

OFFICE FOR LEASE

5100 VILLAGE WALK

FIRST FLOOR SUITES



OFFICE SUITES FOR LEASE

KPG REALTY

1427 West Causeway Approach
Mandeville, LA 70471



PRESENTED BY:

BRENT CORDELL

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EXECUTIVE SUMMARY

5100 VILLAGE WALK



OFFERING SUMMARY

LEASE RATE:	\$20 psf Annual
LEASE TERM:	3 Years
RENTABLE SF:	804-4230
RENOVATED:	2022
FLOORS:	3
PARKING:	Lot
ZONING:	CBD

PROPERTY OVERVIEW

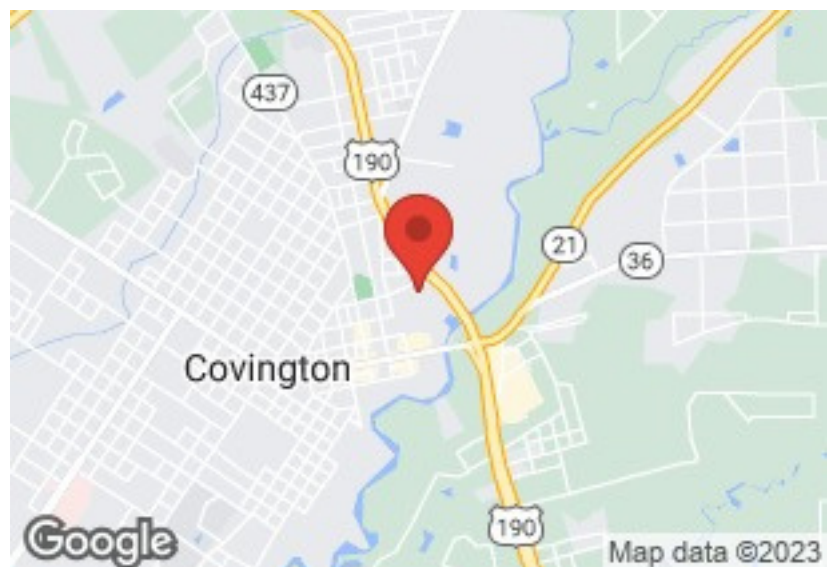
3 Suites Available on the first floor.

Suite 100- 4230 SF

Suite 105- 804 SF

Suite 110- 1231 SF

All suites are \$20 PSF Annually



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PROPERTY DESCRIPTION

5100 VILLAGE WALK



45,000 SF Office Park

Flexible office space in downtown Covington! 3 suites available on the first floor of 5100 Village Walk, each offering unique features and amenities to suit your business needs. All suites have common area kitchenette and bathrooms.

Suite 100 offers 4,230 Square feet of move-in ready space, including 11 offices, a reception area, and a large bullpen.

Suite 105 is a great option for a small business or individual, offering 804 square feet with one large office and a bullpen area.

Suite 110 offers 1,231 square feet of modern space with new flooring, fresh paint and glass walls. This suite features a corner office space, making it a perfect option for a small business group or individual looking for a private workspace.

All suites are located in the heart of downtown Covington with easy access to all of the charming amenities that Covington has to offer.

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PROPERTY PHOTOS

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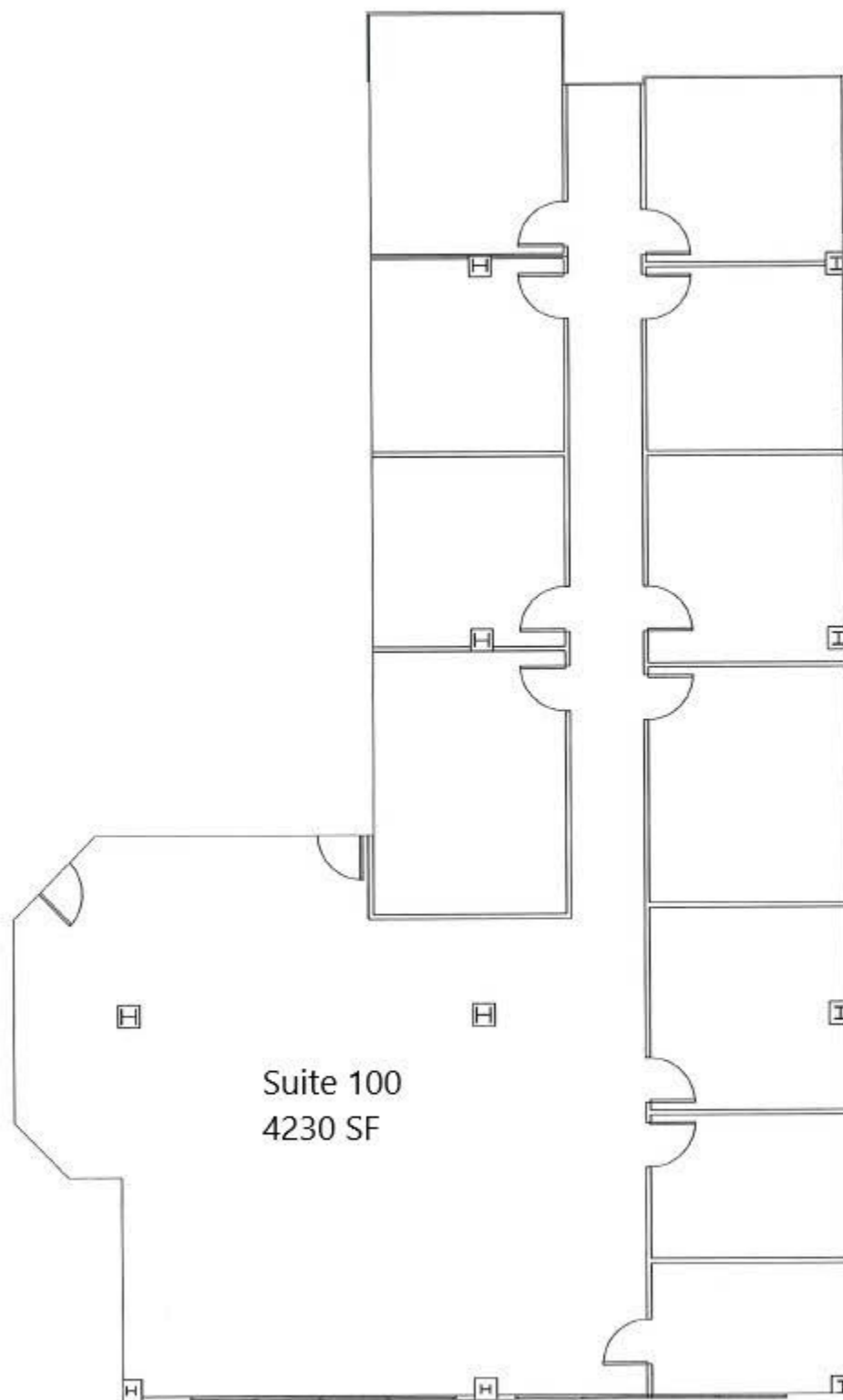
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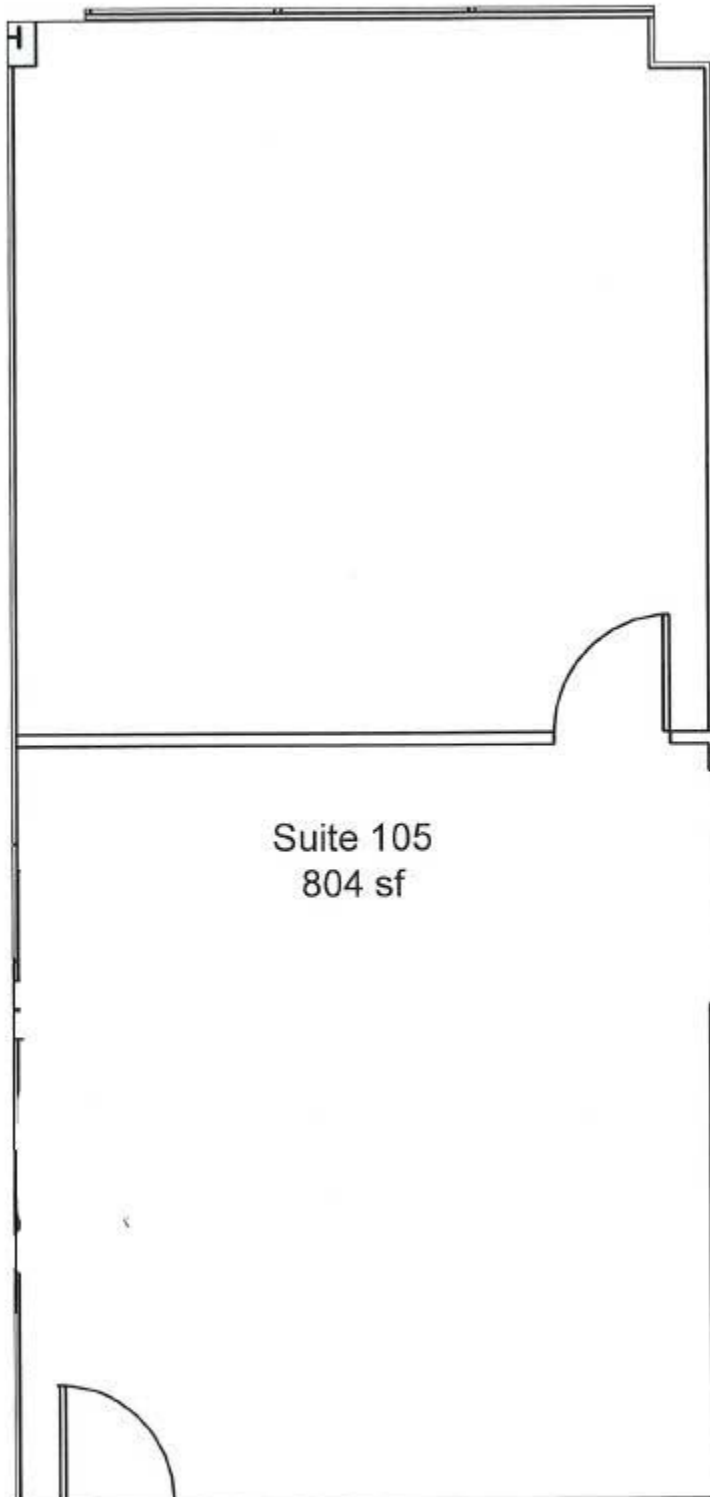


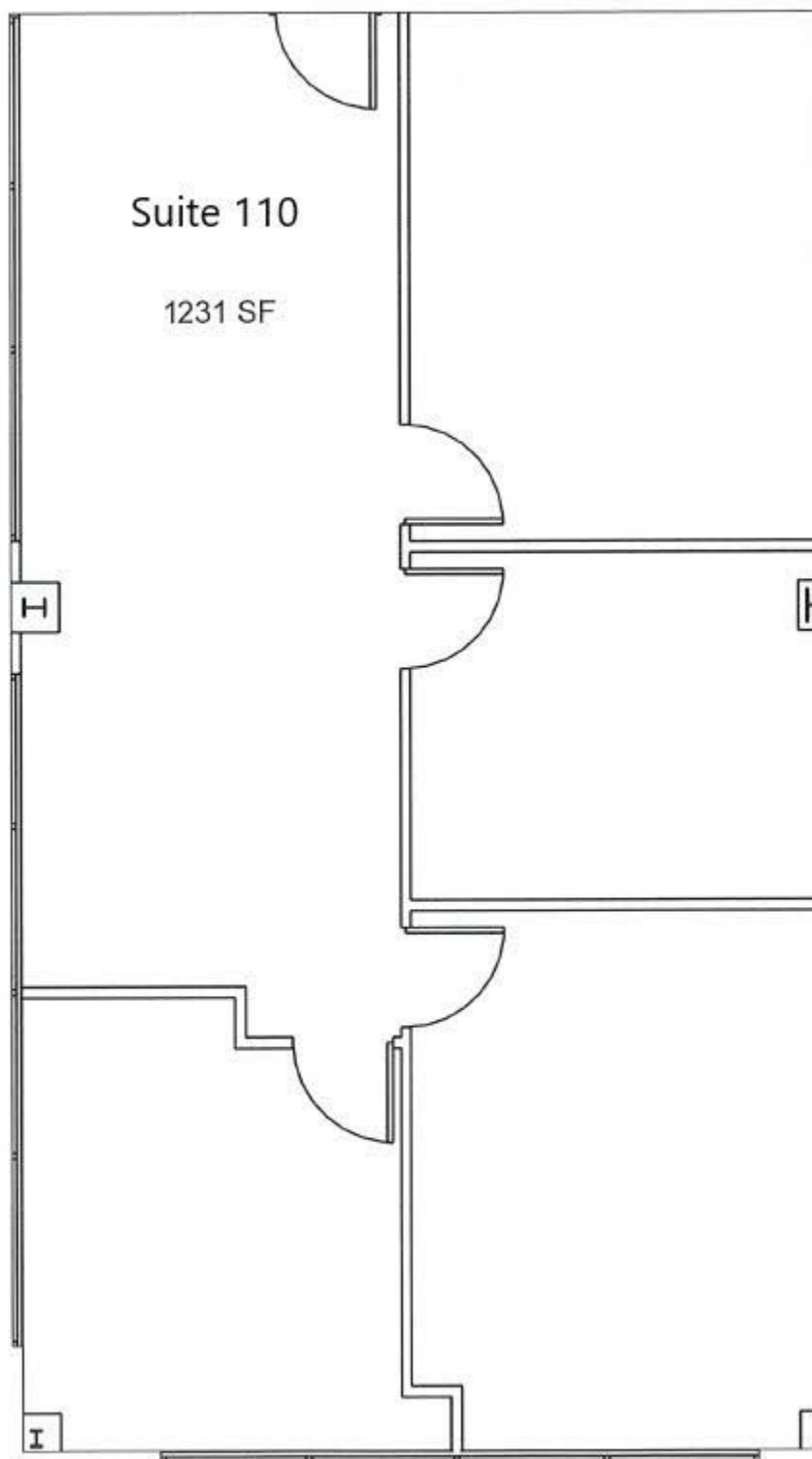
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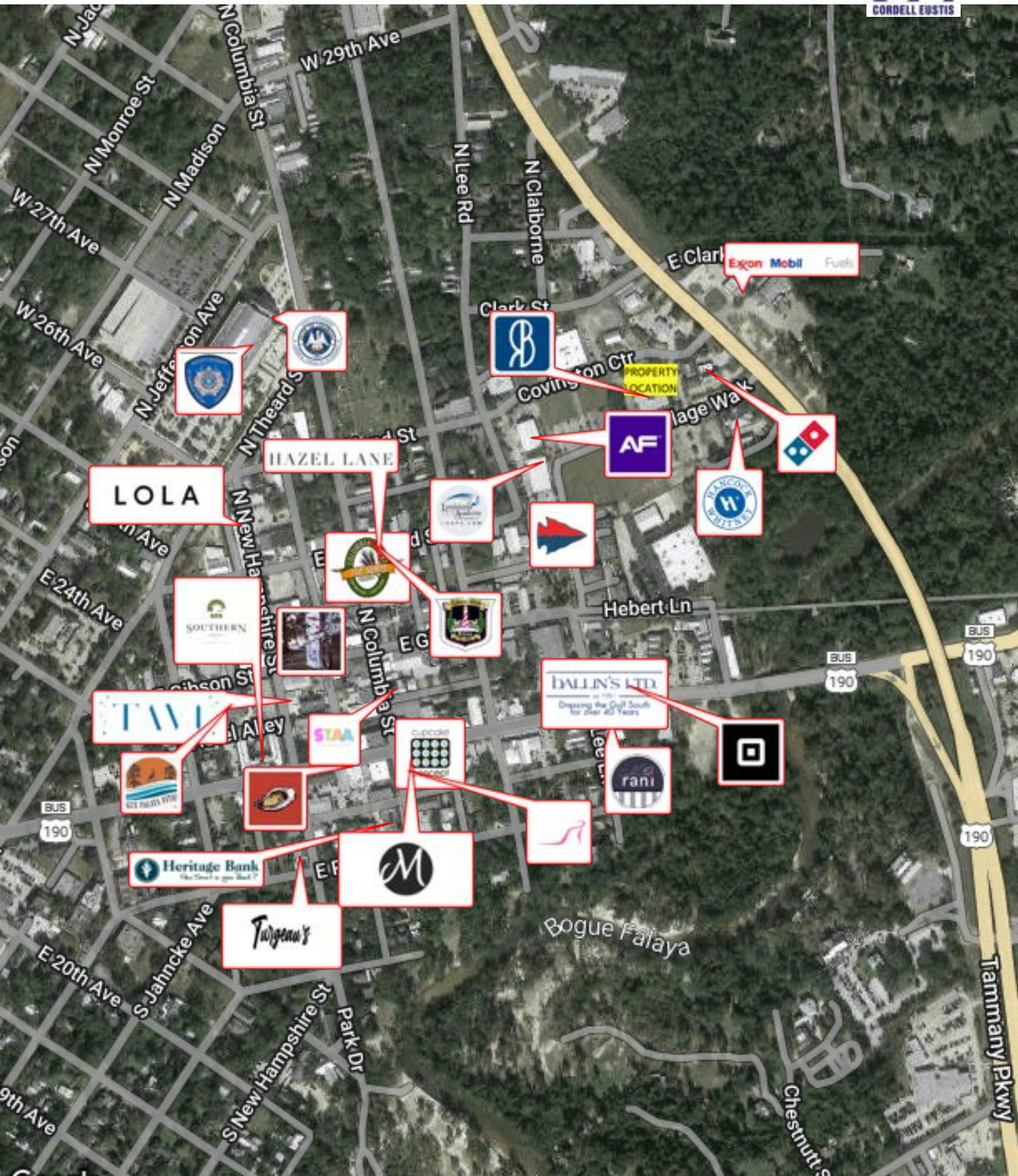




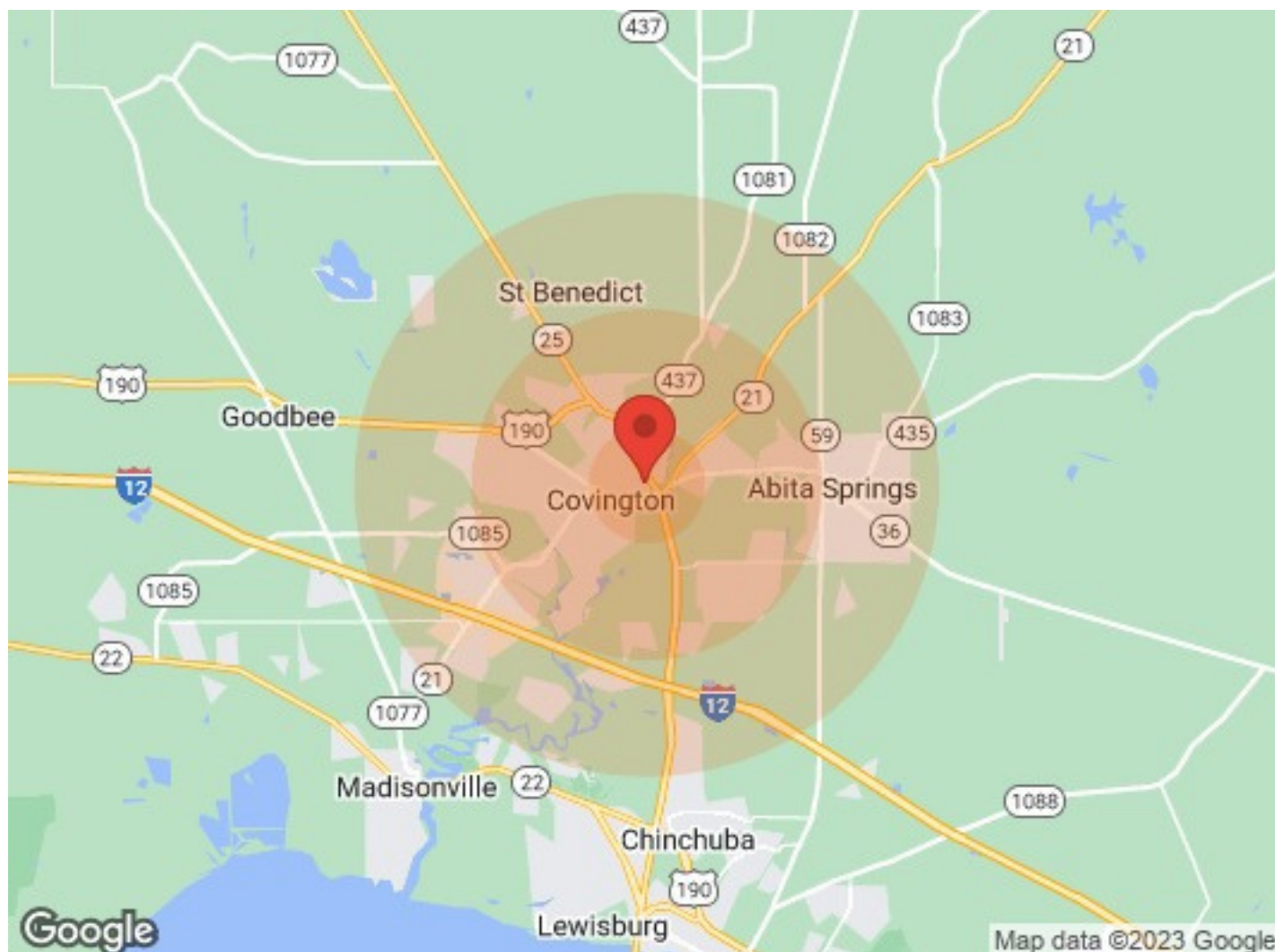


BUSINESS MAP

5100 VILLAGE WALK



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	677	12,923	22,260	Median	\$70,283	\$61,445	\$61,210
Female	895	14,009	24,047	< \$15,000	93	1,071	1,847
Total Population	1,572	26,932	46,307	\$15,000-\$24,999	99	1,012	1,638
				\$25,000-\$34,999	62	1,250	1,838
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	114	1,307	2,245
Ages 0-14	316	5,421	9,240	\$50,000-\$74,999	30	2,179	3,208
Ages 15-24	207	3,842	6,696	\$75,000-\$99,999	66	1,302	2,299
Ages 55-64	217	3,372	5,978	\$10,000-\$149,999	142	1,650	2,826
Ages 65+	253	3,714	6,867	\$150,000-\$199,999	23	387	878
				> \$200,000	43	433	1,009
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	1,015	22,602	41,434	Total Units	934	11,610	19,180
Black	549	3,546	3,873	Occupied	750	10,518	17,615
Am In/AK Nat	N/A	24	27	Owner Occupied	435	8,064	14,103
Hawaiian	N/A	1	1	Renter Occupied	315	2,454	3,512
Hispanic	15	978	1,320	Vacant	184	1,092	1,565
Multi-Racial	14	1,118	1,460				



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