

FOR LEASE

Class A Covington Office

Suite 203 · Timber Branch
Subdivision

9 Starbrush Circle
Covington, LA 70433 · St. Tammany Parish

LEASE RATE

\$15/SF/YR

AVAILABLE SF

1,300 SF

LEASE TYPE

NNN

BUILDING CLASS

Class A

PARKING

40 Spaces

PROPERTY OVERVIEW

Suite 203 offers 1,300 SF on the second floor of a Class A office building in the Timber Branch Subdivision of Covington. The suite has elevator access and is to be built to the tenant's plans.

The listing identifies the lease as NNN with charges at approximately \$3.50/SF, capped by the owner for two years. The location is in an active Covington growth area with new construction nearby.

KEY HIGHLIGHTS

- 1,300 SF available in Suite 203
- Class A office building
- NNN lease; approx. \$3.50/SF charges
- 40 parking spaces reported on listing
- Second-floor office suite with elevator access
- Build-to-suit tenant plan opportunity
- Owner will cap NNN charges for two years
- Office with secondary medical use potential

TENANT FIT

Flexible second-floor space suited for professional office, medical office, administrative, consulting, or service-based users seeking a polished Covington setting.



CLASS A OFFICE BUILDING EXTERIOR



ACCESS & BUILDING CONTEXT

The property is located in the Timber Branch Subdivision with proximity to Covington's office, medical, retail, and residential growth. The listing reports a 10,000 SF two-story building on a 0.69 acre site.

Building Size	10,000 SF
Available Suite	Suite 203
Floor	Second Floor
Lot Size	0.69 AC
Year Built	2004
Parking Ratio	1.1 / 1,000 SF

LEASE NOTE

NNN charges are listed at approximately \$3.50/SF, with the owner capping NNN charges for the first two years.



KEY STATS

Lease Rate	\$15/SF/YR
Available SF	1,300 SF
Lease Type	NNN
NNN Charges	Approx. \$3.50/SF
Building Size	10,000 SF
Lot Size	0.69 AC

INFORMATION

Property Type	Office
Secondary Use	Medical
Building Class	A
Zoning	COMMERCIAL
Floors	2
Parking Spaces	40
Available	12/01/2020
Listing ID	b0857726

POTENTIAL USES

Professional Office**Medical Office****Consulting****Administrative****Service Firm****Executive Suite**

MARKET NOTES

Nearest MSA **New Orleans-Metairie****Parish** **St. Tammany****Parcel APN** **1031303015**

Tenant to verify square footage, buildout scope, zoning, operating expenses, parking, permitted uses, and all lease terms.

Schedule a Showing

9 Starbrush Circle · Suite 203 · Covington, LA 70433

\$15/SF/YR · 1,300 SF · NNN

PROPERTY SNAPSHOT

Lease Space	Suite 203
Rate	\$15/SF/YR
Size	1,300 SF
Lease Type	NNN
Building Class	A
Location	Timber Branch Subdivision

Elevator Access

Build to Tenant Plan

Medical Secondary Use

NNN Cap for 2 Years



OFFICE BUILDING AERIAL CONTEXT

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

Contact



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