



FOR SALE OR FOR LEASE

522 E Rutland St

Renovated Downtown Covington Office

522 E Rutland St
Covington, LA 70433 · St. Tammany Parish

SALE PRICE
\$595,000
\$495.83/SF

BUILDING SIZE
1,200 SF
Single-tenant office

LEASE OPTION
\$3,250/mo
Modified Gross

ZONING
CBD
Downtown Covington

AVAILABLE
10/01/2026
For sale or for lease

PROPERTY OVERVIEW

Recently renovated office building in the heart of Downtown Covington. The functional layout features four private offices, a conference room, reception area, storage space, kitchenette, and two restrooms.

Recent improvements include a new roof, gutters, HVAC system, flooring, lighting, and updated electrical. The building is ADA compliant with lift elevator access and offers multiple parking options, including side, rear, and on-street parking.

KEY HIGHLIGHTS

- Recently renovated Downtown Covington office building
- Conference room and reception area
- New roof and gutters
- Updated flooring, lighting, and electrical
- Side, rear, and on-street parking
- Four private offices
- Kitchenette, storage, and two restrooms
- New HVAC system
- ADA compliant with lift elevator access
- CBD zoning

USER FIT

Well-appointed professional office or healthcare setting in a walkable Downtown Covington location.





SALE SNAPSHOT

Sale Price	\$595,000
Price / SF	\$495.83/SF
Building Size	1,200 SF
Lot Size	0.10 AC
Lot Size SF	4,356 SF

POTENTIAL USES

Professional Office**Medical Office****Legal / CPA****Wellness**

LEASE AVAILABILITY

Space	Downtown Covington Office
Available SF	1,200 SF
Monthly Rent	\$3,250/mo
Lease Type	Modified Gross
Available Date	10/01/2026
Floor	1
Vacancy	Occupied until available date

Lease information is included from the active For Sale or For Lease listing.
Buyer and tenant should verify terms directly with broker.

PROPERTY DETAILS

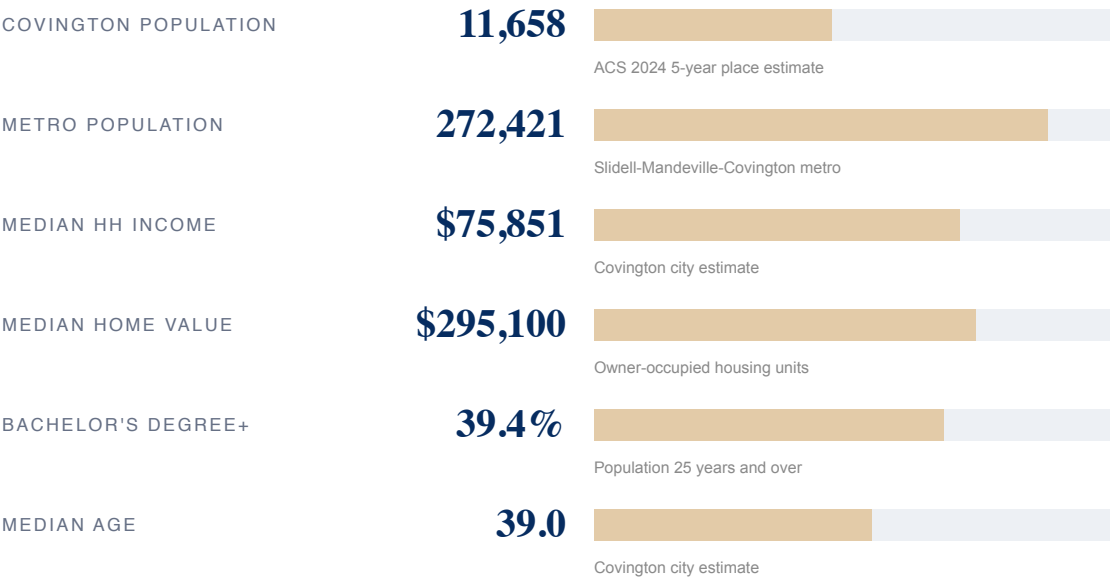
Address	522 E Rutland St
City	Covington, LA 70433
Parish	St. Tammany
Property Type	Office / Healthcare
Tenancy	Single Tenant
Zoning	CBD
Parcel APN	1060093947
Listed	09/03/2026
Updated	09/03/2026
Listing ID	88c1b167

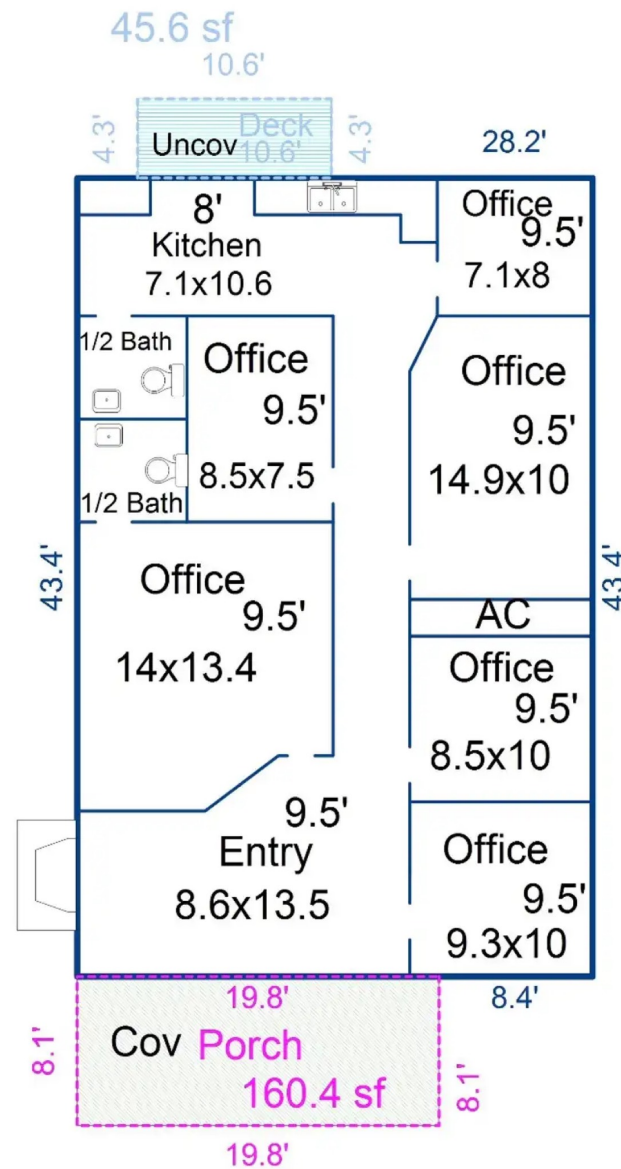
Information is sourced from the public LACDB listing and deemed reliable
but not guaranteed.

Covington Demographics

Downtown Covington office location supported by a high-income Northshore market, professional services demand, and regional St. Tammany population growth.

SOURCE: CENSUS REPORTER ACS 2024 ESTIMATES.
FIGURES SHOWN AT COVINGTON CITY OR METRO LEVEL
AS LABELED.





First Floor

1223.9 sf

Total SF
1384



[CONTACT](#)

Schedule a Showing

522 E Rutland St · Covington, LA 70433

\$595,000 · 1,200 SF · CBD Zoning

OFFERING SUMMARY

Address	522 E Rutland St, Covington, LA 70433
Offering	Office building for sale or for lease
Sale Price	\$595,000
Monthly Lease	\$3,250/mo
Building Size	1,200 SF
Listing ID	88c1b167

Downtown Covington

Recently Renovated

ADA Lift Access

Parking Options

Buyer or tenant should independently verify square footage, zoning, permitted uses, condition, lease terms, taxes, utilities, and all due diligence items.

Contact



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