

Galvez Commons

OFFICE/RETAIL PROPERTY FOR LEASE

40306 Louisiana 42 Prairieville, LA 70769

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PROPERTY SUMMARY



Property Description

Galvez Commons Shopping Center offers up to 13,752 SF of flexible second-floor space at 40306 LA-42 in Prairieville. The entire second floor is currently vacant and elevator served, providing convenient access from the ground floor and the flexibility to accommodate a single user, multiple tenants, or a growing business.

The available space includes Suite 201(7,350 SF 2nd Generation Office), Suite 201 A-C (3,868 SF Shell Space), and Suite 202 (2,534 SF 2nd Generation Office), with the ability to combine spaces or expand into adjacent areas based on tenant requirements. Available configurations range from approximately 2,534 SF to 13,752 SF, including existing second-generation office space, customizable shell space, and larger combined configurations.

The combination of existing office space and shell space creates an ideal opportunity for office, medical, professional, retail, and other compatible commercial users seeking either a more turnkey environment or the ability to customize their space.

Galvez Commons offers excellent visibility along LA-42 which sees over 18,000 vehicles per day, building and monument signage, and a diverse tenant mix including Galvez Seafood, Snap Fitness, Ella Jeans Ice Cream, and Capelli Hair Salon. There is approximately 1-acre of yard behind the center available for businesses with a need for office/retail and a place to store equipment or for laydown yard. \$2.54 PSF NNN.

Spaces	Lease Rate	Space Size	Lease Type
Suite 201	\$15.00 SF/yr	7,350 - 13,752 SF	NNN
Suite 201 A-C	\$15.00 SF/yr	3,868 - 13,752 SF	NNN
Suite 202	\$15.00 SF/yr	2,534 - 13,752 SF	NNN
Laydown Yard	Subject to Offer	1 Acres	Subject to Offer

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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 201	Available	7,350 - 13,752 SF	NNN	\$15.00 SF/yr	7,350 SF second floor office suite with perimeter offices and interior cubicles. The space has approximately 10 private offices, large conference room space, copy center and break area. Room for expansion is available as well as the full 2nd floor is available.
Suite 201 A-C	Available	3,868 - 13,752 SF	NNN	\$15.00 SF/yr	3,868 SF shell space located on the 2nd floor of Galvez Commons Shopping Center. This suite can be combined with Suite 202 (2,534 SF) for a total of 6,402 SF, combined with Suite 201 (7,350 SF) for a total of 11,218 SF, or the full 2nd floor is available. Other size configurations are possible.
Suite 202	Available	2,534 - 13,752 SF	NNN	\$15.00 SF/yr	2,534 SF office space located on the 2nd floor of Galvez Commons Shopping Center. The space has 4 private offices, large glass conference room and open interior for additional workstations. The space can be combined with Suite 201, A-C (3,868 SF) for a total of 6,402 SF.
Laydown Yard	Available	1 Acres	Ground Lease	Subject to Offer	Approximately 1-acre of yard behind the center available for businesses with a need for office/retail and a place to store equipment or for laydown yard.

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ADDITIONAL PHOTOS

SUITE 201

7,350 SF



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SUITE 201 A-C

3,868 SF



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SUITE 202

2,534 SF



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LOCATION MAP



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