



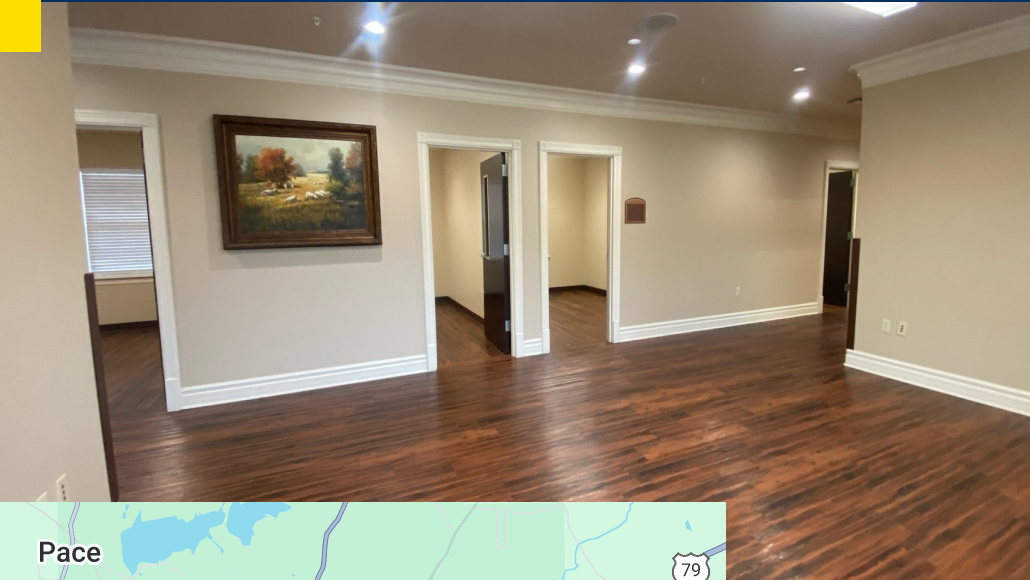
**Modern, Top-Tier  
MEDICAL OFFICE  
12,142 SF**

**Grant Smith, CCIM**  
Direct 318.698.1116  
Mobile 318.470.3676  
GrantS@sealynet.com

**Jackson B. Wheless**  
Direct 318.698.1113  
Mobile 318.344.7384  
JacksonW@Sealynet.com

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com





### Offering Summary

Sale Price:	\$1,800,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	12,142 SF
Lot Size:	2.8 Acres
Sale Price / SF:	\$148.25

### Location Overview

The property offers excellent accessibility and sits right off Minden's busiest street, Homer Road (Hwy 79), near the central part of Minden. Interstate 20 is only 2.7 miles away. The surrounding area includes many businesses, retailers, medical offices, and facilities. The area has seen significant economic growth, with increased development in the healthcare and medical industries. Health Care & Social Assistance are still among the largest industries within Minden's economy (DataUSA). Minden Medical Center, the area's leading medical hub, is less than five minutes away. Allegiance Health Management and Minden Medical recently partnered to develop an additional \$7 million medical facility 12 minutes from the Minden area.

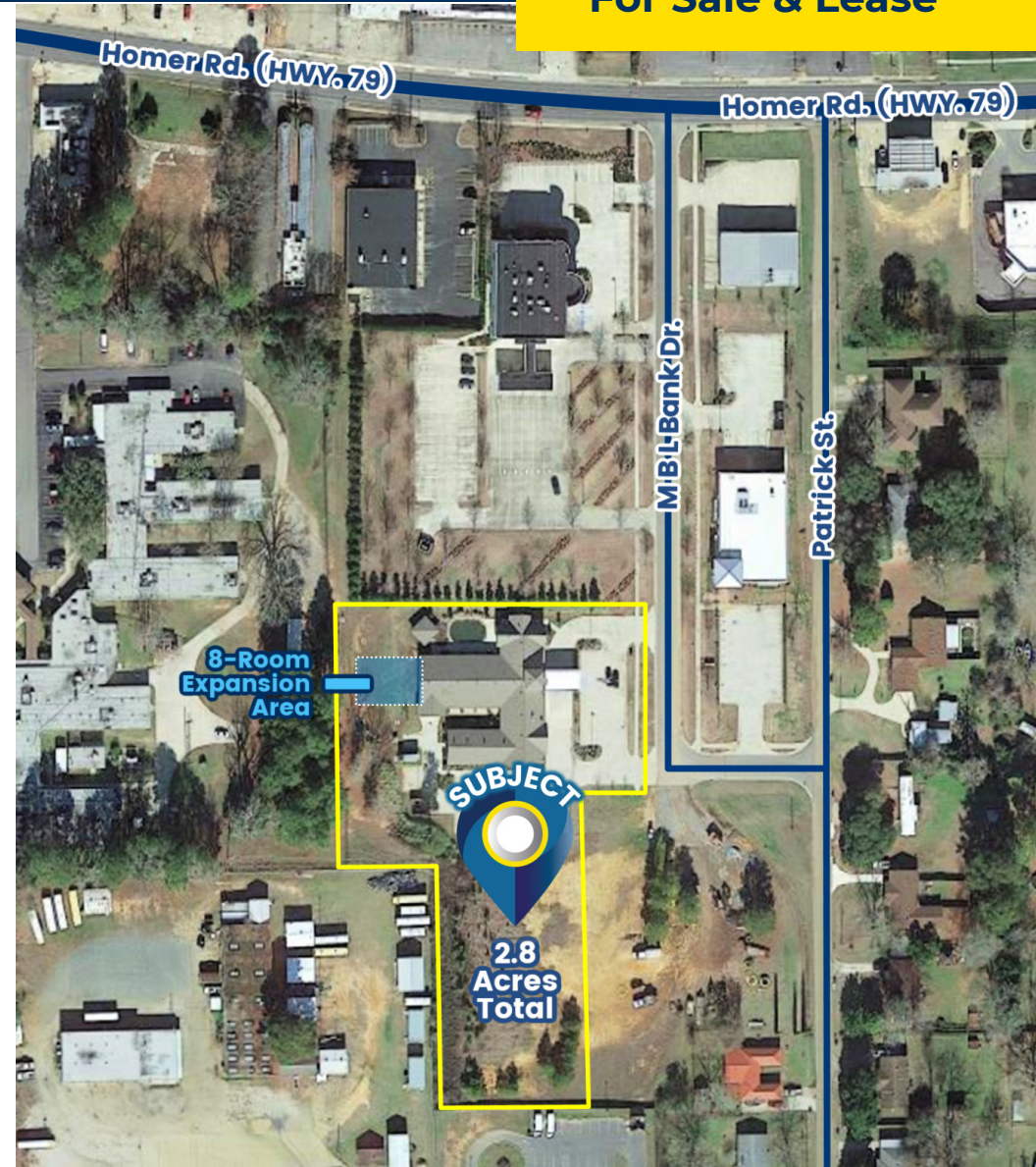


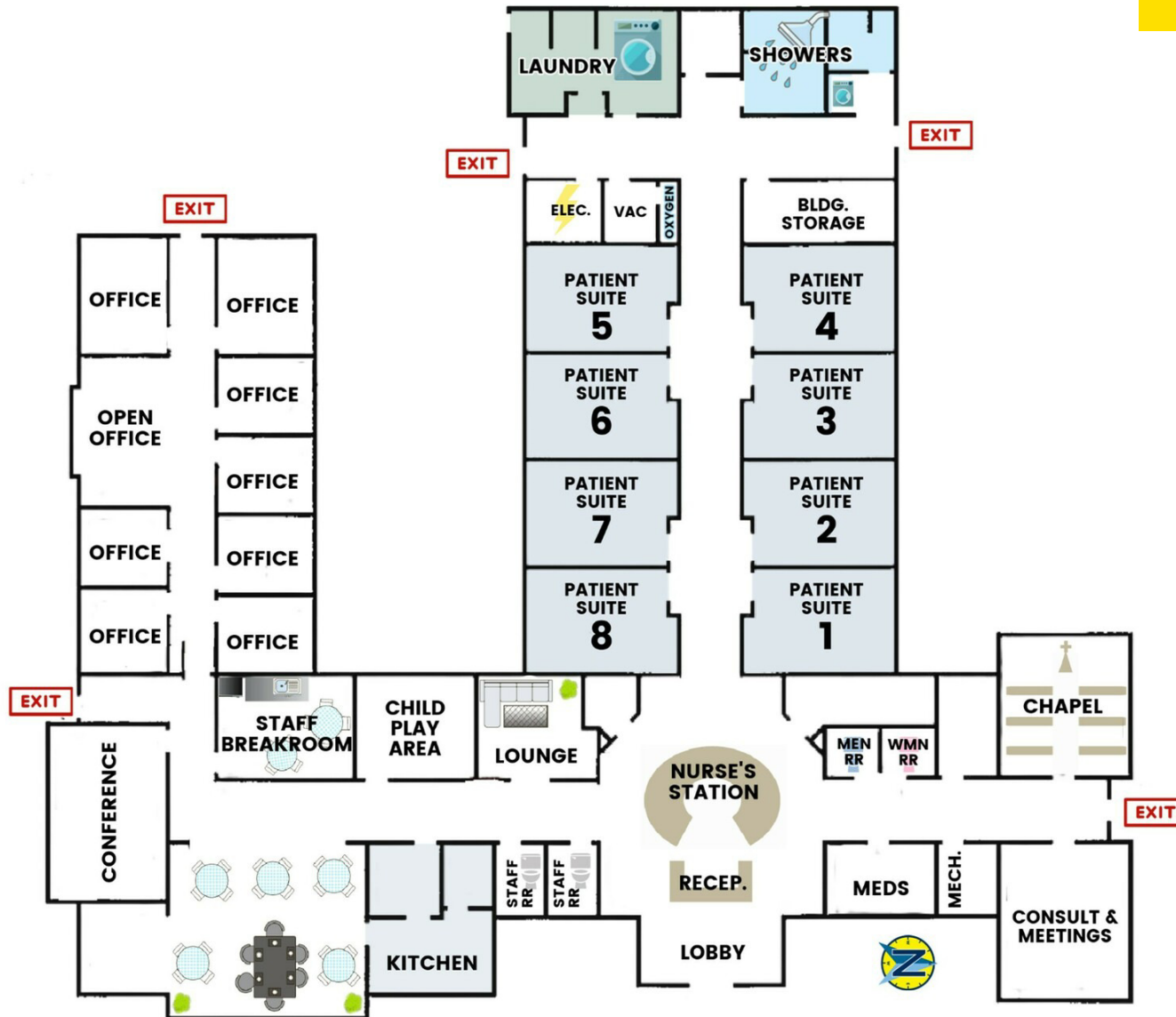
Property Type	Medical Office Investment, Flex
Property Subtype	Office Building
Building Size	12,142 SF
Building Class	A
Zoning	B-3
Year Built	2016

Initially developed in 2016 as an in-house hospice facility, this building offers expansive repurposing potential as a private hospital, surgery center, assisted living facility, and more. The 12,142 SF medical building currently sits on 2.8 acres. The large lot size provides ample parking and significant room for expansion or additional facilities. Expansion plans for an eight-room expansion are available for the buyer.

*The beautifully built, top-of-the-line, move-in ready building features:*

- **Private Consultation & Conference Rooms**
- **Abundant Space for Administrative Staff**
- **State-of-the-art Commercial Grade Kitchen**
- **Linen and Laundry Facilities**
- **Backup Generator**
- **Water Fountain/Pond Outdoor Area**
- **Pristine Chapel**
- **Various Recreational Areas**
- **8 Private and Fully Equipped Rooms (each including a hospital bed, private restroom, and internal medical gas manifold)** Medical recently partnered to develop an additional \$7 million medical facility 12 minutes from the Minden area.



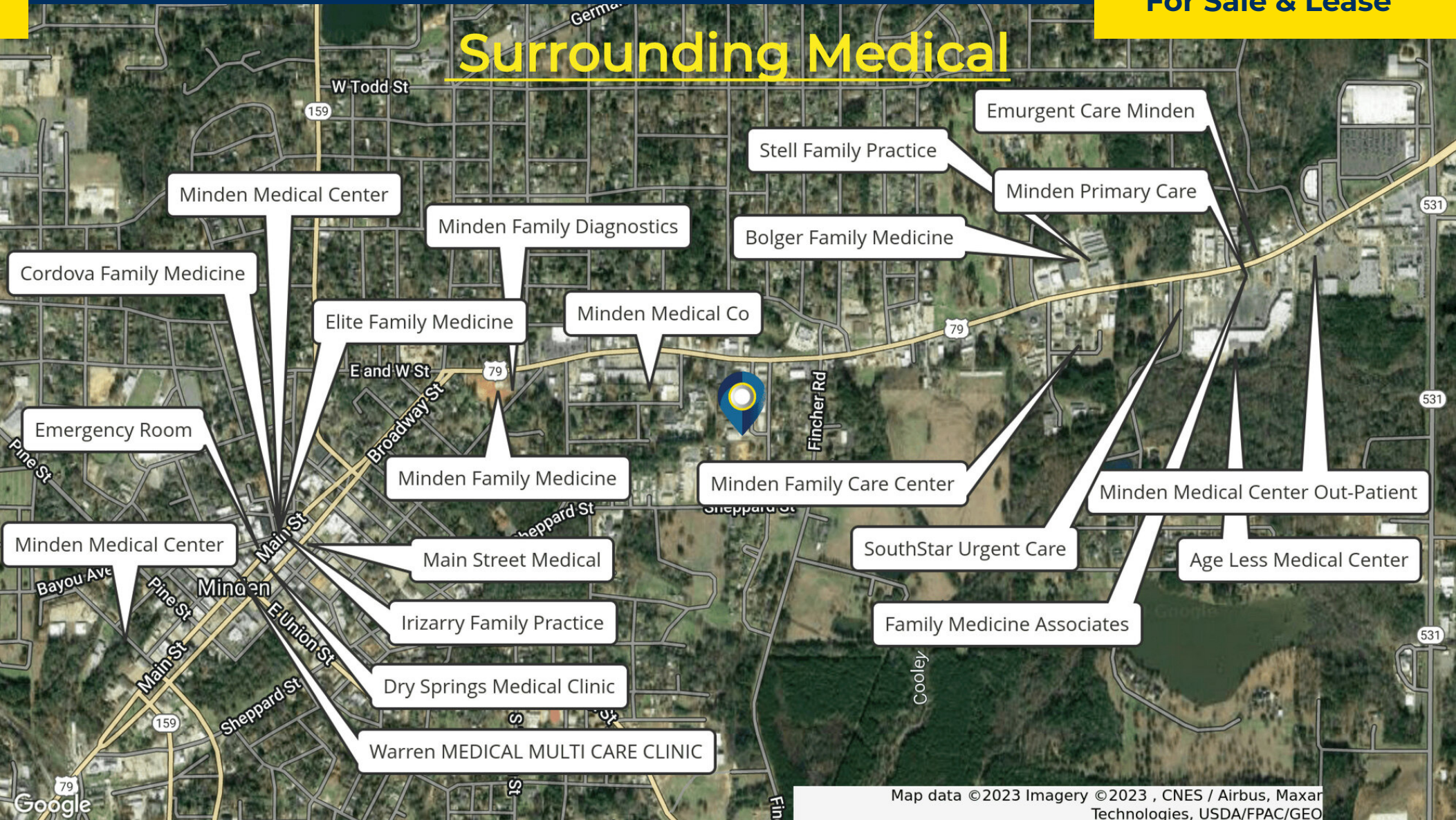






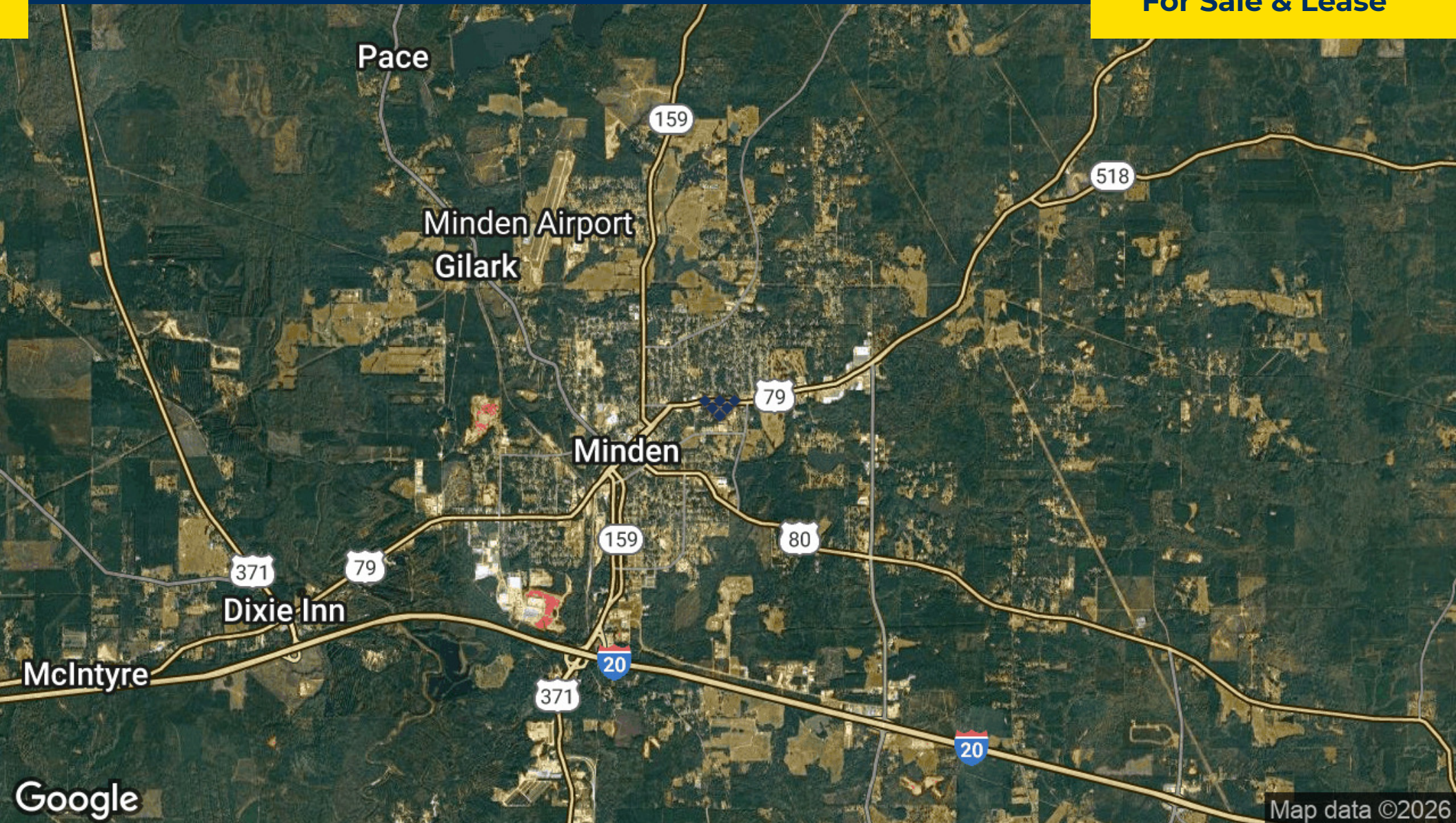


## Surrounding Medical



Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Grant Smith, CCIM**  
Direct 318.698.1116  
Mobile 318.470.3676  
[GrantS@sealynet.com](mailto:GrantS@sealynet.com)

**Jackson B. Wheless**  
Direct 318.698.1113  
Mobile 318.344.7384  
[JacksonW@Sealynet.com](mailto:JacksonW@Sealynet.com)

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.