



Dialysis Clinic, Inc.

301 Alcide Dominique Drive | Lafayette, LA 70506

OFFERED
EXCLUSIVELY BY

BROKERAGE TEAM

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Subject Property



Click here for more information & to download the full Offering Memorandum



\$5,250,956

Offering Price



6.90%

Cap Rate

Northmarq is pleased to offer for sale a single-tenant dialysis clinic located at 301 Alcide Dominique Drive in Lafayette, Louisiana. The property spans 2.03 acres and features a 15,153-SF medical office building built in 2009 to the tenant's specifications. Kidney Treatment Options Center of Lafayette, LLC, a subsidiary of Dialysis Clinic, Inc. (DCI), operates the facility under a long-term lease. DCI is a leading kidney care provider with over 240 clinics across 28 states and more than 14,000 patients nationwide. The tenant executed a 10-year lease extension in 2022, leaving over seven years of term remaining. The NN lease includes rent escalations up to 4% every five years and two additional five-year renewal options, offering long-term stability. Ideally located just off Interstate 10, the property provides strong connectivity to major population centers like Houston and Baton Rouge.