

The logo for NAI Rampart, featuring the letters 'NAI' in a stylized, bold font followed by the word 'Rampart' in a clean, sans-serif font. The background of the entire image is a photograph of a modern office building with large windows and a brick facade, set against a blue sky with scattered white clouds. A large, semi-transparent white arrow graphic points from the bottom right towards the center of the image.

**NAI**Rampart

**OFFICE BUILDING FOR SALE**

**6507 Coliseum Boulevard**

Alexandria, LA 71303

Presented By:

**Jack Hodges, CCIM**  
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## PROPERTY DESCRIPTION

Available for Sale, a 6,500 square foot office space, formerly a general and family medicine facility which is ideally situated along highly visible Coliseum Boulevard (Highway 28 West). The office is well maintained and offers an efficient and flexible layout that can be used for a variety of professional or medical uses.

The office has a large waiting room with a reception area which can serve many clients or patients. Behind the reception area, consists of an extensive medical buildout, including, two offices, ten examination rooms, each with examination tables, staff lounge, medical laboratory space, billing area, medical records and supply areas.

The office location is prime on Coliseum Boulevard with excellent visibility and accessibility. Located near major retailers, banks and car dealerships.

## OFFERING SUMMARY

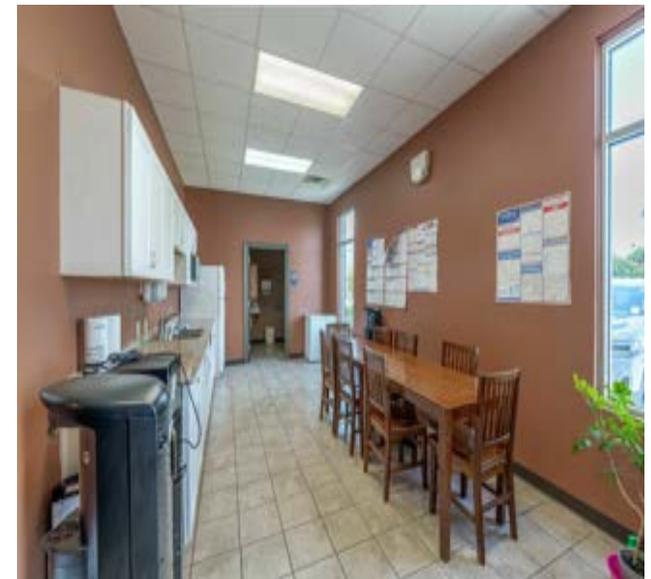
Sale Price:	\$1,949,000.00
Number of Units:	1
Lot Size:	0.774 Acres
Building Size:	8,375 SF

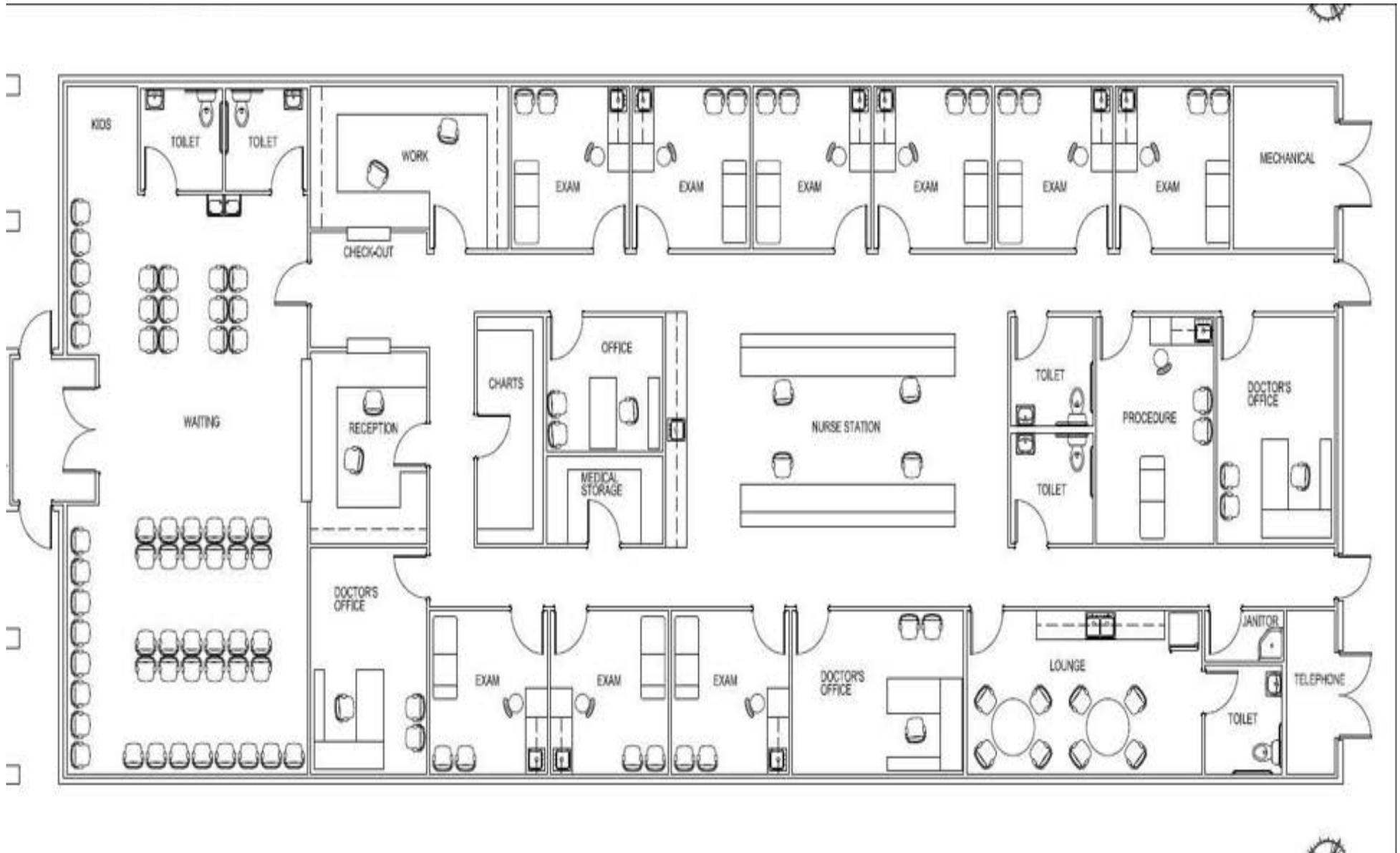
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759



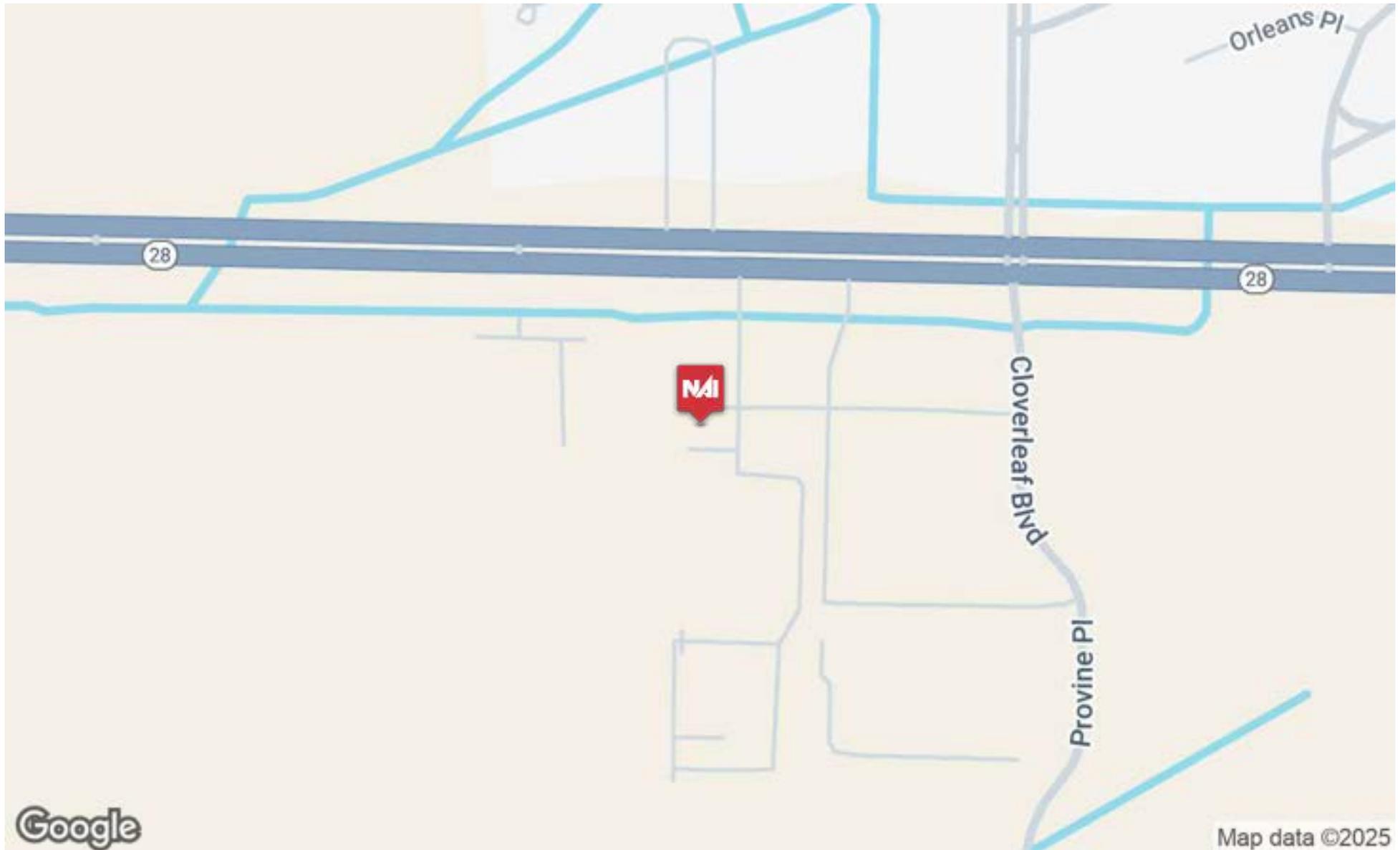


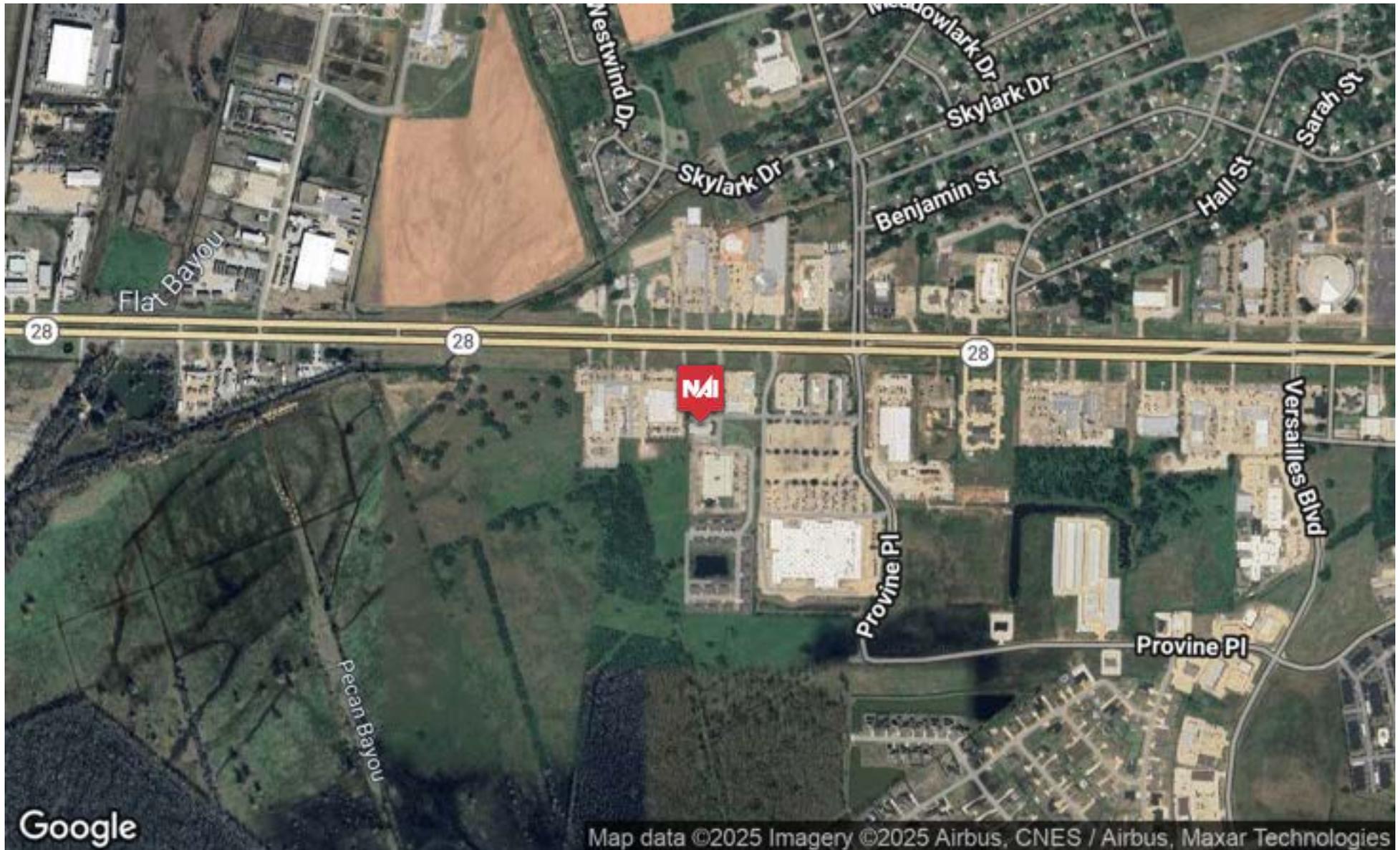














For more information:

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**NAIRampart**

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