



**13,606 SF**  
**CLASS A OFFICE**

HAMMOND, LA

**stirling**



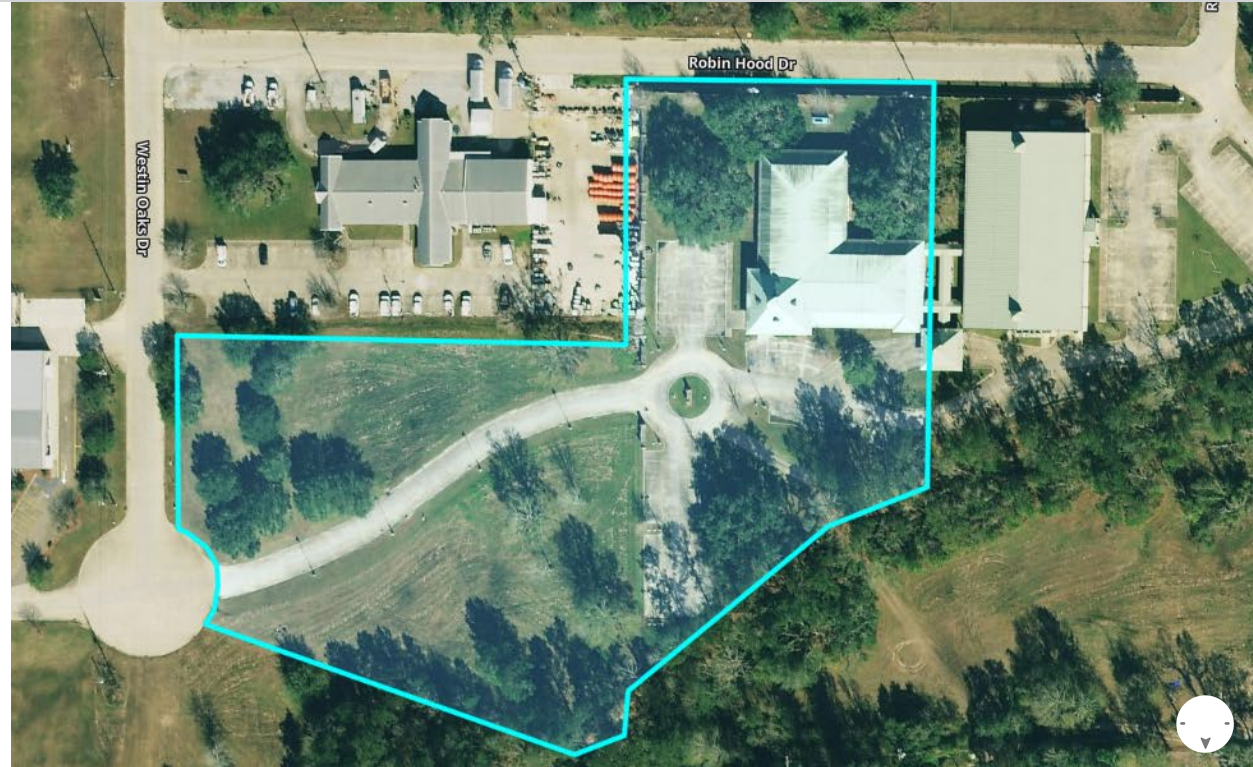
## FOR SALE OR LEASE

### PROPERTY OVERVIEW

Classic upscale office building at the crossroads of Southeast Louisiana formerly used by Worley Insurance. Designed with a large spacious lobby and central conference rooms with two wings extending out to house 30+ private and group offices. This 13,606 SF facility had no damage during Ida, is move-in ready and has a whole house Cummins generator tied direct to Atmos natural gas.

This property boasts great access, frontage and visibility from I-55. Minutes from downtown Hammond, the Interstate interchange of I-12 and I-55 and just one hour from New Orleans CBD (57 miles) this property has great potential and is a must see for any mid to large size corporation, educational organization, or government agency looking for a future headquarters, regional offices and/or training center. The entire property is within the City limits of Hammond, LA and is zoned as Highway Commercial.

Originally built in 2008 for Worley, Inc and occupied until mid-2020, this property housed their regional training for upper management. Extremely well built with high quality finishes throughout, including high ceilings, wood trim, hard wood flooring, and beautiful landscaping which includes multiple live oaks and a rear courtyard.



### ZONING

- C-H (Highway Commercial)

### FLOOD ZONE

- X

### OFFICE DETAILS

- No of Stories: 1
- Year Built: 2008
- Rentable Area: 13,606 SF

### SALE PRICE

- \$ 2,750,000

### LEASE RATE

- \$15 PSF NNN

### LAND SIZE

- 5.1 +/- Acres

### PARKING

- 67 Surface Spaces



## AREA OVERVIEW

Modes of transportation within Tangipahoa Parish include a regional airport, intersecting interstates I-55 and I-12 near the site (2 Miles), a shallow draft port, and intersection main line rail. ([www.tedf.org](http://www.tedf.org)).

The city of Hammond is Tangipahoa's largest city and is home to a vibrant downtown, regional airport, Canadian National Rail spur, quick access to the interstate system and regional ports, as well as Southeast Louisiana University which boasts the third largest tuition in the state of Louisiana. ([www.haeidd.org](http://www.haeidd.org)).

Northshore Regional Airport (6.3 Miles) in Hammond is the largest general aviation airport on the northern shore of Lake Pontchartrain and is ideally located off of Interstates 55 and 12, just 55 miles north of New Orleans, 45 miles east of Baton Rouge, and 90 miles west of the Mississippi Gulf Coast. It is fully equipped to handle large aircraft while the airfield is over 900 acres and is open to general, corporate, and military aircraft. ([www.Hammond.org](http://www.Hammond.org))

## HAMMOND AREA COMPANIES

- Northoaks Medical Center
- Care, Inc
- Southeastern Louisiana University
- Elmer's Candy Supply
- Inner Parish Security Group
- Medline, Inc
- Wal-Mart Distribution Center
- Entergy











OFFICE FRONT





OFFICE LOBBY





CONFERENCE ROOM





OFFICE



COURTYARD



SUMMARY

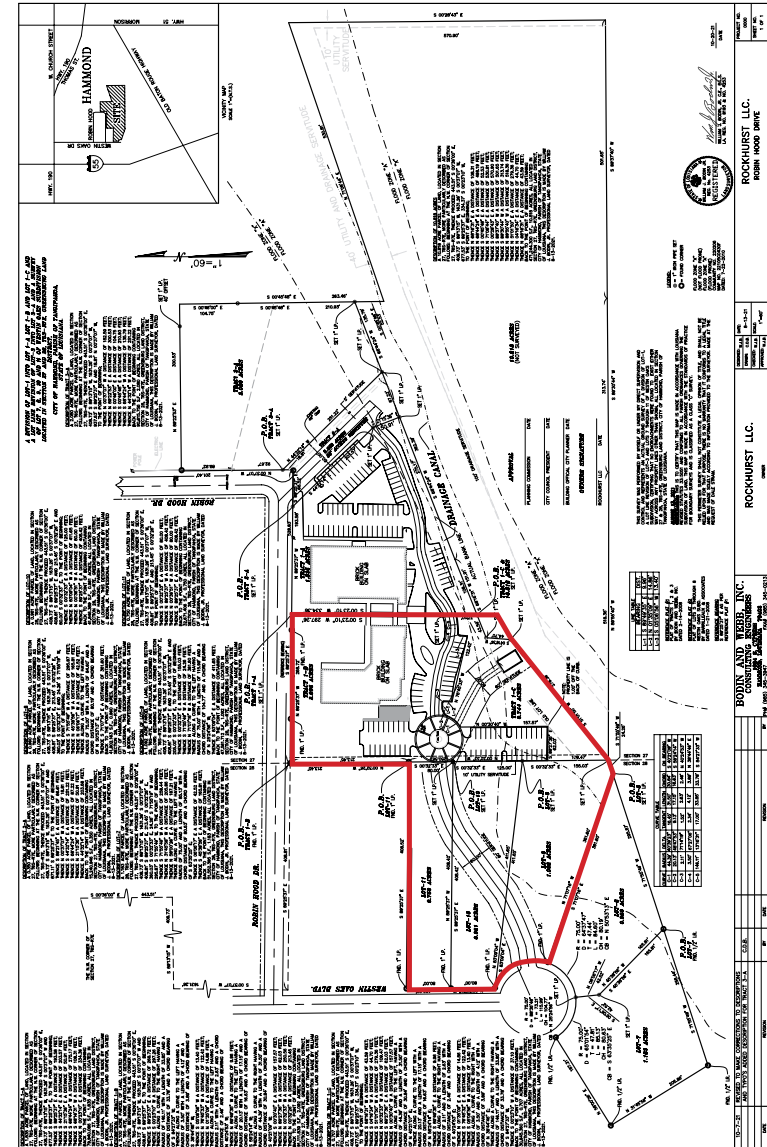
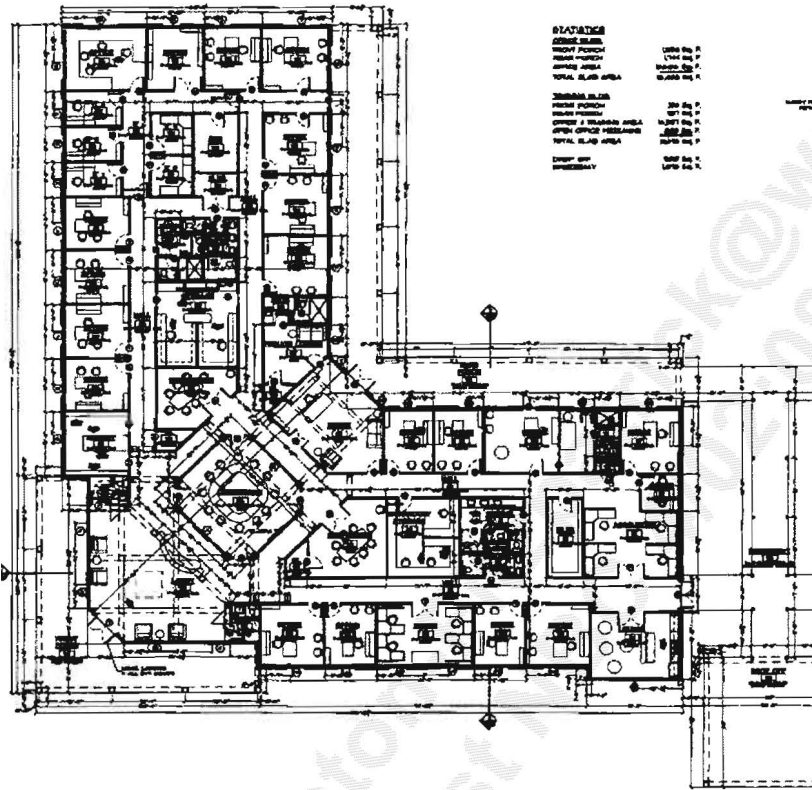
AERIAL

SITE PLAN

PHOTO 1 2 3 4

**SITE PLAN**

DEMOGRAPHICS





SUMMARY

AERIAL

SITE PLAN

PHOTO 1

2

3

4

SITE PLAN

DEMOGRAPHICS

## 2024 DEMOGRAPHICS

15 MIN 30 MIN 60 MIN



POPULATION

67,527 137,924 885,581



AVG. HH INCOME

\$67,247 \$73,792 \$98,126

### NEARBY CENTAL BUSINESS DISTRICTS:

- Nola Cbd - 53 Minutes
- Baton Rouge Cbd - 49 Minutes

### NEARBY AIRPORTS:

- Hammond Regional Airport - 17 Minutes
- New Orleans International Airport - 43 Minutes

### NEARBY DEEP WATER PORTS:

- Of South Louisiana - 41 Minutes
- Port Of New Orleans - 59 Minutes

