



PROPERTY DESCRIPTION

Move-in ready professional office space available in central Lake Charles. This turnkey office is fully furnished and ready for business operations, making it an ideal fit for a company looking to get running quickly.

The property offers ample parking, convenient access to I-210, and a central location that provides easy connectivity throughout the Lake Charles area. The building is also equipped with a generator, offering added reliability for day-to-day operations.

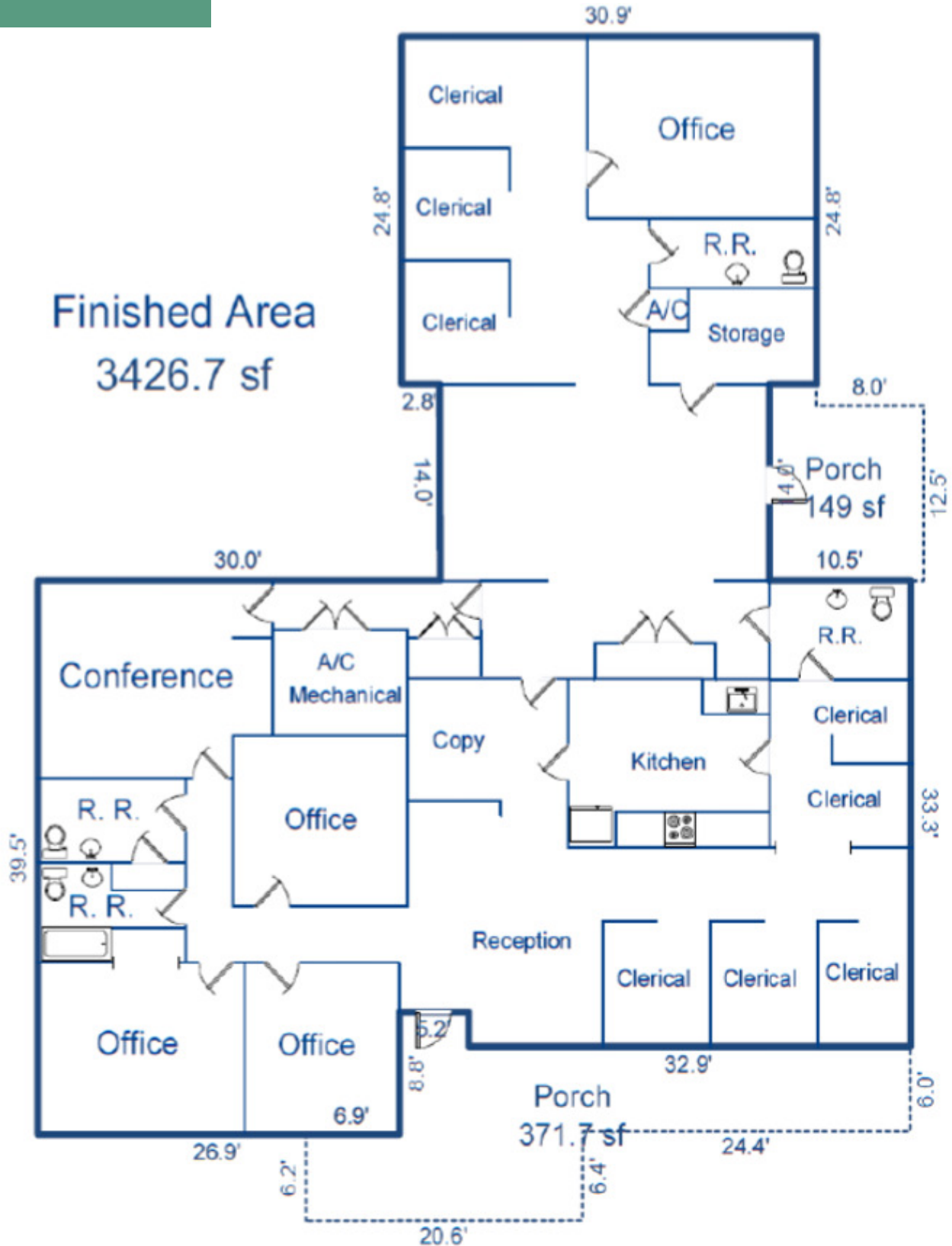
OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	+/- 3,427 SF
CTI 2026 Estimate:	\$3.25 SF
Address:	3100 Lake Street Lake Charles, LA 70601

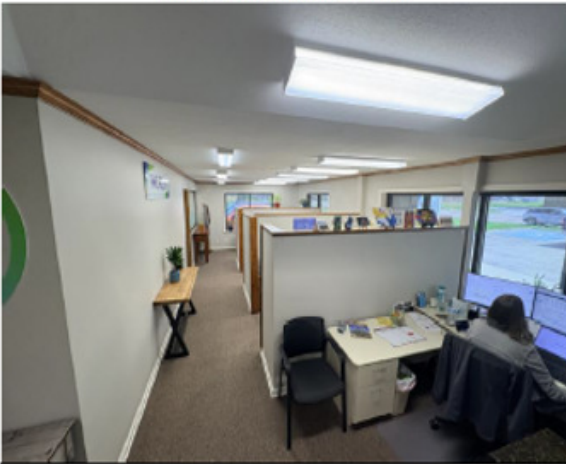
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,151	23,234	37,599
Total Population	6,672	58,163	97,220
Average HH Income	\$84,513	\$89,445	\$88,158

NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM
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CLERICAL STATIONS



TYPICAL CLERICAL



SERVICE AREA



CONFERENCE



RECEPTION / WAITING



KITCHEN





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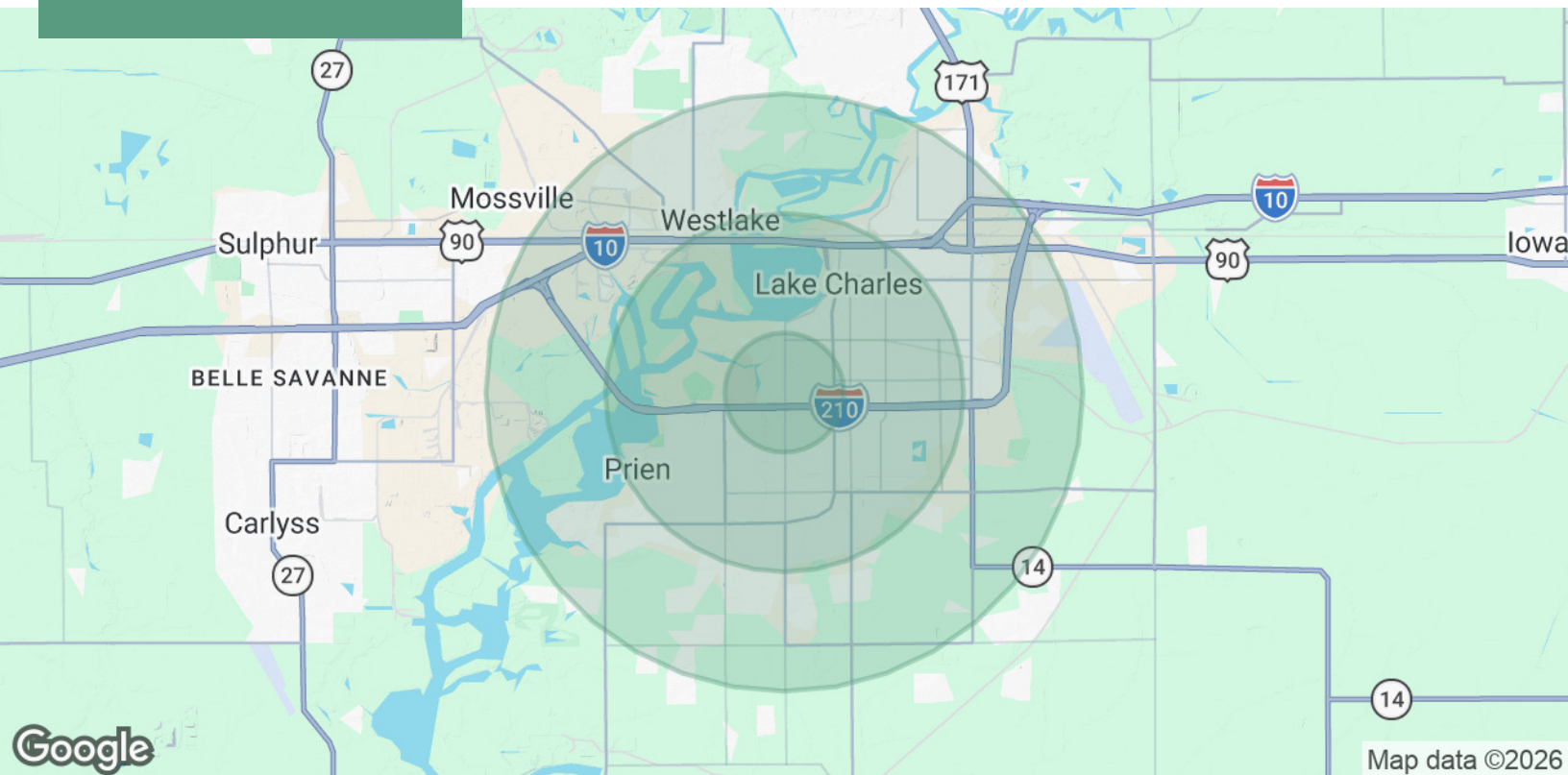
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,672	58,163	97,220
Average Age	47.3	37.6	36.9
Average Age (Male)	41.1	35.6	35.9
Average Age (Female)	50.0	40.4	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,151	23,234	37,599
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$84,513	\$89,445	\$88,158
Average House Value	\$242,344	\$249,964	\$260,123

2023 American Community Survey (ACS)