

## LOCATION DESCRIPTION

This medical office building is located on the CHRISTUS Ochsner Lake Area Hospital Campus in the busy South Lake Charles area. Medical professionals and office tenants will value the proximity to other esteemed medical facilities. This dynamic area provides a perfect blend of accessibility and amenities, making it an ideal choice for a medical office.

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	1 - Suite C12
Building Size:	4,888 SF
Available SF:	2,278 SF
NNN:	\$4.90
Address:	4150 Nelson Road, Bld. C Lake Charles, LA 70605

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,138	11,482	20,869
Total Population	6,708	23,975	45,008
Average HH Income	\$91,204	\$80,401	\$74,038



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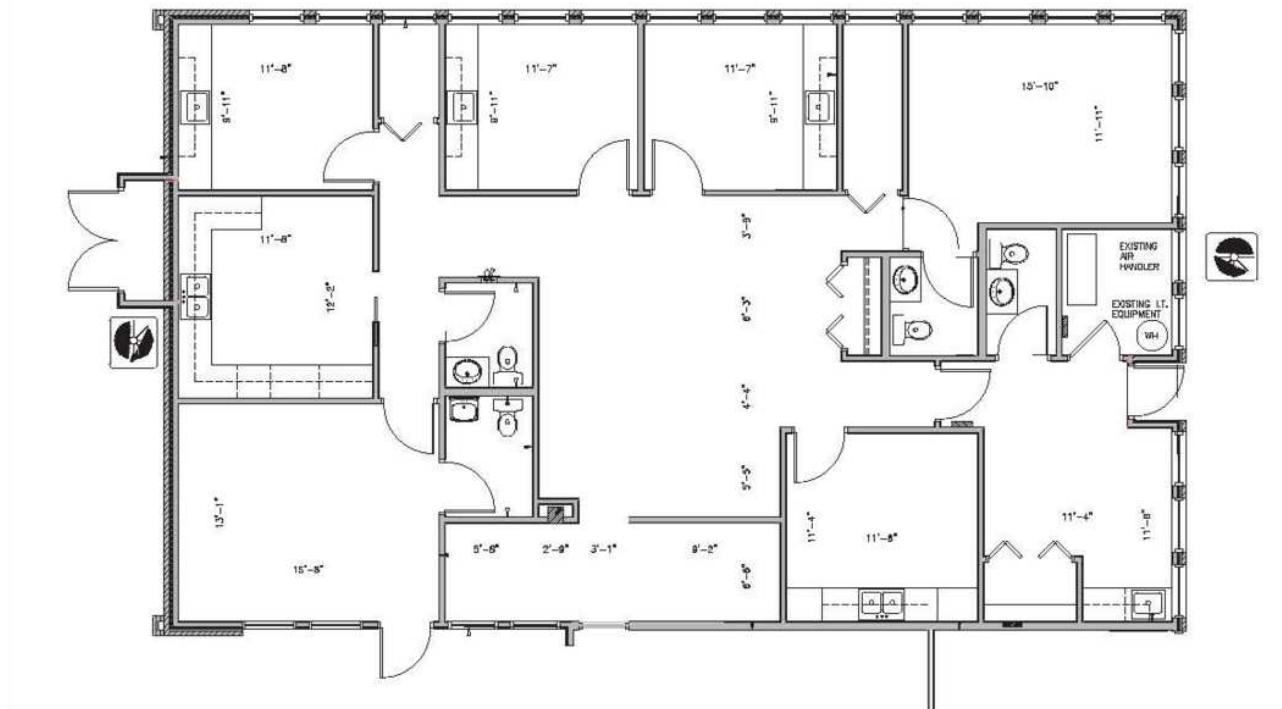
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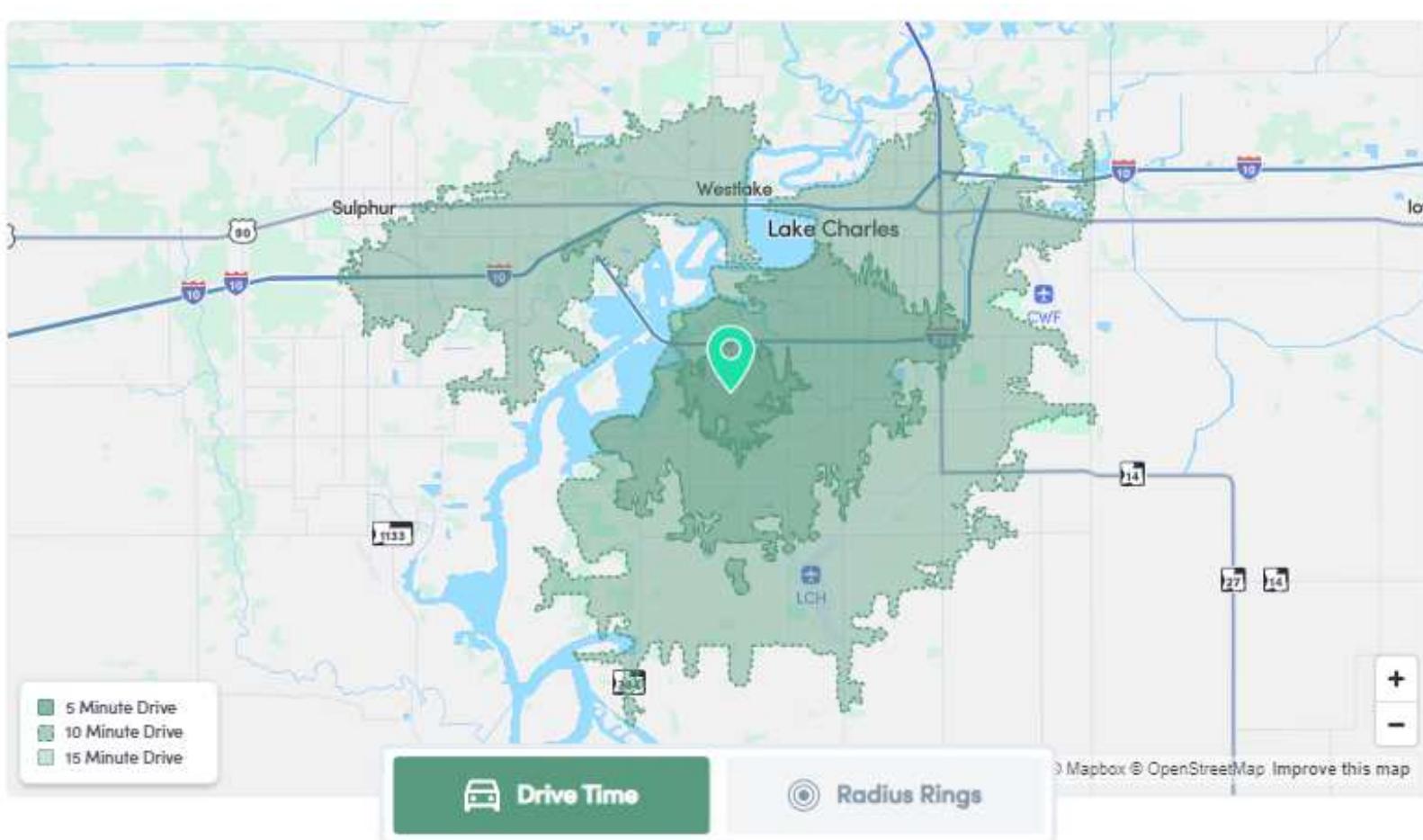
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