



# Dialysis Clinic, Inc.

301 Alcide Dominique Drive | Lafayette, LA 70506

OFFERED  
EXCLUSIVELY BY

#### BROKERAGE TEAM

**Scott Briggs**

Senior Vice President

[sabriggs@northmarq.com](mailto:sabriggs@northmarq.com) | 918.794.9787

**Kelly Largent**

Vice President

[klargent@northmarq.com](mailto:klargent@northmarq.com) | 918.884.3142

**Nathanael Berwaldt**

Investment Analyst

[nberwaldt@northmarq.com](mailto:nberwaldt@northmarq.com) | 918.710.3924

#### IN ASSOCIATION WITH

**Brad Pepin**

Louisiana Broker

LA Lic. #BROK.0995687899-ASA



[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.

**Northmarq**

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

[northmarq.com](http://northmarq.com)