

# 305 N LAURENT

## COMMERCIAL PROPERTY FOR LEASE



**SOUTH  
TEXAS**  
RENTALS.COM

Downtown  
Victoria

11,496  
Daily Traffic Count

Port Lavaca Dr

N Laurent St

.32 ACRES





# \$8.5 / SF / YR

## 3020 SQFT

Introducing 305 Laurent, a versatile commercial property situated on .32 acres of prime real estate, strategically positioned near the intersection of Port Lavaca Dr and Laurent, boasting a daily traffic count of 11,496 vehicles. This property serves as a perfect blank canvas for any business endeavor. With its main lobby area, four offices, shared workspace, kitchen, bathroom, and two spacious open areas with ample storage, it offers a flexible layout adaptable to various business needs. Additionally, its proximity to downtown ensures convenient access to the heart of the city, making it an enticing investment opportunity for those seeking both functionality and strategic location.

### DEMOGRAPHICS

- Traffic Count: 11,496
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

# LOBBY AREA



# 4 LARGE OFFICES



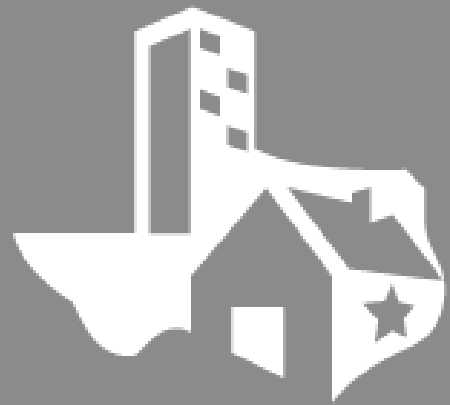
# SHARED WORKSPACES



# BATHROOM & KITCHEN



# CONTACT



**SOUTH  
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## WEBSITE

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