



PROPERTY DESCRIPTION

Situated in the heart of Lake Charles just off Ryan Street, this property has easy access to I-210 and area businesses. Recently renovated including several amenities, kitchen/breakroom, lobby, conference room and ample parking, this property works great for a company looking for executive offices or for a coworking environment.

OFFERING SUMMARY

Sale Price:	\$775,000
Lease:	\$20.00 PSF NNN
Available SF Suite 100:	2,481 SF / Available
Available SF Suite 200:	1,371 SF / Leased
Lot Size:	29,370 SF
Building Size:	3,852 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,944	23,991	37,779
Total Population	9,254	58,341	94,247
Average HH Income	\$69,809	\$73,445	\$79,850



NVST Real Estate Solutions, LLC
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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

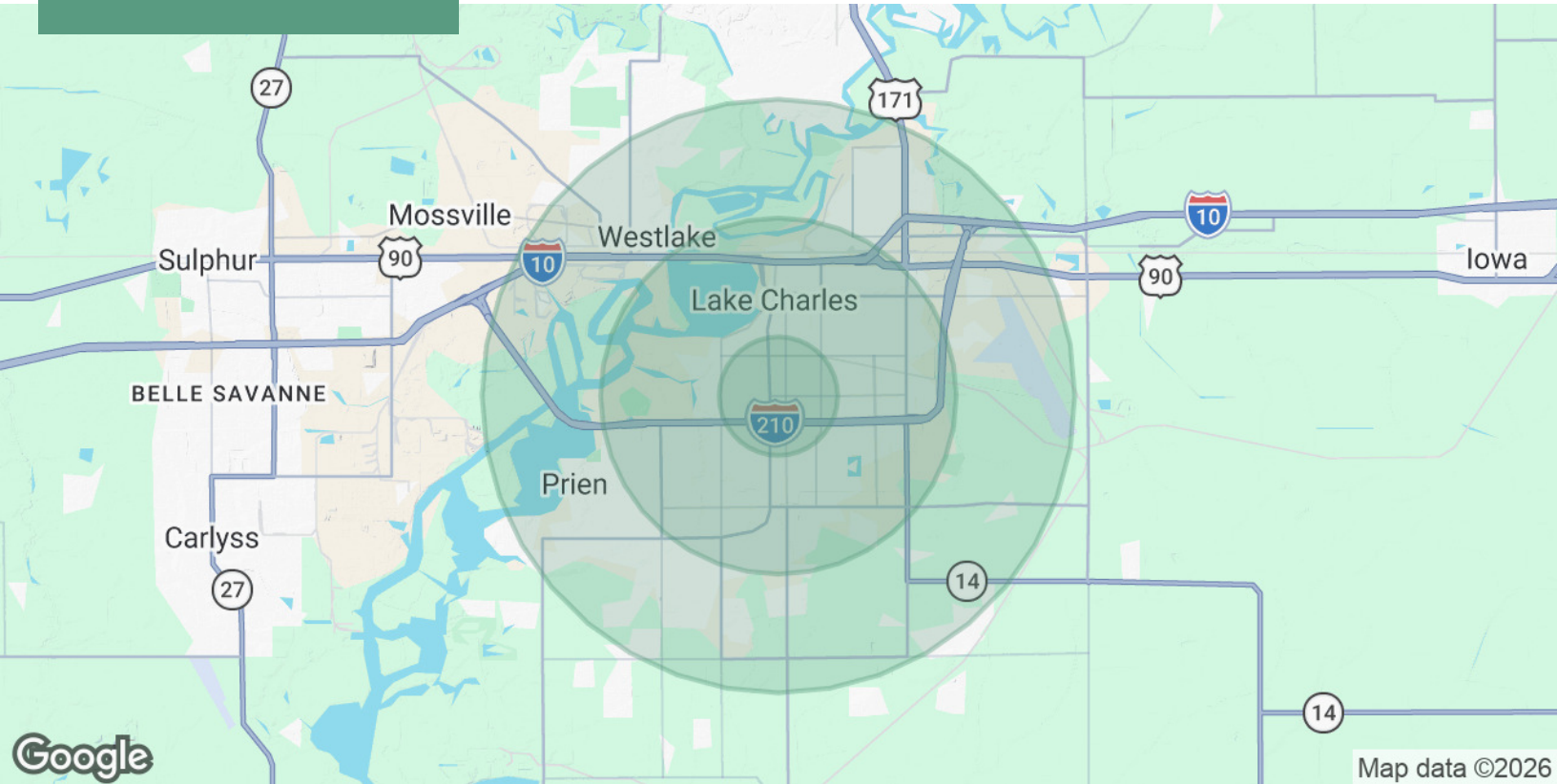


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,254	58,341	94,247
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,944	23,991	37,779
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,809	\$73,445	\$79,850
Average House Value	\$215,969	\$230,042	\$271,483

2020 American Community Survey (ACS)

