



PROPERTY DESCRIPTION

Prime fully furnished office space available in the high-growth Nelson Road corridor. This move-in ready, turnkey office comes fully furnished and is ready to support business operations immediately.

The property offers immediate access to Interstate 210 for convenient connectivity throughout Lake Charles and the surrounding area. Additional features include a building generator and ample parking for both customers and employees.

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Building Size:	+/- 5,022 SF
CTI 2026 Estimate:	\$3.76 SF
Address:	1909 Southwood Lake Charles, LA 70605

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,478	19,573	33,671
Total Population	8,612	48,049	86,987
Average HH Income	\$121,917	\$99,326	\$94,559

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM

337.764.6556
bsoto@nvstrealestate.com



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

TYPICAL OFFICE



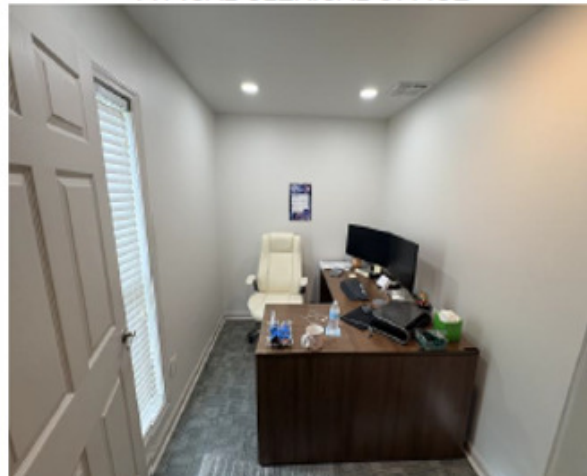
TYPICAL OFFICE



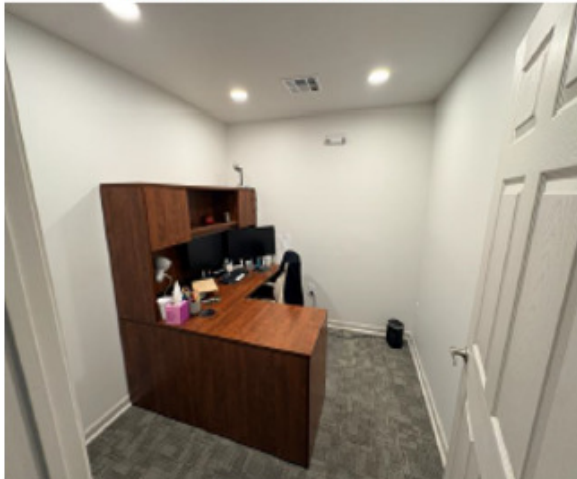
CLERICAL OFFICE ROW



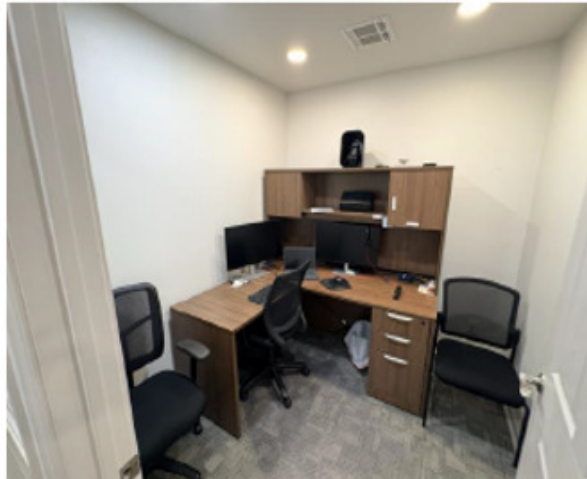
TYPICAL CLERICAL OFFICE



TYPICAL CLERICAL OFFICE



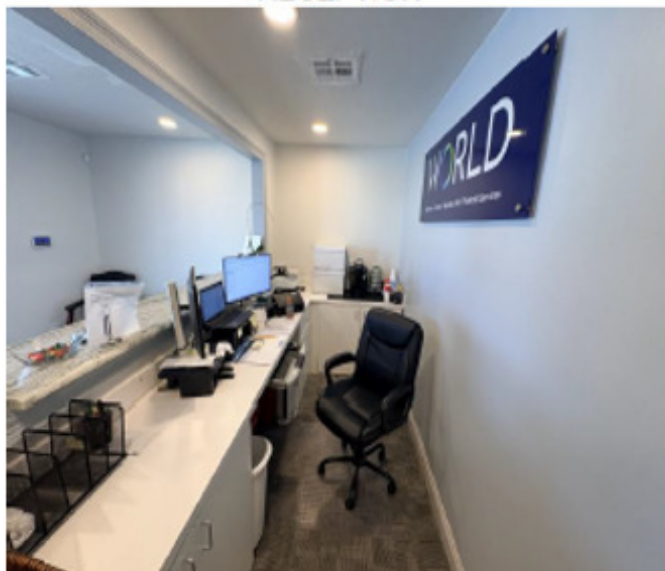
TYPICAL CLERICAL OFFICE



KITCHEN



RECEPTION



TYPICAL RESTROOM



TYPICAL RESTROOM





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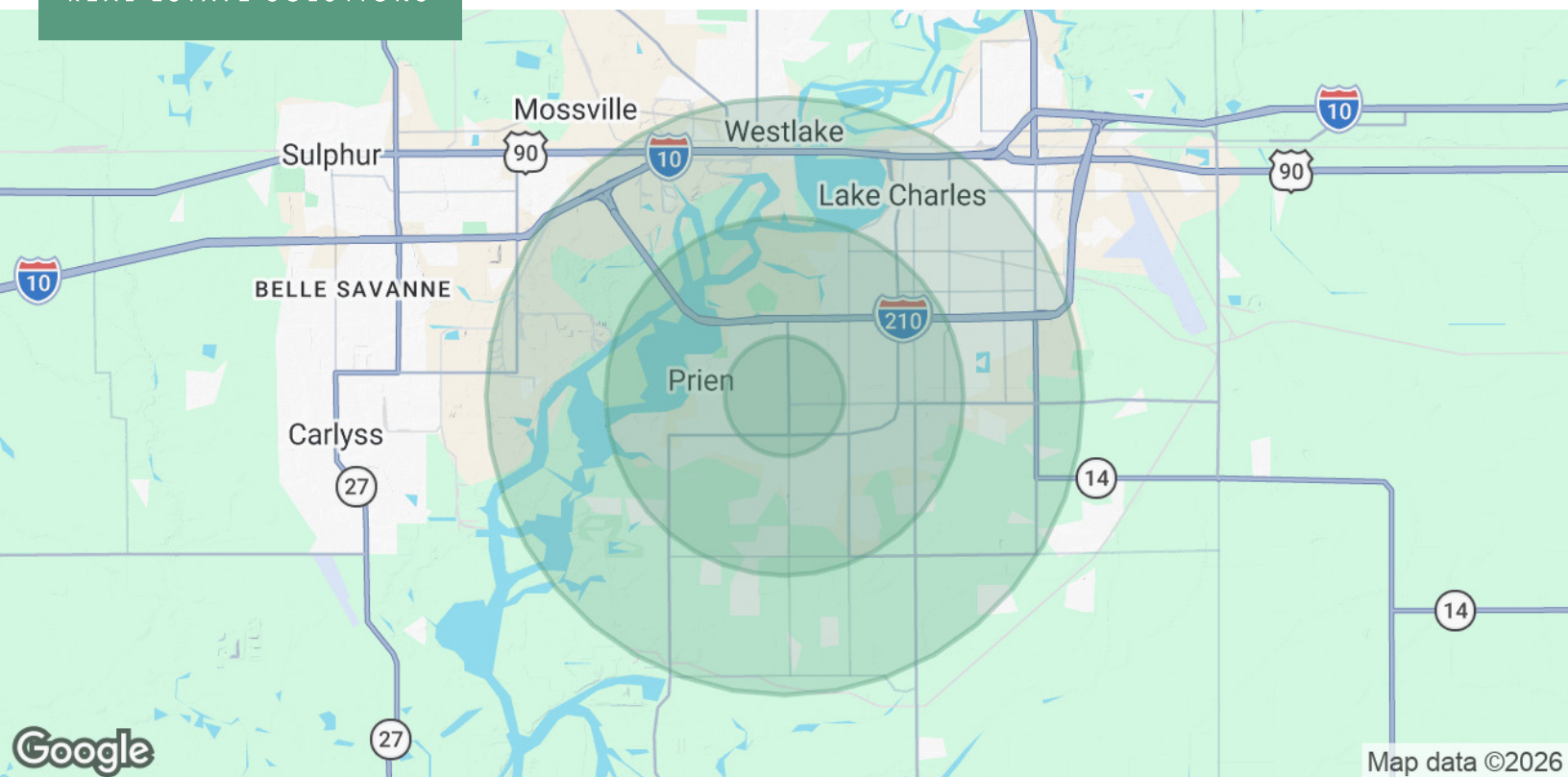
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,612	48,049	86,987
Average Age	38.7	37.6	36.9
Average Age (Male)	36.0	35.7	36.0
Average Age (Female)	39.2	39.4	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,478	19,573	33,671
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$121,917	\$99,326	\$94,559
Average House Value	\$363,189	\$294,269	\$270,569

2023 American Community Survey (ACS)

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