



314

MAIN
ENTRANCE

Freestanding Medical Office

±10,000 - ±17,000 SF Available for Lease



Table of Contents

- 03 PROPERTY OVERVIEW
- 04 PROPERTY HIGHLIGHTS
- 05 FLOOR PLAN
- 08 PHOTOS
- 09 IN THE AREA
- 10 MEDICAL MAP
- 11 DEMOGRAPHICS
- 12 LAFAYETTE AT A GLANCE
- 13 LAFAYETTE OFFICE MARKET
- 14 BROKER PROFILE
- 15 ABOUT BULL REALTY



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Overview

Impressive ±10,000-±17,000 SF surgery center available for lease located in one of Lafayette's premier Medical Corridors. Built in 2005, this two-story facility was originally home of Southpark Hospital and offers a prime location with excellent visibility. The location provides convenient access to major thoroughfares including Albertson Parkway, Highway 90, and Ambassador Caffery Parkway.

New tenant will join DaVita Kidney Care and Acadiana Rehabilitation Center. This property is ideal for medical professionals seeking proximity to Lafayette's other medical care facilities.

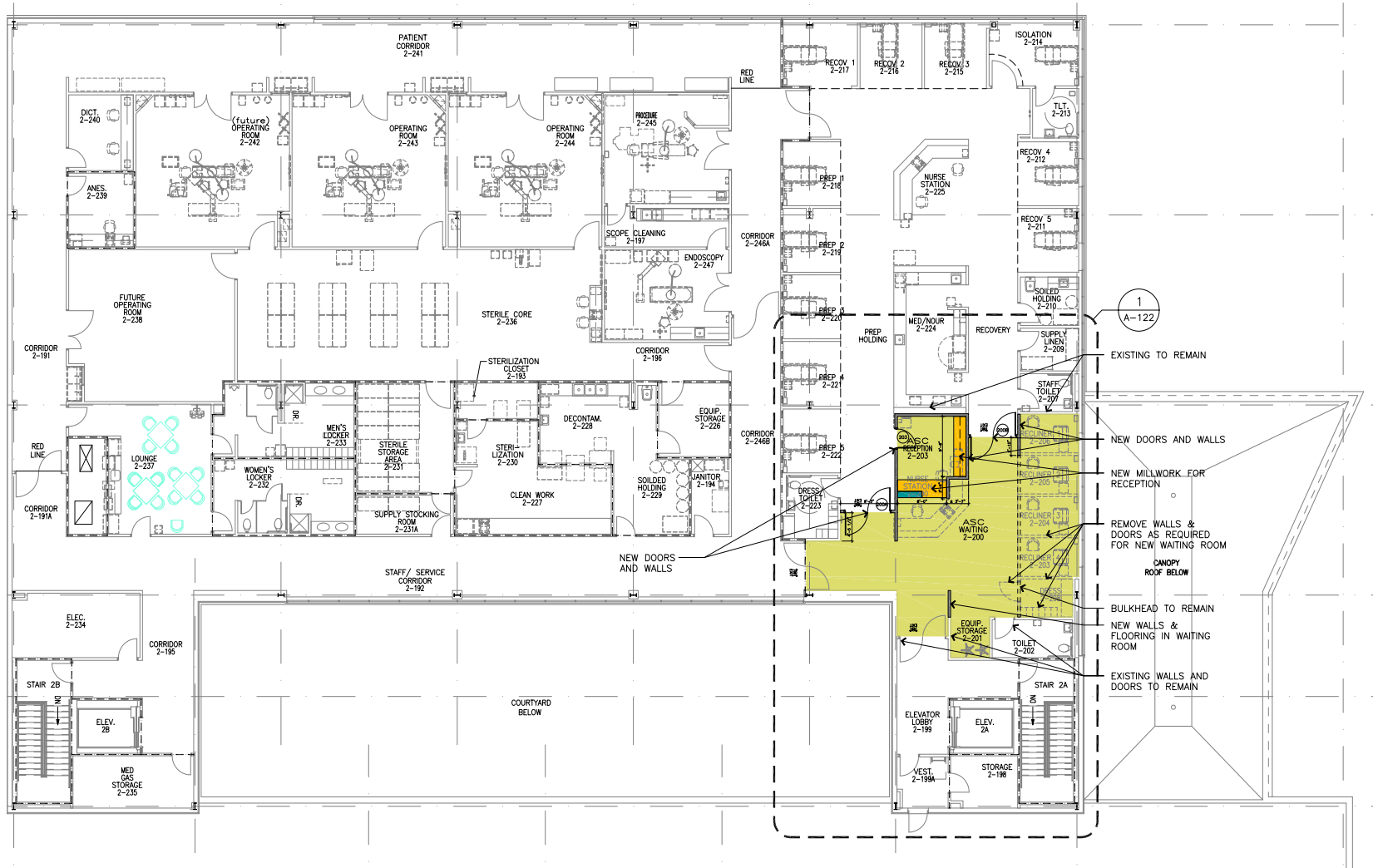
Address	314 Youngsville Hwy Lafayette, LA 70508
Lease Space	±10,000 - ±17,000 SF
Building Size	±75,514 SF
Site Size	±3.81 Acres
Parking	75 Spaces
Signage	Monument
Zoning	CH
Lease Rate	\$19.00/SF NNN

Highlights

- ±10,000-±17,000 SF of space, perfect for a surgery center or medical practice
- Three fully equipped surgery suites, making the space ideal for medical specialty groups and surgery centers
- Originally built in 2005, the building was home to Southpark Hospital, featuring two stories of medical office space
- The interior offers flexible office space to accommodate various medical practices
- Ample parking with a parking ratio of 2.00/1,000 SF, including over 75 surface parking spaces
- Medical equipment and furniture possibly available
- Conveniently located approximately 4 miles from Ochsner Lafayette General Medical Center and 5 miles from Lafayette Regional Airport
- Easy access to major roads such as Albertson Parkway, Highway 90, and Ambassador Caffery Parkway
- Excellent access to Lafayette's premier Medical Corridor



Floor Plan

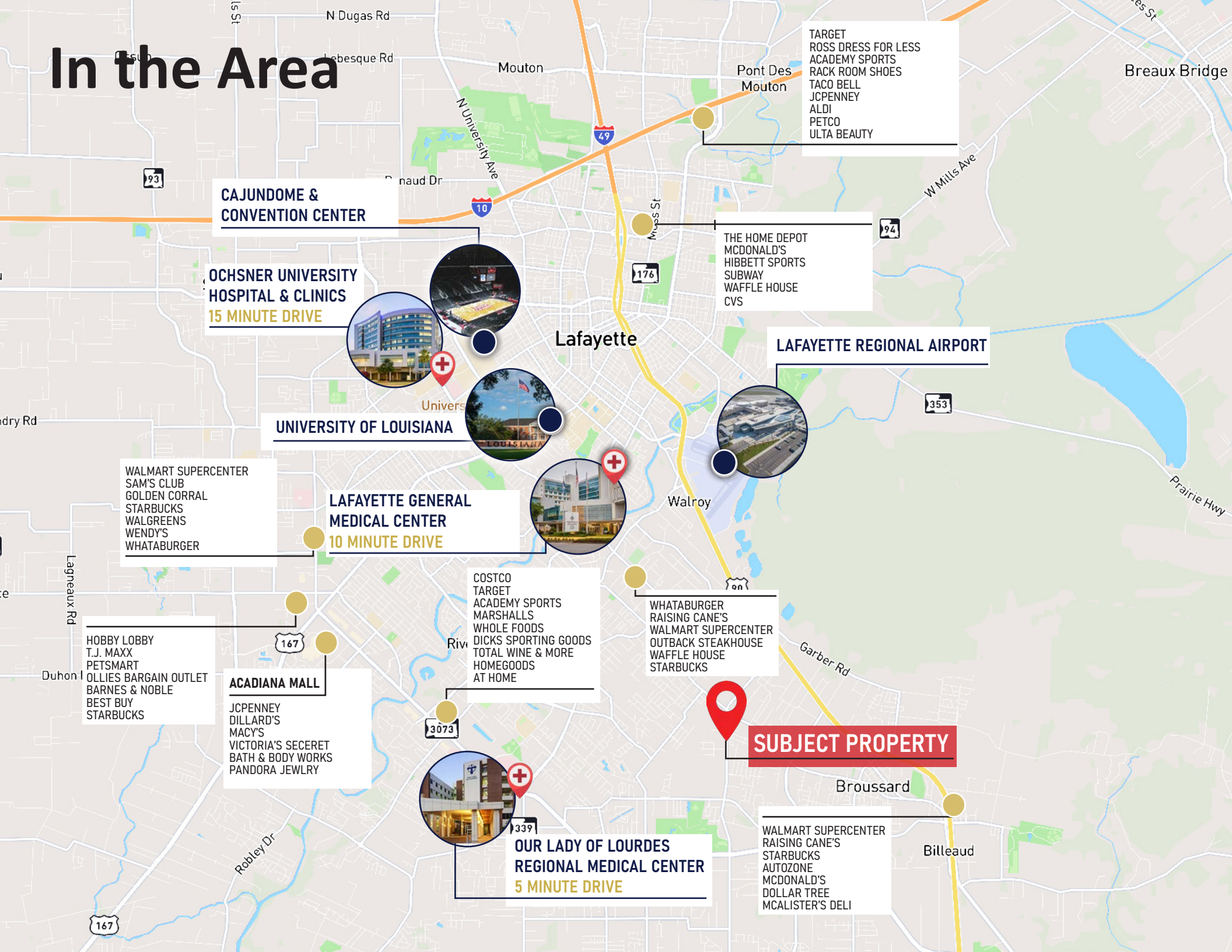








In the Area



TARGET
ROSS DRESS FOR LESS
ACADEMY SPORTS
RACK ROOM SHOES
TACO BELL
JCPENNEY
ALDI
PETCO
ULTA BEAUTY

CAJUNDOME & CONVENTION CENTER

OCHSNER UNIVERSITY HOSPITAL & CLINICS
15 MINUTE DRIVE

THE HOME DEPOT
MCDONALD'S
HIBBETT SPORTS
SUBWAY
WAFFLE HOUSE
CVS

UNIVERSITY OF LOUISIANA

LAFAYETTE REGIONAL AIRPORT

WALMART SUPERCENTER
SAM'S CLUB
GOLDEN CORRAL
STARBUCKS
WALGREENS
WENDY'S
WHATABURGER

LAFAYETTE GENERAL MEDICAL CENTER
10 MINUTE DRIVE

COSTCO
TARGET
ACADEMY SPORTS
MARSHALLS
WHOLE FOODS
DICKS SPORTING GOODS
TOTAL WINE & MORE
HOMEGOODS
AT HOME

WHATABURGER
RAISING CANE'S
WALMART SUPERCENTER
OUTBACK STEAKHOUSE
WAFFLE HOUSE
STARBUCKS

HOBBY LOBBY
T.J. MAXX
PETSMART
OLLIES BARGAIN OUTLET
BARNES & NOBLE
BEST BUY
STARBUCKS

ACADIANA MALL
JCPENNEY
DILLARD'S
MACY'S
VICTORIA'S SECRET
BATH & BODY WORKS
PANDORA JEWELRY

SUBJECT PROPERTY



OUR LADY OF LOURDES REGIONAL MEDICAL CENTER
5 MINUTE DRIVE

WALMART SUPERCENTER
RAISING CANE'S
STARBUCKS
AUTOZONE
MCDONALD'S
DOLLAR TREE
MCALISTER'S DELI

167

3073

339

Billeaud

Medical Map

**OCHSNER UNIVERSITY
HOSPITAL & CLINICS**
15 MINUTE DRIVE



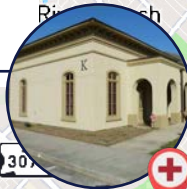
University of Louisiana
at Lafayette

Lafayette

**LAFAYETTE GENERAL
MEDICAL CENTER**
10 MINUTE DRIVE



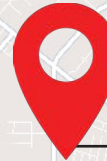
**ACADIANA URGENT
CARE CENTER**
5 MINUTE DRIVE



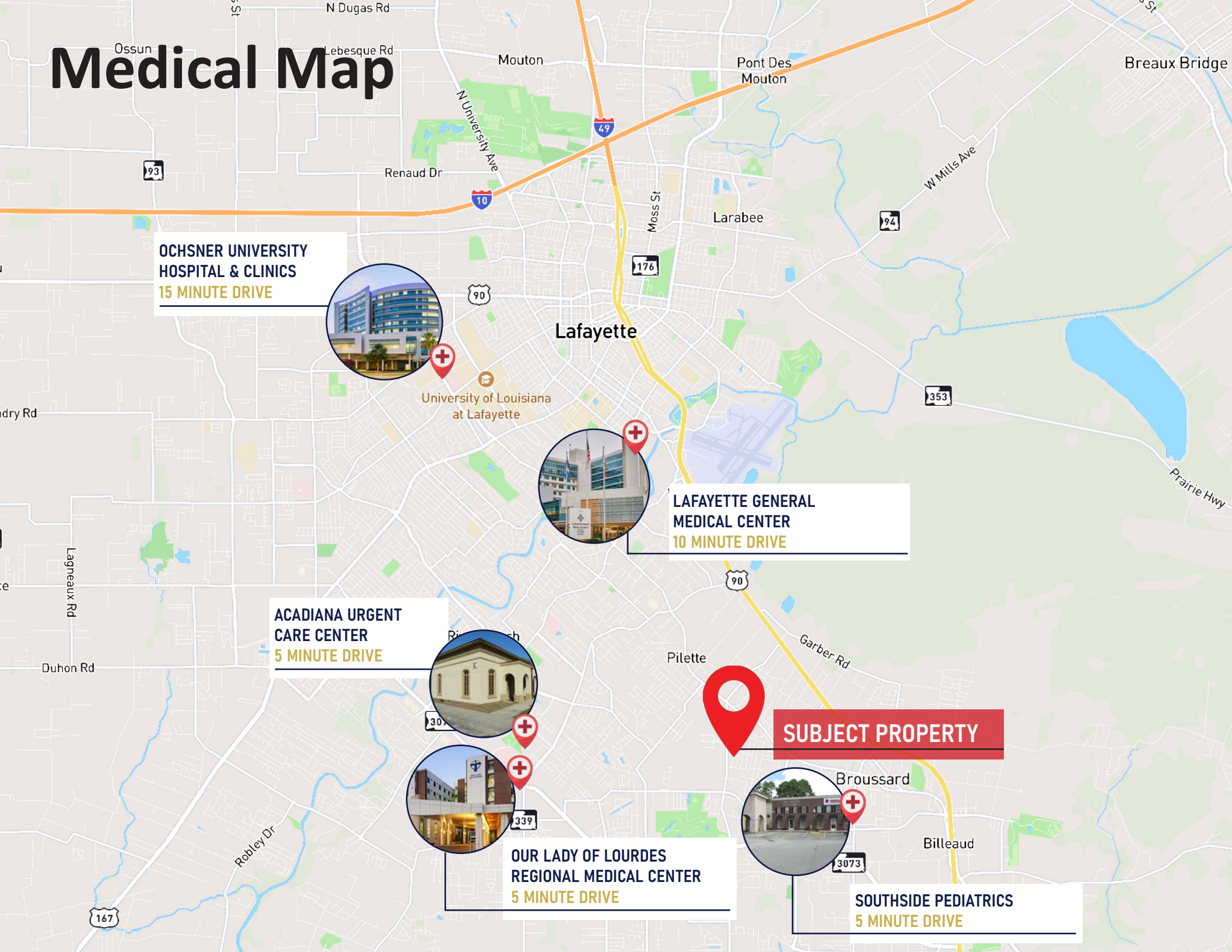
**OUR LADY OF LOURDES
REGIONAL MEDICAL CENTER**
5 MINUTE DRIVE



SUBJECT PROPERTY



SOUTHSIDE PEDIATRICS
5 MINUTE DRIVE



Demographics



POPULATION

5 MINUTES	10 MINUTES	15 MINUTES
8,176	48,100	115,289



HOUSEHOLDS

5 MINUTES	10 MINUTES	15 MINUTES
3,357	19,478	46,742



AVERAGE HOUSEHOLD INCOME

5 MINUTES	10 MINUTES	15 MINUTES
\$96,385	\$106,080	\$100,804



TOTAL ANNUAL HEALTHCARE SPENDING

5 MINUTES	10 MINUTES	15 MINUTES
\$14,545,334	\$122,426,678	\$313,875,792



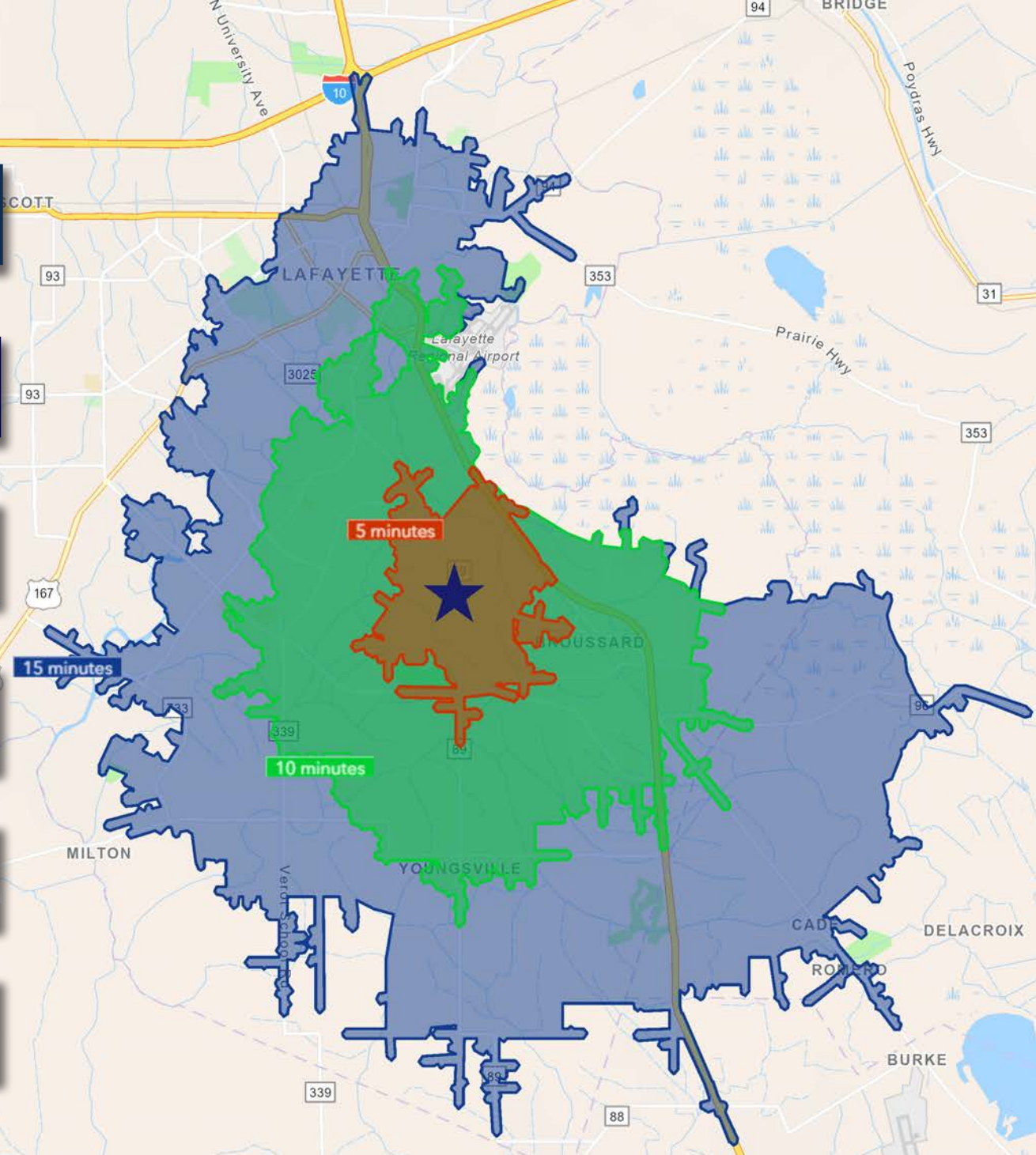
POPULATION 50+

5 MINUTES	10 MINUTES	15 MINUTES
2,746	16,329	39,425



VISITED DOCTOR/12 MONTHS

5 MINUTES	10 MINUTES	15 MINUTES
5,133	30,656	74,551



LAFAYETTE

AT A GLANCE

ECONOMIC HUB OF LOUISIANA

With an estimated population of more than 235,000, the centrally-located parish (county) of Lafayette serves as an economic center of Louisiana. The region's legendary joie de vivre and Cajun and Creole cultures are known around the globe, creating a unique environment for work and relaxation. Lafayette is also home to a world-class workforce, an integrated transportation network, a diversified business base, preeminent high-tech infrastructure and a metropolitan appeal.

The city is the center of a region that's both multi-cultural and multi-industrial, and is surrounded by a unique, publicly-owned fiber optic loop. From oil and gas extraction to crawfish farming, the city has created unique industries while developing technologies that follow global standards.

Today, Lafayette has diversified by positioning itself as an energy, medical, transportation, finance, technology, entertainment, education and retail hub. The business base of the parish includes energy services, manufacturing, health care, transportation and distribution, education, information technology, finance, tourism and other service-related industries. The resilience of Lafayette's economy is attributed to their strategic growth, entrepreneurial spirit and skilled workforce demonstrating a strong work ethic and values. With this foundation, Lafayette Parish can foster an economy that supports a growing population and diverse industry sectors.

From Festival International de Louisiane - the largest free, outdoor Francophone event in the U.S.— to Bach Lunch, Downtown Alive!, ArtWalk and Rhythms on the River, free community events are offered year-round to satisfy culture lovers.

 <p>NAMED THE HAPPIEST CITY IN THE U.S <i>THE NATIONAL BUREAU OF ECONOMIC RESEARCH</i></p>	 <p>TOP 100 PLACES TO LIVE TWO YEARS RUNNING <i>RELOCATE AMERICA</i></p>
 <p>9TH MOST AFFORDABLE COUNTY TO LIVE IN THE COUNTRY</p>	 <p>BEST CITY FOR FOOD IN THE U.S. <i>USA TODAY</i></p>
 <p>TASTIEST CITY IN THE SOUTH <i>- SOUTHERN LIVING</i></p>	

Lafayette Office Market

The Lafayette office market has a vacancy rate of 3.3% as of the fourth quarter of 2024. This time last year, the market had a vacancy rate of 4.3%. The year over year change in the Lafayette vacancy rate was a result of no net delivered space and 170,000 SF of net absorption over the past year.

Lafayette's vacancy rate of 3.3% compares to the market's five-year average of 4.4% and the 10-year average of 5.2%.

The Lafayette office market has roughly 440,000 SF of space listed as available, for an availability rate of 3.6%. As of the fourth quarter of 2024, there is no office space under construction in Lafayette. In comparison, the market has averaged 9,400 SF of under construction inventory over the past 10 years.

The Lafayette office market contains roughly 12.2 million SF of inventory. The market has approximately 260,000 SF of 4 & 5 Star inventory, 6.4 million SF of 3 Star inventory, and 5.5 million SF of 1 & 2 Star inventory.

Market rents in Lafayette are \$19.30/SF. Rents average around \$28.00/SF for 4 & 5 Star buildings, \$19.80/SF for 3 Star properties, and \$18.50/SF for 1 & 2 Star assets. Rents have changed by 2.7% year over year in Lafayette, compared to a change of 1.0% nationally. Market rents have changed by 3.2% in 4 & 5 Star buildings year over year, 3.0% in 3 Star buildings, and 2.2% in 1 & 2 Star buildings. Annual rent growth of 2.7% in Lafayette compares to the market's five-year average of 3.8% and its 10-year average of 3.2%.

Source: Costar, May 2024

12,159,294

RBA

3.3%

VACANCY
RATE

\$19.35

MARKET ASKING
RENT



Broker Profile



PHILLIP KELLY, O.D.
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Phillip Kelly is a commercial real estate professional specializing in representing clients with the acquisition, disposition, and leasing of healthcare real estate. He has worked alongside healthcare real estate groups that have served a wide range of clients including independent doctors, healthcare professionals, institutions, private investors, real estate investment trusts (REITs), and commercial developers. His professional experience in commercial real estate, capital markets, investment sales, and finance allow him to effectively assist clinicians and investors with their real estate investments and opportunities for expansion.

Prior to transitioning into commercial real estate, Dr. Kelly was a prominent figure in the healthcare and life science sectors. In his clinical career, he worked in both the private and corporate healthcare sector. He earned his Doctor of Optometry degree from the Kentucky College of Optometry.



MICHAEL BULL, CCIM
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

