



PROPERTY DESCRIPTION

Office building available for sale or lease in a convenient central Lake Charles location. The property features an updated interior layout, ideal for a variety of office or service users. The layout includes a reception area, five private offices, cubicle workspaces, file room, storage room, and kitchen/break area. Centrally located with quick access to Ryan Street and I-210, it is easily accessible for employees and clients.

Available for Lease June 1, 2026

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$18 SF/yr (NNN)
Building Size:	3,552 SF

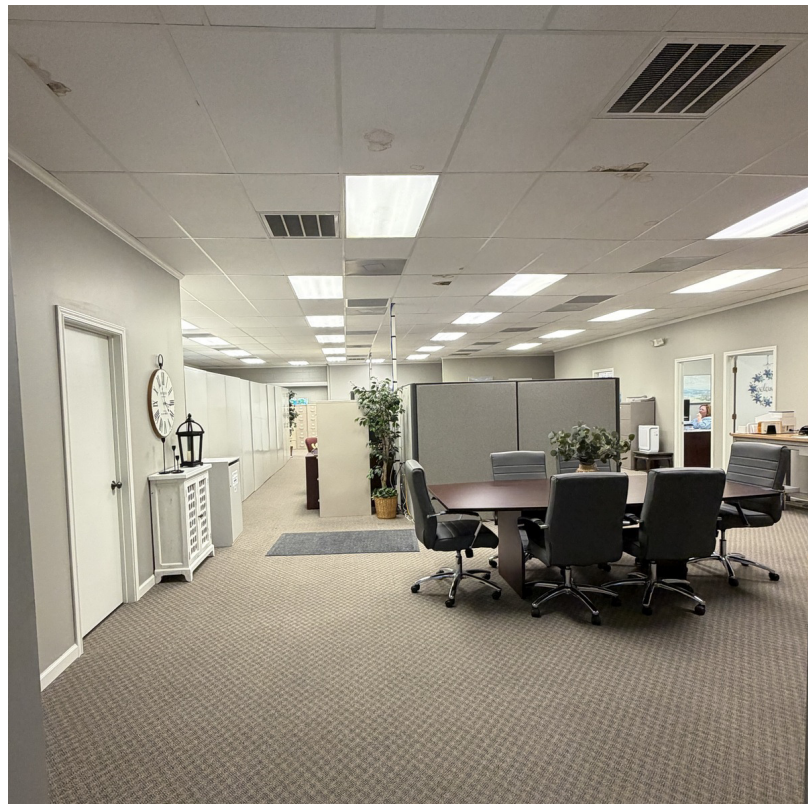
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,248	25,549	36,843
Total Population	12,017	64,329	95,681
Average HH Income	\$65.611	\$82.958	\$87.226



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealstate.com

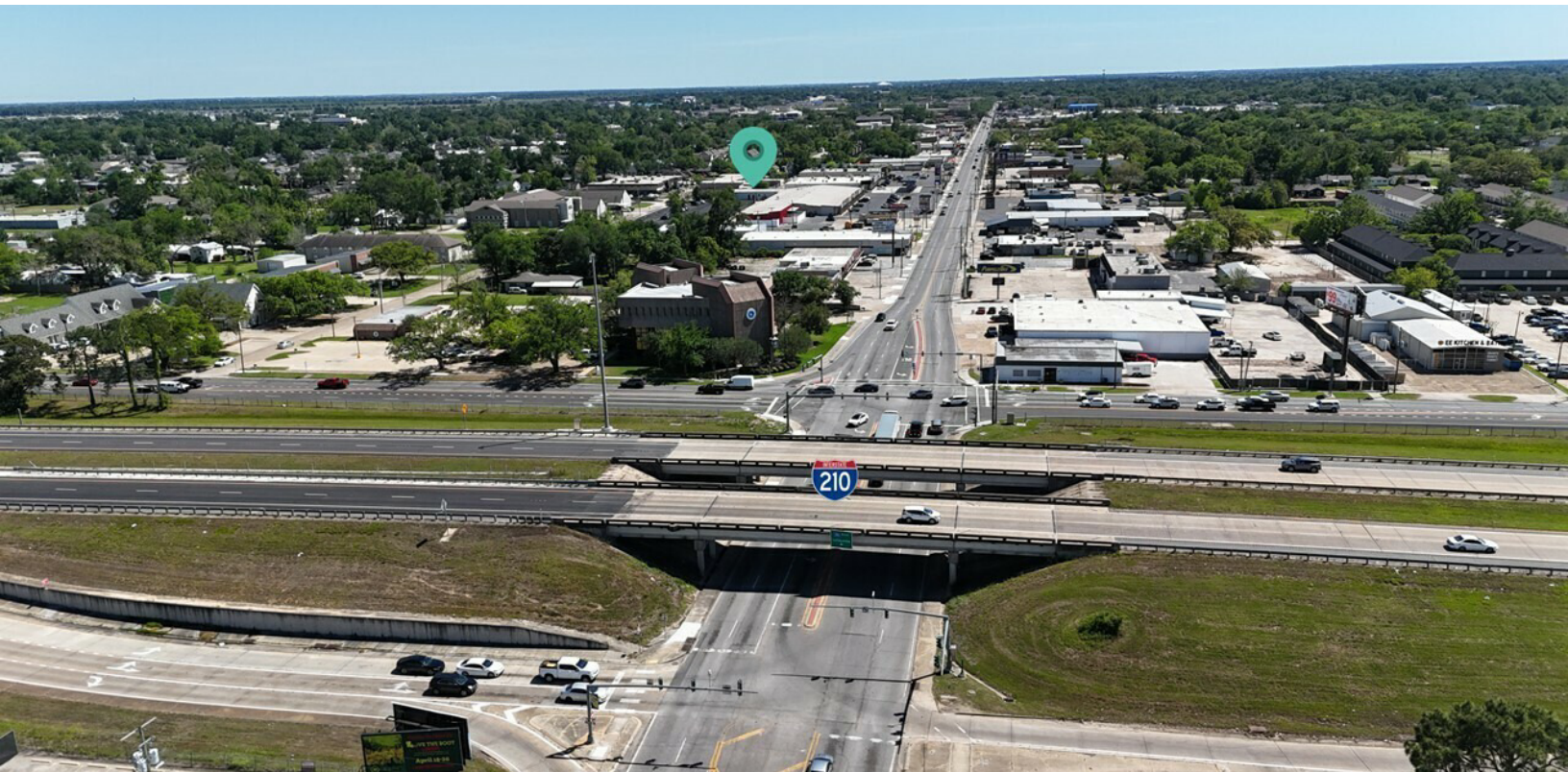
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVStrealstate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealstate.com

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



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealstate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealstate.com

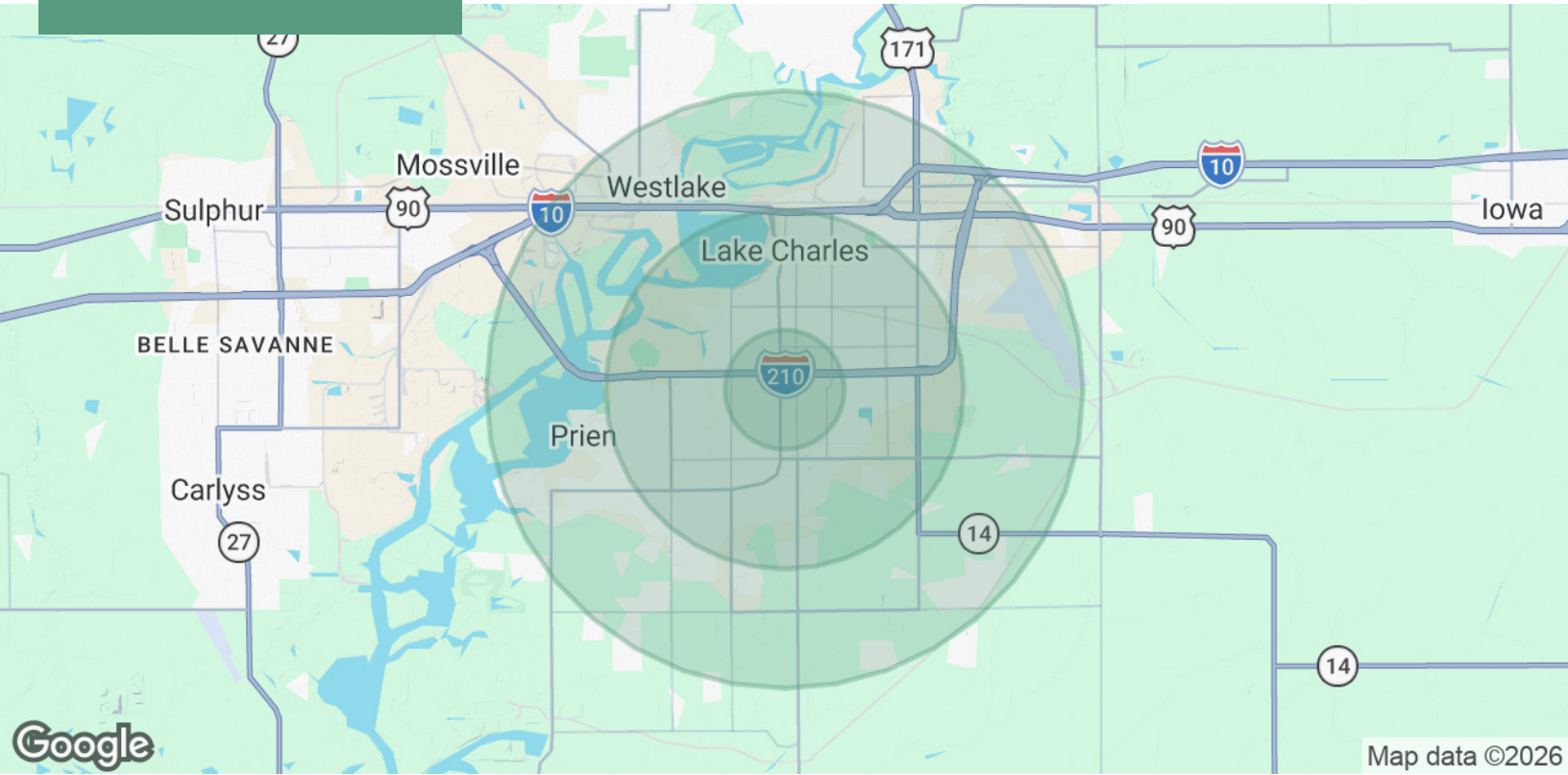
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealstate.com

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



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,017	64,329	95,681
Average Age	38.0	37.4	36.9
Average Age (Male)	35.8	35.6	35.8
Average Age (Female)	41.1	39.9	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,248	25,549	36,843
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$65,611	\$82,958	\$87,226
Average House Value	\$179,271	\$231,678	\$250,980

2023 American Community Survey (ACS)



NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealstate.com

Blake Soto, CCIM
 337.764.6556
 bsoto@nvstrealstate.com