

OFFICE FOR LEASE

5100 VILLAGE WALK - 3RD FLOOR SUITES

5100 VILLAGE WALK, COVINGTON, LA 70433



FOR LEASE

KPG REALTY

1427 West Causeway Approach
Mandeville, LA 70471



PRESENTED BY:

BRENT CORDELL

Commercial Broker

O: (985) 629-3500

C: (985) 373-6417

brent@cordelleustis.com

JESSICA KEATING

Commercial Broker

O: (985) 789-4315

jessica.cordelleustis@gmail.com

EXECUTIVE SUMMARY

5100 VILLAGE WALK



OFFERING SUMMARY

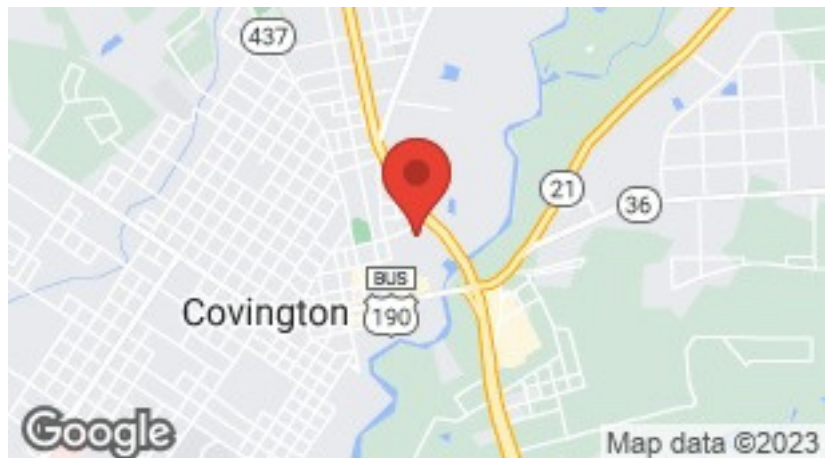
LEASE RATE:	\$20 PSF Annually
LEASE TERM:	Min 3 years
RENTABLE SF:	2339-5945 SF
YEAR BUILT:	2005
RENOVATED:	2023
FLOORS:	3
PARKING:	Surface Lot
ZONING:	CBD

PROPERTY OVERVIEW

Multiple offices for lease in Downtown Covington. Full Service Lease.

Suite 302- 3606 SF @ \$20.00 PSF
Suite 303- 2339 SF @ \$20.00 PSF
Suite 304- 5946 SF @ \$20.00 PSF

Suites 302 and 303 can be leased separately or together as Suite 304.



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PROPERTY DESCRIPTION

5100 VILLAGE WALK



3rd Floor Office Space | 45,000 SqFt Office Park

3rd floor Office Space available in 5100 Village Walk in Downtown Covington. Multiple options available. Access the third floor by elevator. Common area includes bathrooms and kitchenette.

Suite 302 is 3606 square feet with 7 offices, reception area, private kitchenette, and a large bullpen area.

Suite 303 is 2339 square feet and has one large area and can be built out for offices.

Suite 304 is a combination of both 302 and 303 and is a total of 5946 SF.

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PROPERTY PHOTOS

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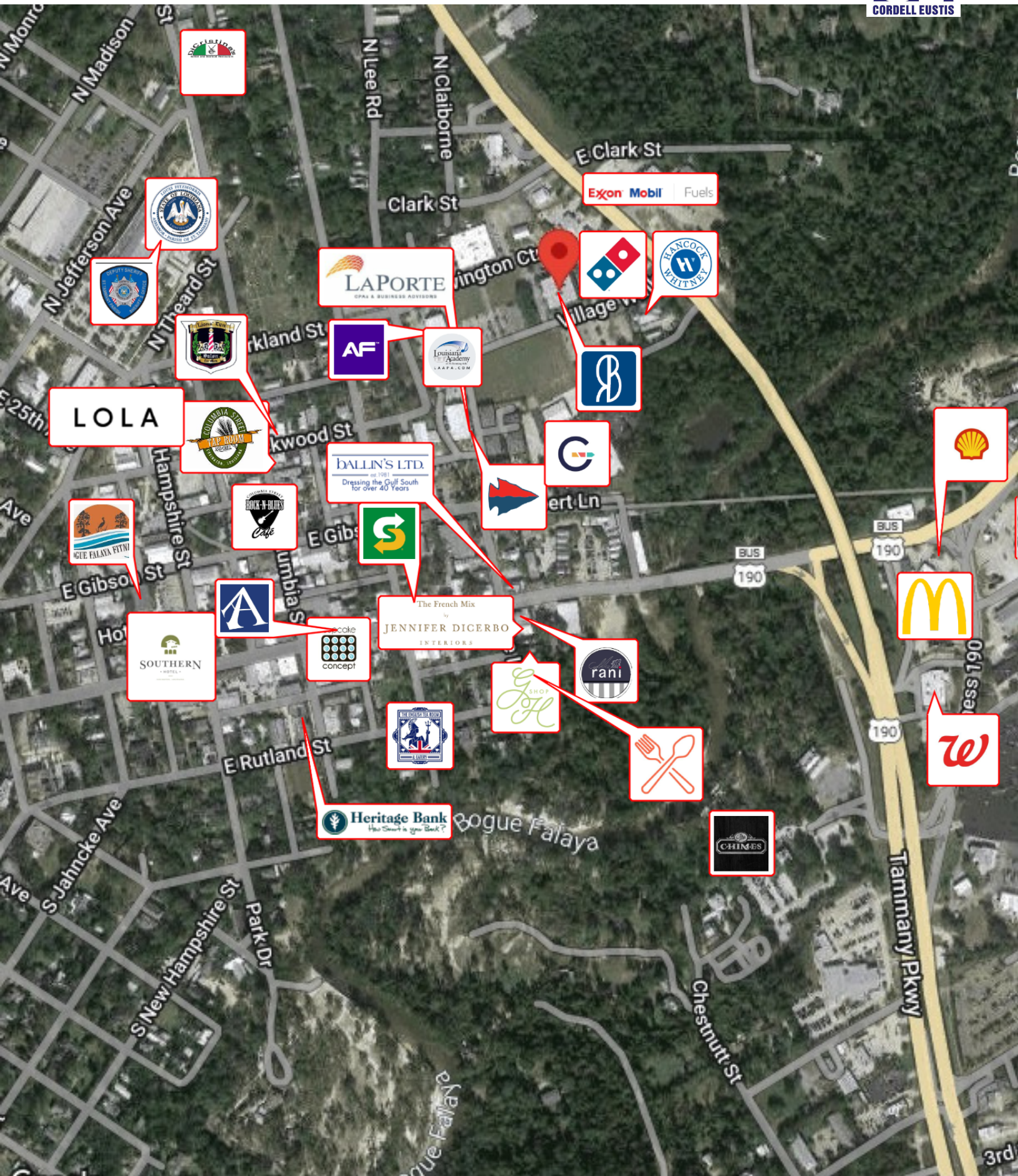
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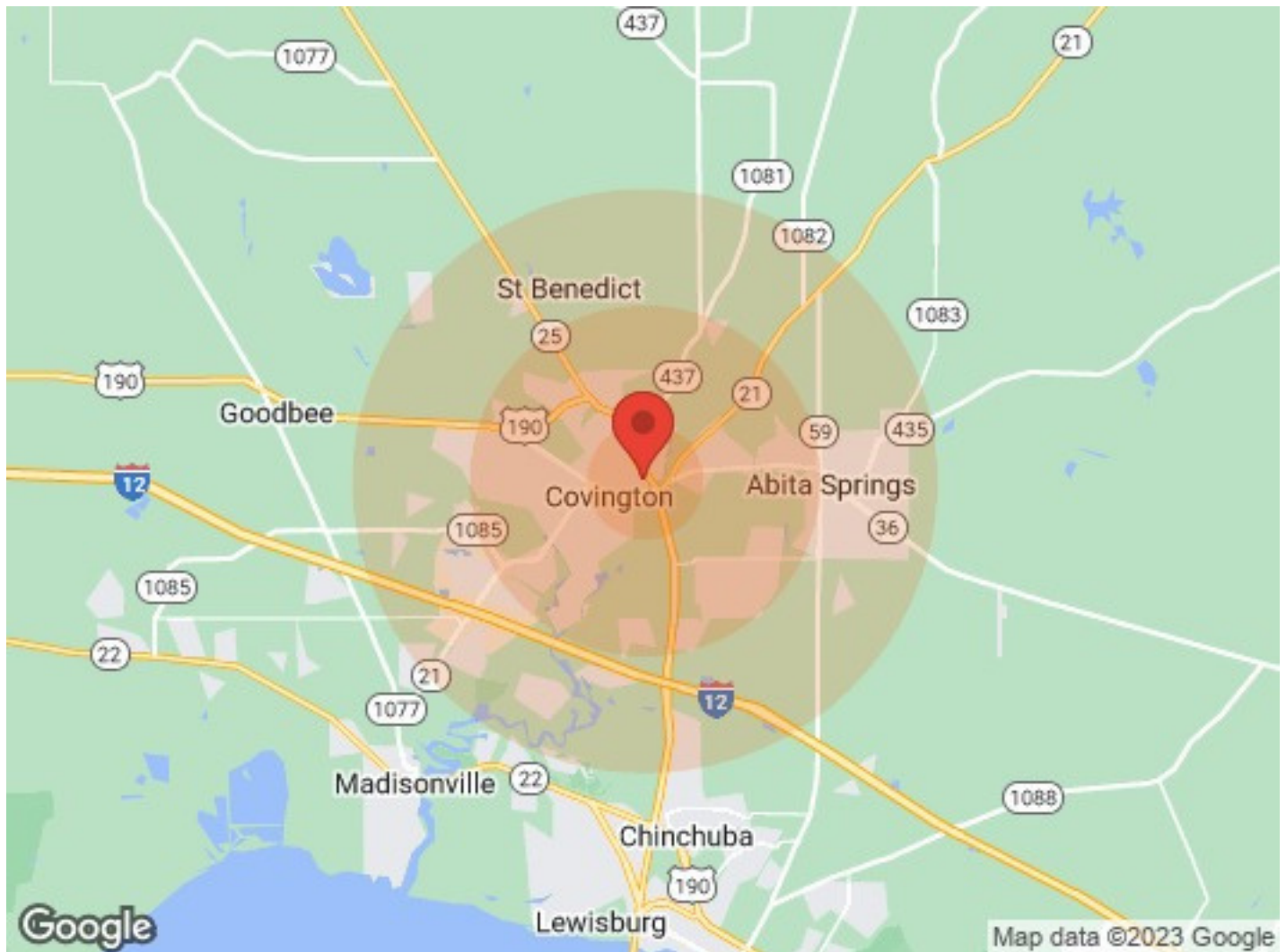
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BUSINESS MAP

5100 VILLAGE WALK



5100 VILLAGE WALK



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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