

8501 SF Professional Office @ I-20/T...

401 Thomas Rd, West Monroe, LA 71292



Presented By:
John Rea Realty

**BASIC
PLAZA**

401 THOMAS RD
WEST MONROE, LA

**NOW
AVAILABLE**

SUITE 5
8,501 SF



8501 SF Professional Office @ I-20/Thomas Rd

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Property Details

Price: \$8.00 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/401-Thomas-Rd-West-Monroe-LA/38132861/>

Rental Rate:	\$8.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area	44,873 SF
:	
Year Built:	1979
Walk Score ®:	47 (Car-Dependent)
Rental Rate Mo:	\$0.67 /SF/MO

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Listing space

1st Floor Ste 5

Space Available:	8,501 SF
Rental Rate:	\$8.00 /SF/YR
Date Available:	October 19, 2025
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	New
Space Use:	Office
Lease Term:	Negotiable

8501 SF Professional Office /I-20 & Thomas Rd Now Leasing! Premier Office Suite at Basic Plaza; corner of I-20/Thomas Rd in West Monroe. Size: ±8,501 SF professional office. Visibility/Traffic: Excellent interstate exposure; ±99,500 Avg Daily Traffic. Easy/quick access to I-20. Site: ±3.62-AC center with ±120 striped parking spaces + security/safety lighting. Entry/Flow: Welcoming foyer, spacious lobby, generous reception area. Offices/Rooms: 17 private offices, 2 conference rooms, kitchen/break room and storage. Secure Storage: Cinder block-encased, fire-rated room perfect for sensitive files, media, or equipment. Men's/Women's Restrooms: Multiple lavatories & stalls, walk-in showers and separate vanity with large mirror + built-in cabinetry for the women's room. Construction/Condition: Concrete block; carpet/tile flooring; new roof (2022); overall very good condition. Tenant Finishes: Landlord invites tenant input on new flooring & paint to align with branding (per lease terms). Co-Tenancy: Fresenius Kidney Care West-Ouachita Dialysis Center, Aaron's Rent-to-Own, Renal Associates, Fresenius Kidney Care, Ouachita Home Dialysis and Mott MacDonald. Proximity: Glenwood Regional Medical Center ~3 min (via Thomas Rd); Monroe Regional Airport ~13 min (via I-20 E). Close to Texas Roadhouse, Golden Corral, Walk-On's Bistreaux & Bar, Academy Sports, Crumbl Cookie, Office Depot, WalMart Super Center, Chick-fil-A and several other national restaurants and chain hotels. Suggested Target Users: Professional services HQ/Admin Center, Behavioral health/ Counseling Group, Home health/Hospice HQ or RCM (billing/coding), DME Showroom + back office, Multi-Provider Medical Clinic, Physical Therapy/Sports Medicine/Rehab, Infusion Therapy/Wound Care. Basic Plaza: A rare blend of interstate visibility, abundant parking, an office-rich layout that balances productivity & privacy with brand-ready finishes delivering convenience for patients/clients, staff and a strong, lasting presence on Thomas Road.

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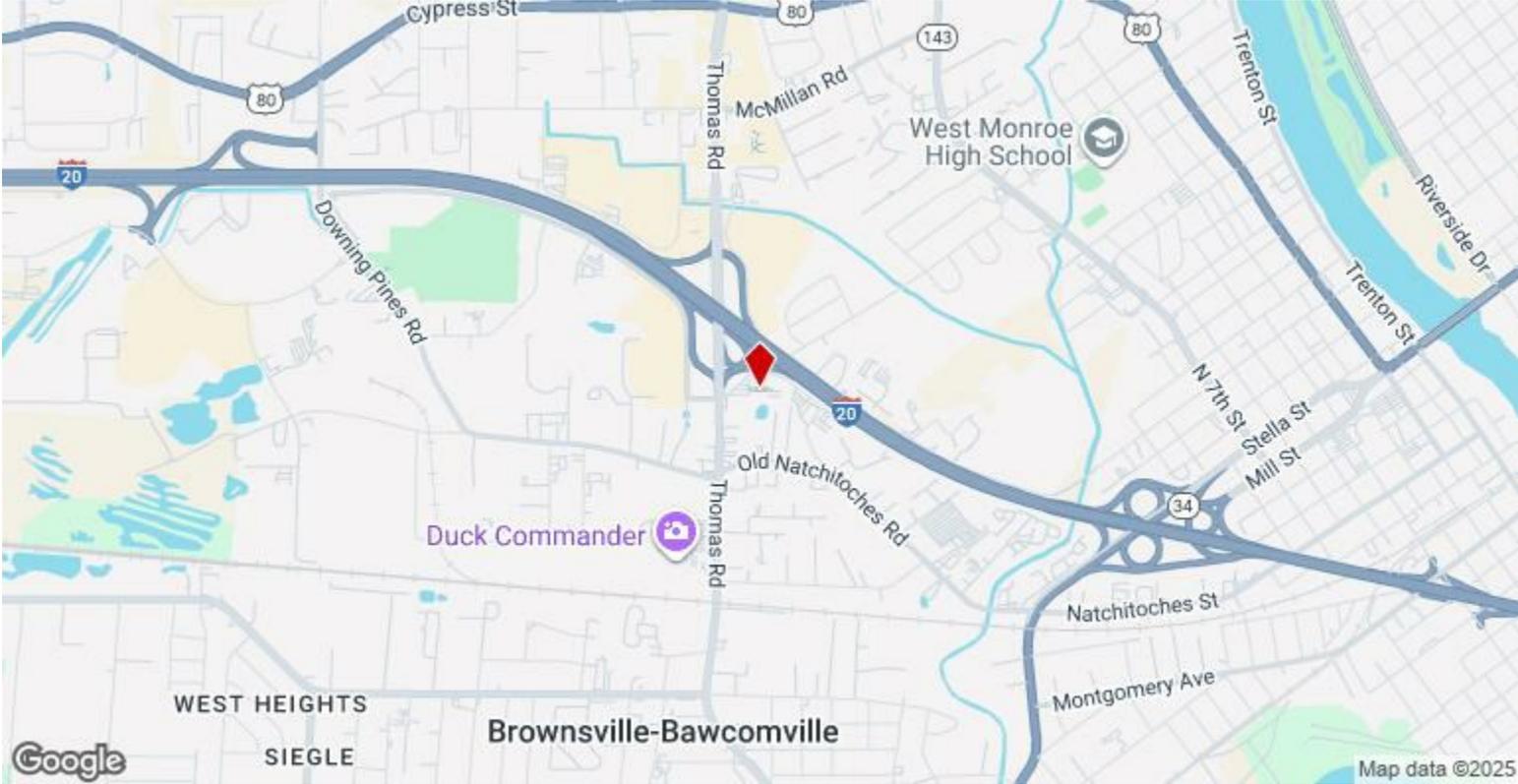
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aaron's	-	
Fresenius Kidney Care	-	
Fresenius Kidney Care	-	
West-Ouachita Dialysis Cente		
Mott MacDonald	-	
Ouachita Home Dialysis	-	
Renal Associates	-	

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Location



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Property Photos



Suite 5 - 8501 SF



Front Entry

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Property Photos



Foyer



Reception

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Property Photos



Foyer/Reception



Reception/Office Manager

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Property Photos



Private Office



Conference Room

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Property Photos



Conference Room



Conference Room

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Property Photos



Storage



Workstation

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Property Photos



Private Office



Private Office

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Property Photos



Workstation



Filing/Storage

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Property Photos



Private Office



Kitchen/Breakroom

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Property Photos



Kitchen/Breakroom



Ladies Restroom/Lounge

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Property Photos



Ladies Restroom/Lounge



Men's Restroom

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Property Photos



Hallways



Data Room

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Property Photos



Workstation



Aerial Building/Parking Lot

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Property Photos



Quick/Easy Access to I-20



Excellent Exposure

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Property Photos



Proximity to Professional Businesses

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