

305 N LAURENT

COMMERCIAL PROPERTY FOR LEASE



**SOUTH
TEXAS**
RENTALS.COM

Downtown
Victoria

11,496
Daily Traffic Count

Port Lavaca Dr

N Laurent St

.32 ACRES

AVAILABLE SPACE

Unit	SQFT	Base Rent
305 N Laurent	3,020 SQFT	\$2195/MO



\$8.72 / SF / YR

3020 SQFT

Introducing 305 Laurent, a versatile commercial property situated on .32 acres of prime real estate, strategically positioned near the intersection of Port Lavaca Dr and Laurent, boasting a daily traffic count of 11,496 vehicles. This property serves as a perfect blank canvas for any business endeavor. With its main lobby area, four offices, shared workspace, kitchen, bathroom, and two spacious open areas with ample storage, it offers a flexible layout adaptable to various business needs. Additionally, its proximity to downtown ensures convenient access to the heart of the city, making it an enticing investment opportunity for those seeking both functionality and strategic location.

DEMOGRAPHICS

- Traffic Count: 11,496
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

LOBBY AREA



4 LARGE OFFICES



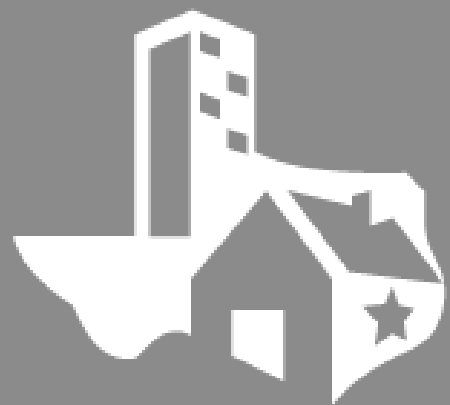
SHARED WORKSPACES



BATHROOM & KITCHEN



CONTACT



**SOUTH
TEXAS**
RENTALS.COM

PHONE

(361) 333-2002

WEBSITE

www.SouthTexasRentals.com

EMAIL

leasing@SouthTexasRentals.com

ADDRESS

4800 N Navarro St, Victoria, TX 77901