

FOR LEASE

PROPERTY SUMMARY

PLUG IN READY - CALL CENTER - INCLUDES FURNITURE

Take advantage of this unique opportunity to immediately open your doors in Covington, LA. This quiet flex space is located in the beautiful Northpark Office Park. The Commercially zoned (HC-2) property is located just minutes from the Causeway, North of I-12, off U.S. Hwy 190. Northpark is a master-planned community of 287 acres with mixed-use office, retail and residential development nestled in a lavishly landscaped area with tranquil ponds, large trees, sidewalks, lighting, and directional signage. Northpark neighbors include Chevron, Hornbeck Offshore, PoolCorp, Stirling Properties, Fed Ex, Park Place Academy, Loop LLC, Zea Rotisserie, Starbucks, Regions Bank, Marriott Courtyard, Marriott Residence Inn, Don's Seafood, First Bank and Trust, Marine Interior Systems and Cantium USA.

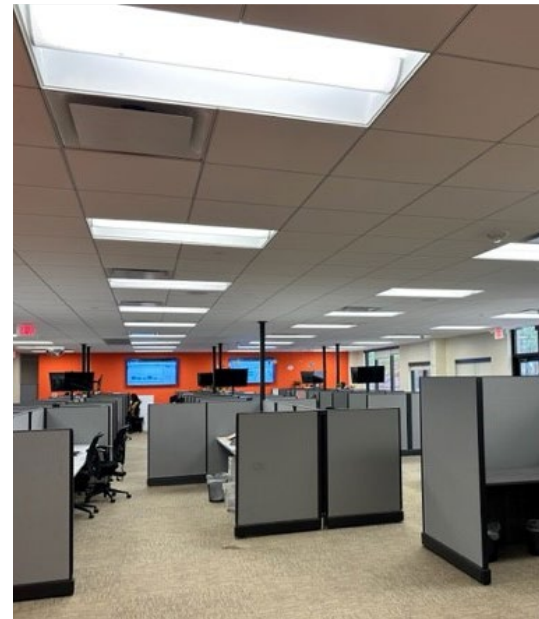
Suite 14 has 8,826 SF total, is built out as a call center, includes furniture, and accommodates 100 with a great open floor plan. Suite 1 consists of 5,578 SF of conditioned warehouse space. Suites 1 & 14 combine for a total of 14,404 SF and are just steps apart but not contiguous.

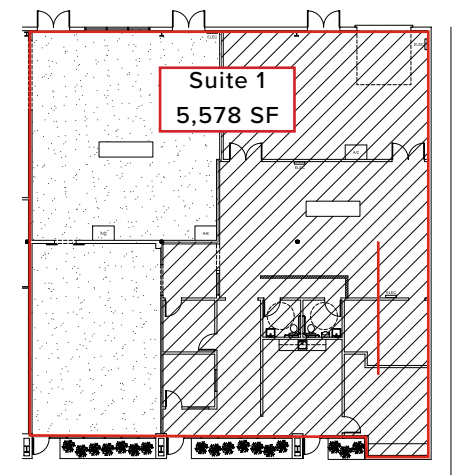
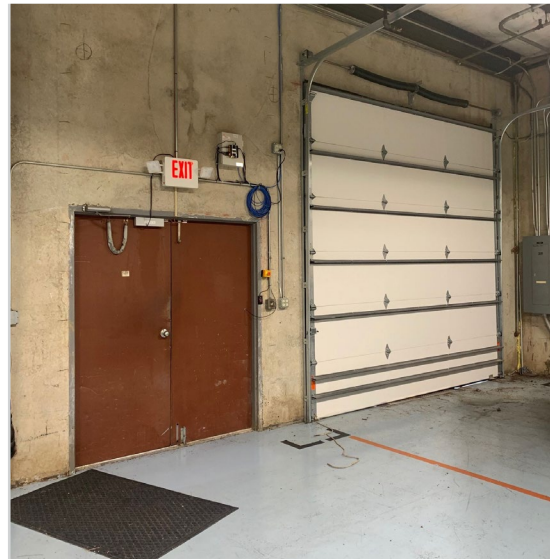
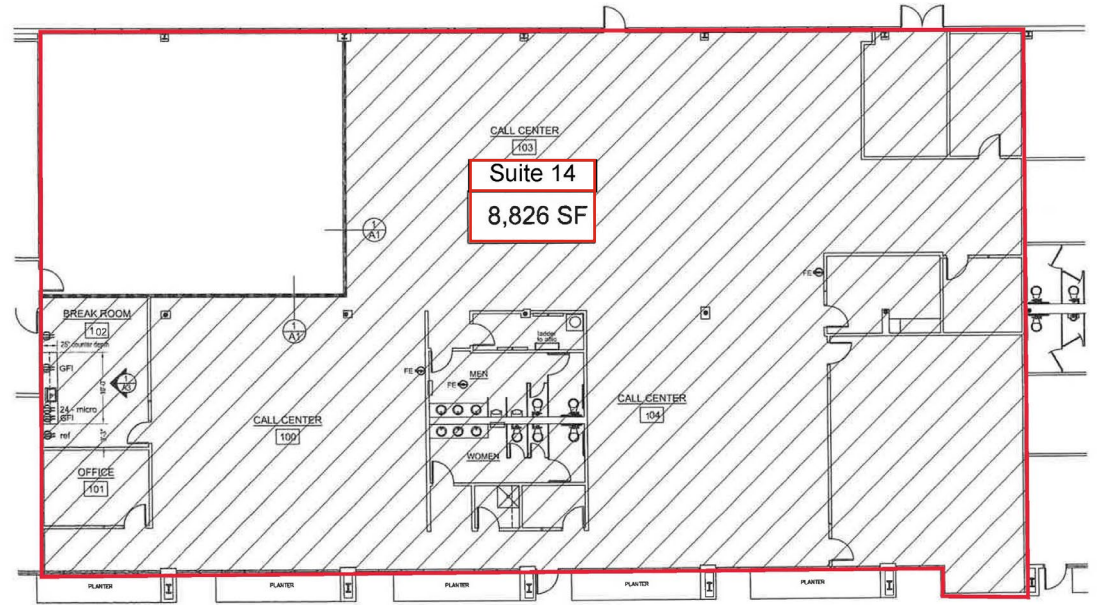
AVAILABLE

- Suite 1: 5,578 SF @ \$16.00 PSF
- Suite 14: 8,826 SF @ \$18.00 PSF
- Suites 1 & 14: 14,404 SF @ \$17.00 PSF
- CAM Expenses: \$3.00

PROPERTY HIGHLIGHTS

- Minutes from the Causeway
- Call Center, Office & Warehouse Space
- Ground Floor
- 7 Offices
- Conference Room
- Kitchen & Break Room
- Roll-Up Door
- 104 Parking Spaces
- Zoning: HC-2





TRAFFIC COUNTS (ADT 2022)

- On North Highway 190: 70,987

2022 DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	5,799	36,448	87,680
Avg. HH Income	\$86,317	\$86,267	\$93,888