



NAILatter&Blum

Suite 200

4615 Parliament Dr,
Alexandria, LA 71303

OFFICE SPACE FOR LEASE

Prepared By:

Jack Hodges, CCIM

Commercial Sales & Leasing
O: 318.483.1542 | C: 318.481.8757
jhodges@latterblum.com



PROPERTY DESCRIPTION

The Noles-Frye Building is ideally located, two story, elevator served office building directly off Jackson Street Extension in Alexandria, Louisiana. Located near all amenities of banks, professional offices, restaurants, fast food restaurants, Post Office, UPS with many more.

PROPERTY HIGHLIGHTS

- 4,676 SF Available
- 2nd Floor, Elevator accessibility
- Landlord Pays, Utilities, Taxes, Insurance & Janitorial
- Landlord will complete required Tenant Improvements
- Office consists of:
- 15 Offices, 1 Conference Room, Supply/Copy Rooms, 2 Bathrooms, Breakroom/Kitchen
- On-Site Management
- Parking: 90 +/- Spaces

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service)
Available SF:	4,676 SF
Lot Size:	1.38 Acres
Building Size:	25,898 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,510	7,875	31,286
Total Population	2,215	11,828	56,825
Average HH Income	\$64,530	\$65,020	\$63,041

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



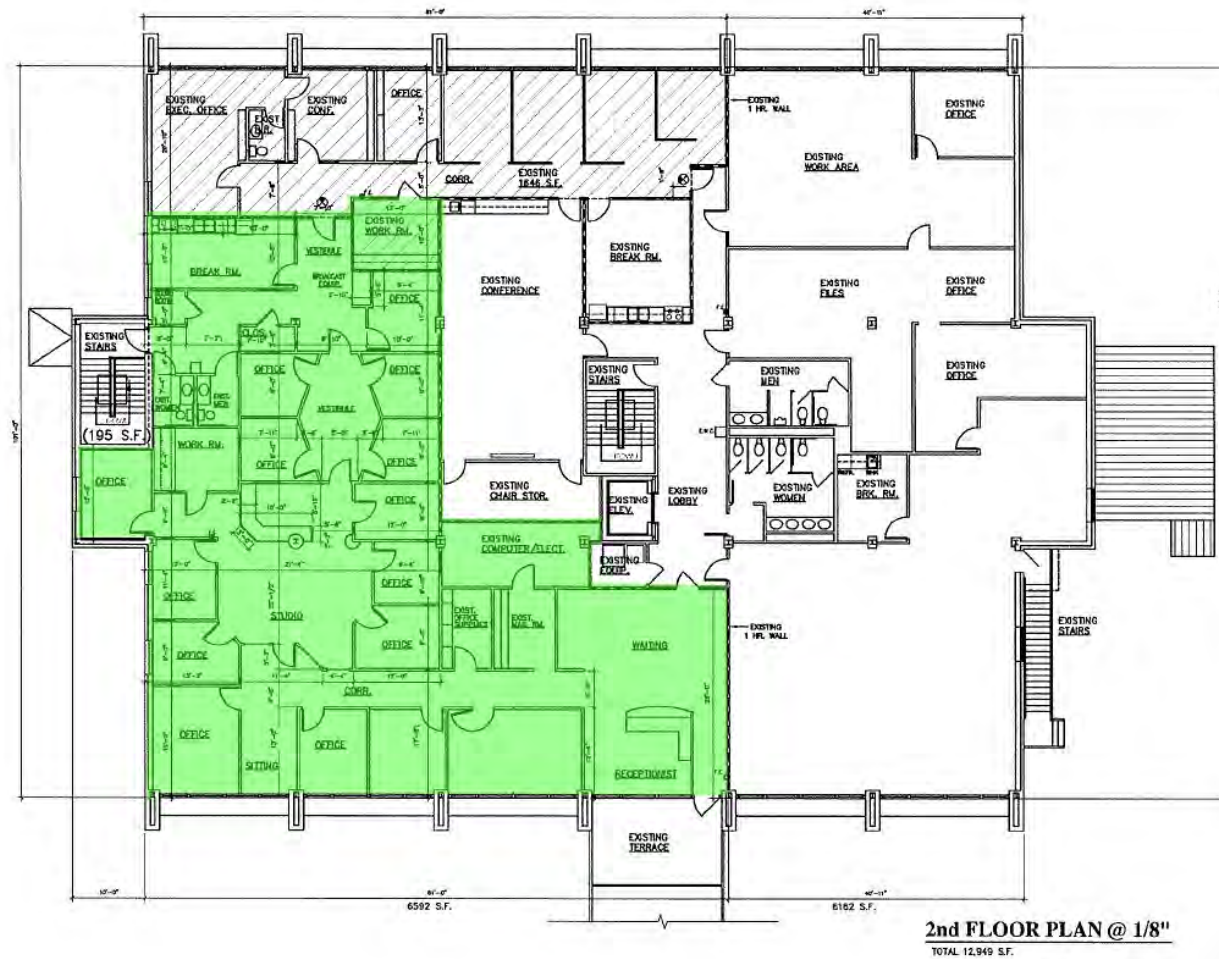
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



KENNETH C. BERGERON
AIA - Architect
100 C. Reothal Rd. - Pollock, La. 71407
318-785-2747

DATE: 11/28/22

REVISIONS:

JOB NO.

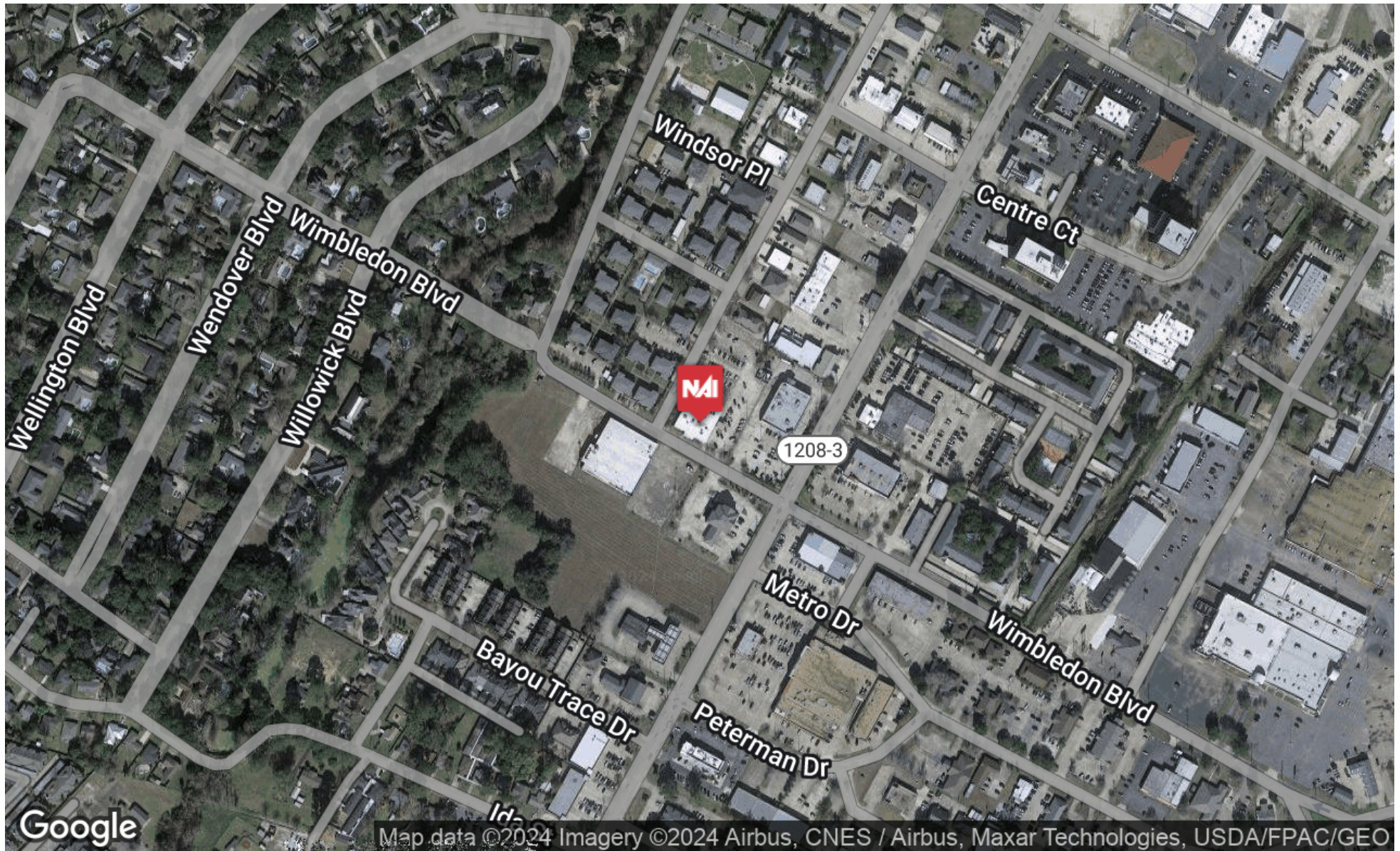
OWNER: K.C.B.

DESIGNED BY: K.C.B.

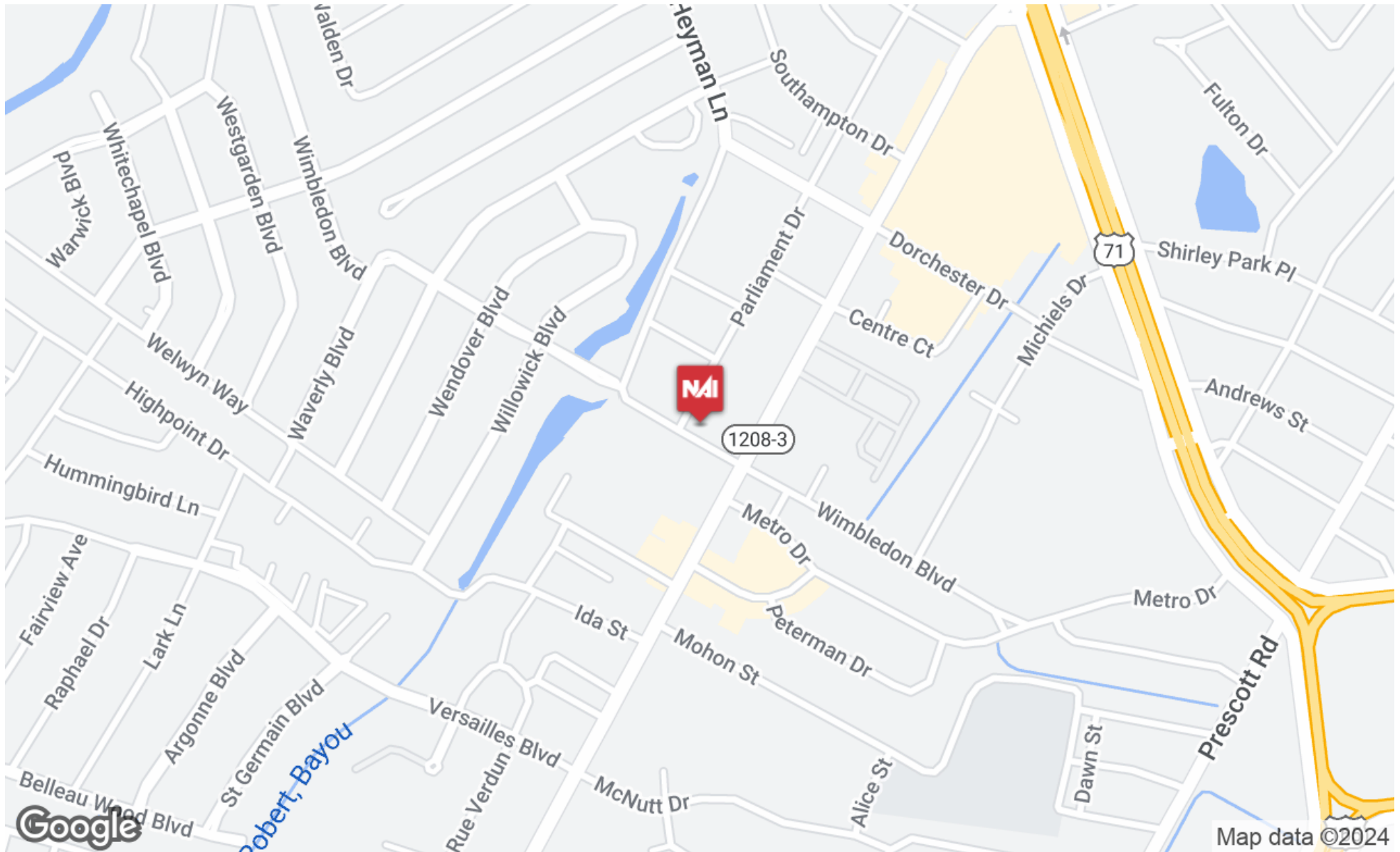
DRAWN BY: K.C.B.

EXISTING 2ND FLOOR LAYOUT FOR:
NOLES FRYE REALTY, INC. OFFICE BUILDING
AVAILABLE LEASE SPACE
4615 PARLIAMENT DRIVE
ALEXANDRIA, LA.

SHEET NUMBER
A 4



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Jack Hodges, CCIM

Commercial Sales & Leasing

O: 318.483.1542 | C: 318.481.8757

jhodges@latterblum.com

NALatter&Blum

4615 Parliament Drive, Ste 100
Alexandria, LA 71303

www.latterblum.com