



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

End-cap Suite in Food & Beverage Destination

13899 River Road

LULING, LA 70070

Lauren T. Marmande
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CONVENIENTLY LOCATED BY HALE BOGGS BRIDGE

13899 River Road, Luling, LA 70070

DESCRIPTION

13899 River Road is a 9,000-sf multiunit retail center situated on River Road just upriver from the Hale Boggs Bridge (I-310). The remaining end cap space contains 2,060 sf and will be delivered in white box condition, with electrical, plumbing, and HVAC rough ins as well as drive thru lane access. Existing tenants include Crawfish and Chill, a newly opened, family-run seafood restaurant that also has a location in Marrero, and German Coast Beer Company, opening soon as St. Charles

Parish's only craft brewery. There is abundant parking and façade signage is available. The center faces Mississippi River levee with excellent view of the river. Nearby offices/facilities include the St. Charles Parish courthouse, school board office, convention center, arts center, R K Smith Middle School, and the Sheriff's Office.

OVERVIEW

SIZE

2,060 rsf

LEASE RATE

\$2,750/month (\$16.00/rsf/year), NNN
Rent reduction for tenant build-out may be available



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13899 RIVER ROAD

HIGHLIGHTS



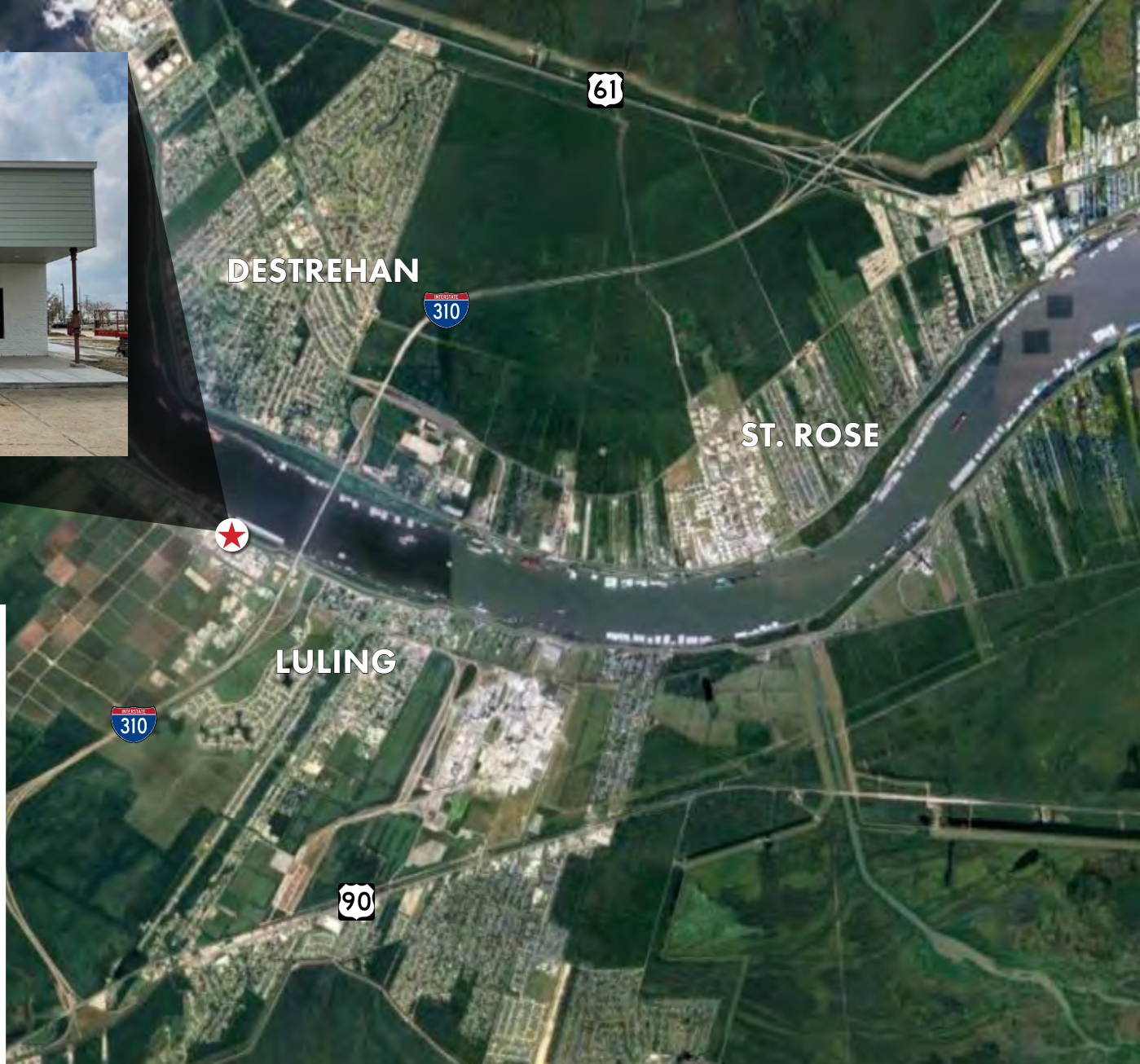
- » Quality co-tenants: Crawfish and Chill and German Coast Brewery
- » Easy ingress and egress directly from River Road and from Dufresne Loop
- » Next to Ramada by Wyndham Luling hotel
- » Conveniently located less than a half mile from the Hale Boggs Memorial Bridge and I-310



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