



PROPERTY DESCRIPTION

Offices @ The Waters is Tangipahoa Parish's premier office development, offering Class A garden-style buildings designed to accommodate medical, professional, and specialty office users. This master-planned campus includes four modern buildings, two of which are fully leased to established tenants, including Dr. Deborah Yim, DMD, Island Home Care, and Bright Futures ABA Clinic.

Two additional building pads (Buildings 200 and 400) are available for purchase or build-to-suit, ranging from ±1,200 SF to ±6,120 SF. These sites can be delivered turnkey to meet tenant or buyer specifications. With modern architecture, ample parking, and proximity to key retail and residential corridors, Offices @ The Waters provides a highly functional and accessible office environment for growing practices and businesses.

PROPERTY HIGHLIGHTS

- **New Construction** | Medical & Professional Offices
- Pad Sites Available For Sale
- **Build-to-Suit Available** For Sale or Lease
- Class A Garden Offices with modern design and finishes

OFFERING SUMMARY

Sale Price (Pad Site):	\$85.00 SF
Lease Rate:	\$22.00 SF/yr (NNN)
NNN Rate:	\$4.50 SF/yr
Available SF:	1,200 - 6,120 SF
Building Sizes:	4,200 - 6,120 SF

DEMOGRAPHICS

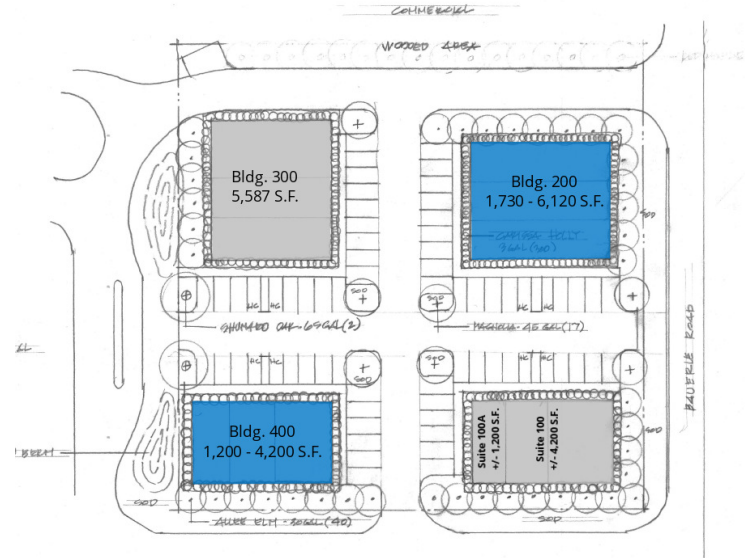
	1 MILE	3 MILES	5 MILES
Total Households	1,953	13,750	25,297
Total Population	4,703	34,522	62,376
Average HH Income	\$52,903	\$53,941	\$58,853

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	NNN RATE
Bldg. 200	Available	1,730 - 6,120 SF	NNN	\$22.00 SF/yr	\$4.50 SF/yr
Bldg. 400	Available	1,200 - 4,200 SF	NNN	\$22.00 SF/yr	\$4.50 SF/yr
Bldg. 100A	Island Home Care, LLC	1,200 SF	NNN	-	\$4.50 SF/yr
Bldg. 100B	Deborah Yim, DMD	3,000 SF	NNN	-	\$4.50 SF/yr
Bldg. 300	Bright Futures	5,587 SF	NNN	-	\$4.50 SF/yr

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