



# PROFESSIONAL OFFICE BUILDING FOR SALE

230 HEYMANN BLVD / 200 TRAVIS ST  
LAFAYETTE, LA 70503



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# Overview

**BUILDING SIZE**  
16,906 SF

**# OF PARKING SPACES**  
30

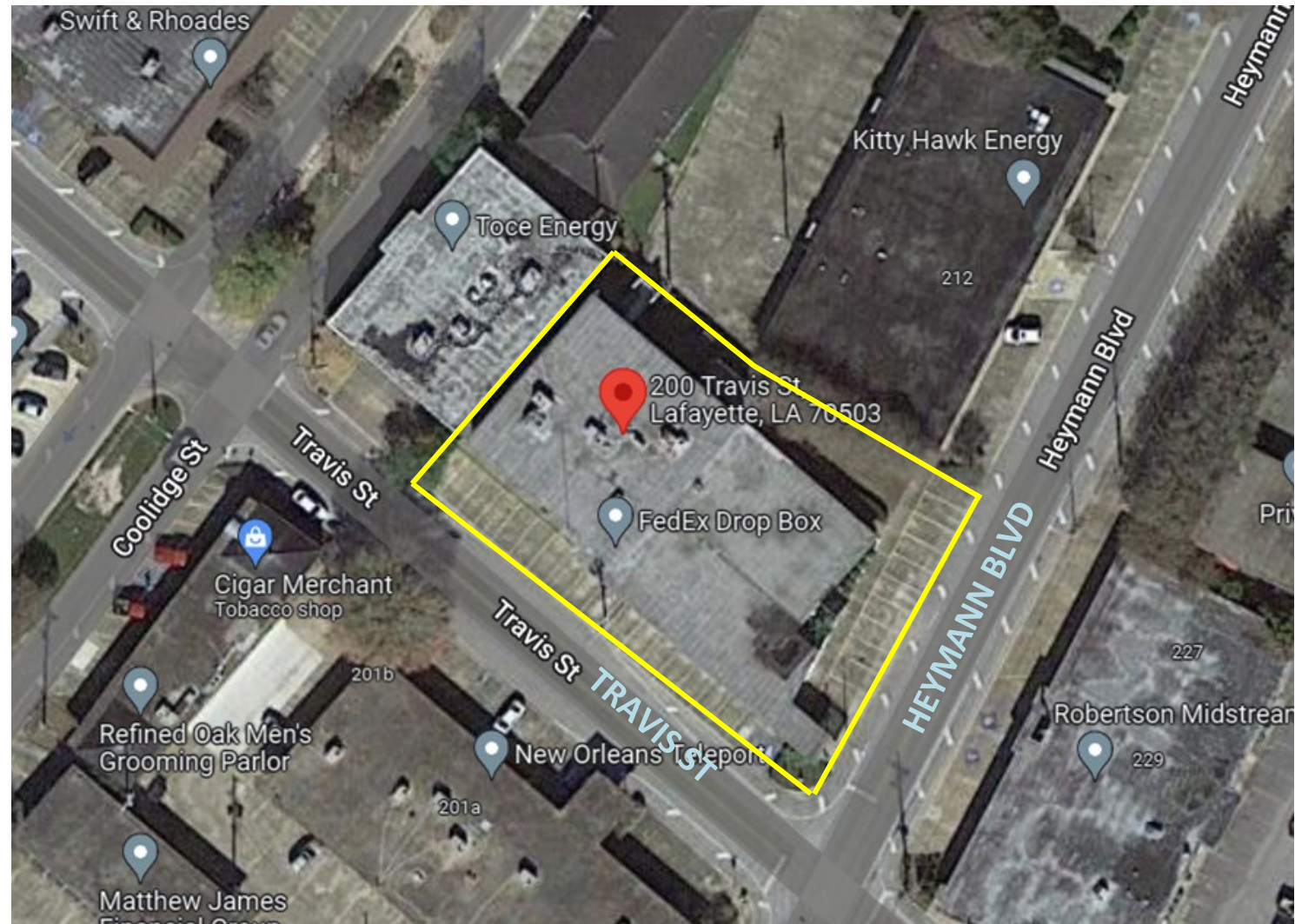
**PURCHASE PRICE**  
\$2,050,000.00 = \$121.26 PSF

**TOTAL OPERATING EXPENSES**  
\$5.93 PSF= \$8,354.39/Month

**TOTAL POPULATION**  
31,616

**TOTAL HOUSEHOLDS**  
12,249

**MEDIAN HOUSEHOLD INCOME**  
\$78,553

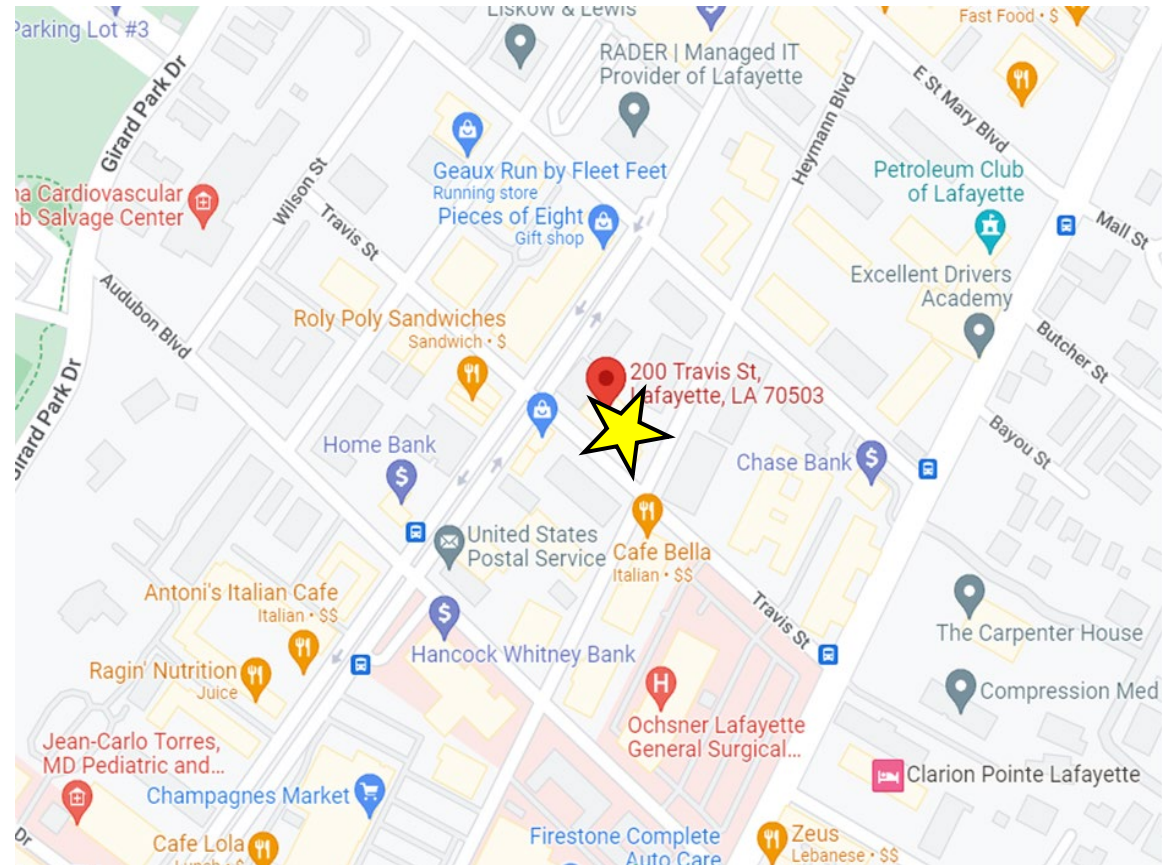


# Property Highlights

- Purchase opportunity for the first time in 30 years. Convenient to the rapidly expanding Ochsner Lafayette General, University of Louisiana at Lafayette, downtown and Hwy 90. Surrounded by many restaurants, retail and medical/professional offices.
- Highly visible 16,906 SF office building located in the heart of the Oil Center, on the corner of Heymann Blvd and Travis Street. Property features mid-century modern architecture with multiple entrances, allowing various businesses to operate with complete privacy under one roof. Situated in flood zone X.
- Building is owner-occupied with leases in place on unused portion, giving new owner flexibility on occupying as much space as needed and/or retaining current leases for investment. Possibility for the current owner to stay in and lease back for +/-12 months until relocation.

## 2023 ANNUAL OPERATING EXPENSES

<b>PROPERTY TAXES</b>	\$19,604.00	= \$1.16/SF
<b>INSURANCE</b>	\$27,000.00	= \$1.60/SF
<b>UTILITIES</b>	\$28,357.13	= \$1.68/SF
<b>JANITORIAL</b>	\$13,642.72	= \$.81/SF
<b>GENERAL MAINTENANCE &amp; REPAIRS</b>	\$11,721.30	= \$.69/SF
<b>TOTAL OPERATING EXPENSES</b>	\$100,325.78	= \$5.93/SF













**DIANA STEPHENS**

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