 1 A	Available	2,192 SF	Full Service	\$22.00 SF/yr	Waiting Area Reception 3 Offices 5 Exam Rooms Nurses Station
Suite 2 A	Available	2,853 SF	Full Service	\$22.00 SF/yr	Waiting Area Reception Nurses Station 2 En-Suite Bathrooms 8 Exam Rooms 3 Offices Breakroom

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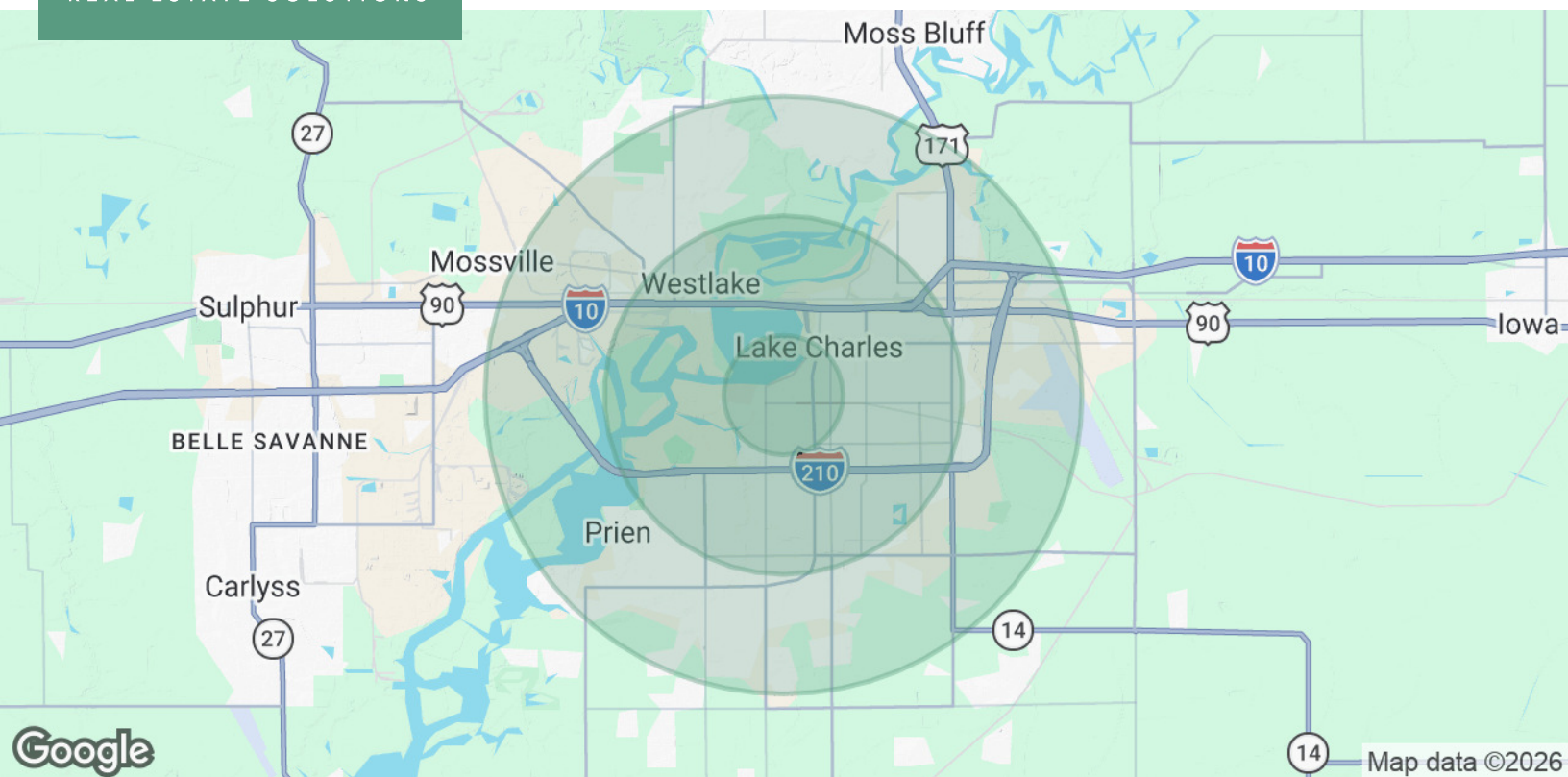
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,233	51,857	95,464
Average Age	42.6	37.9	37.3
Average Age (Male)	39.4	36.9	36.3
Average Age (Female)	44.0	40.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,224	20,629	37,258
# of Persons per HH	1.9	2.5	2.6
Average HH Income	\$100,556	\$80,890	\$88,668
Average House Value	\$245,654	\$230,380	\$279,760

2023 American Community Survey (ACS)