

### PROPERTY DESCRIPTION

- Includes: 3 Offices, 1 Conference Room, Lobby/Work Area, Kitchen, Bathroom.
- Building recently renovated and move-in ready.
- Ample parking
- Very close proximity to I-10, National Golf Club of Louisiana, Horseshoe Casino, Ponderosa Park, Westlake High School, Westlake Chemical, Phillips 66, PPG, Sasol.

### OFFERING SUMMARY

Lease Rate:	\$2,500.00 per Month (NNN)
Number of Units:	1
Available SF:	1,752 SF
Lot Size:	1 AC
Building Size:	1,752 SF
Address:	2512 Westwood Road Westlake, LA 70669

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,435	4,321	18,612
Total Population	3,609	11,075	46,448
Average HH Income	\$76,593	\$93,895	\$91,873

**NVST Real Estate Solutions, LLC**  
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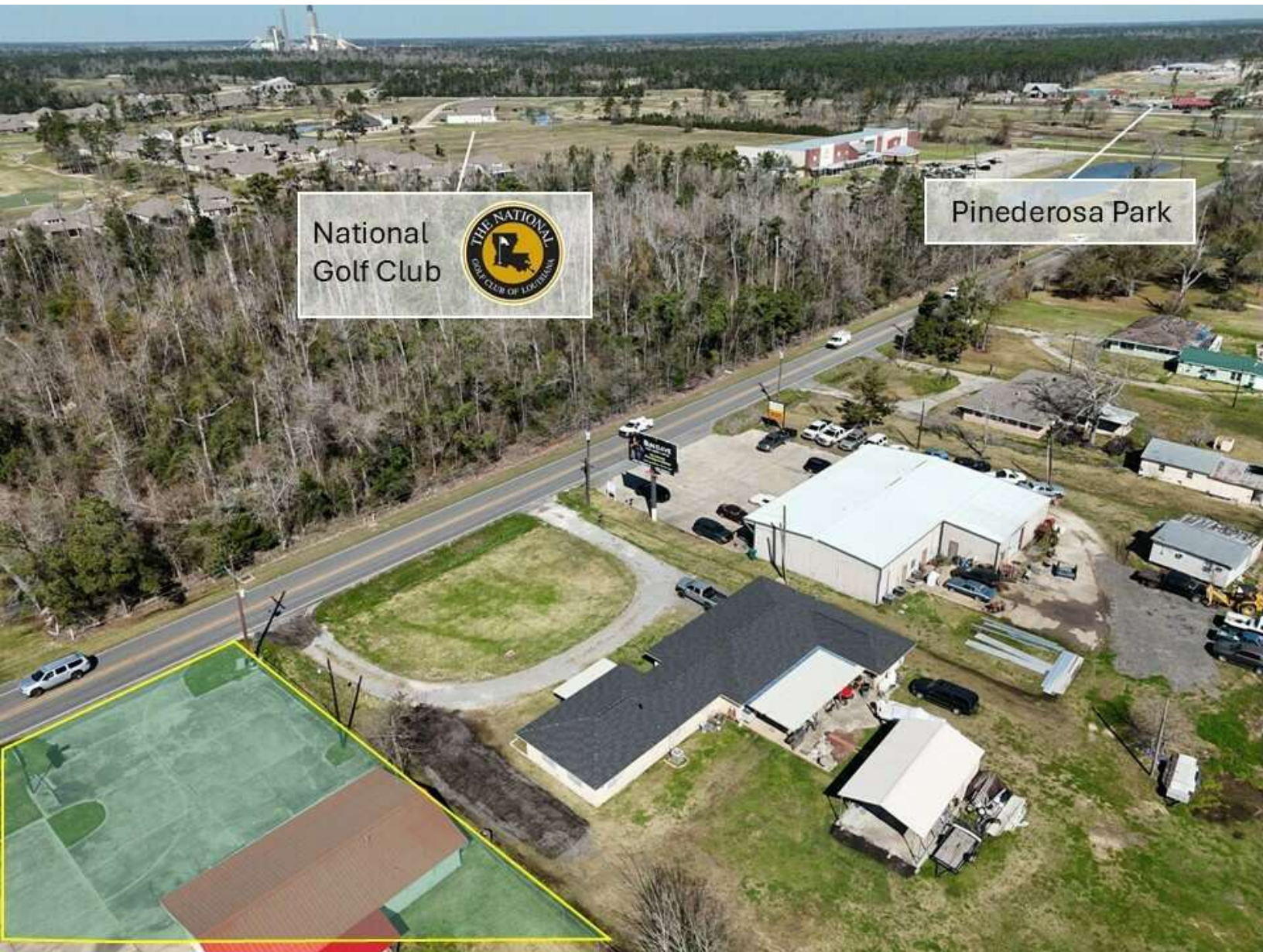


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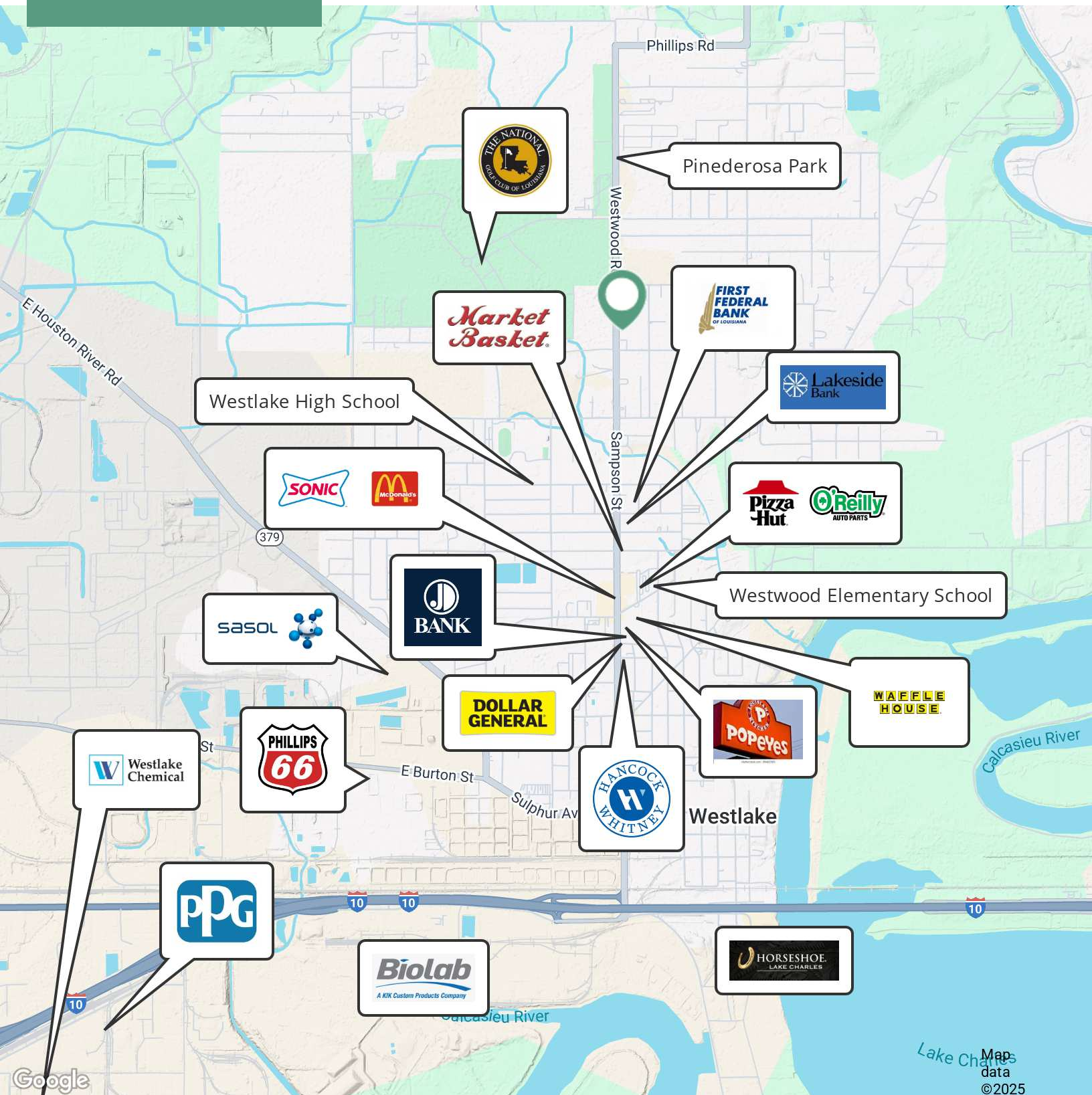


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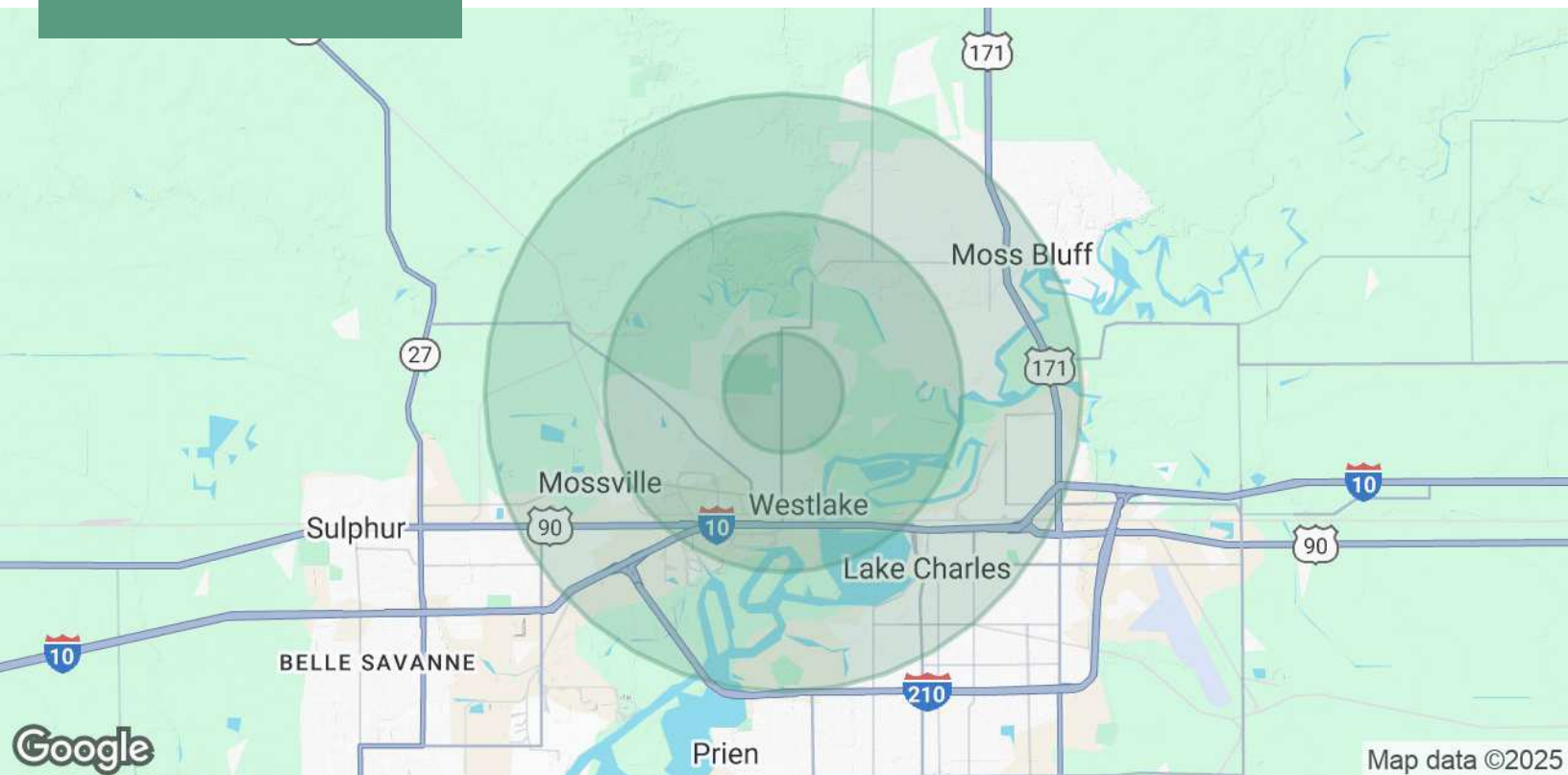
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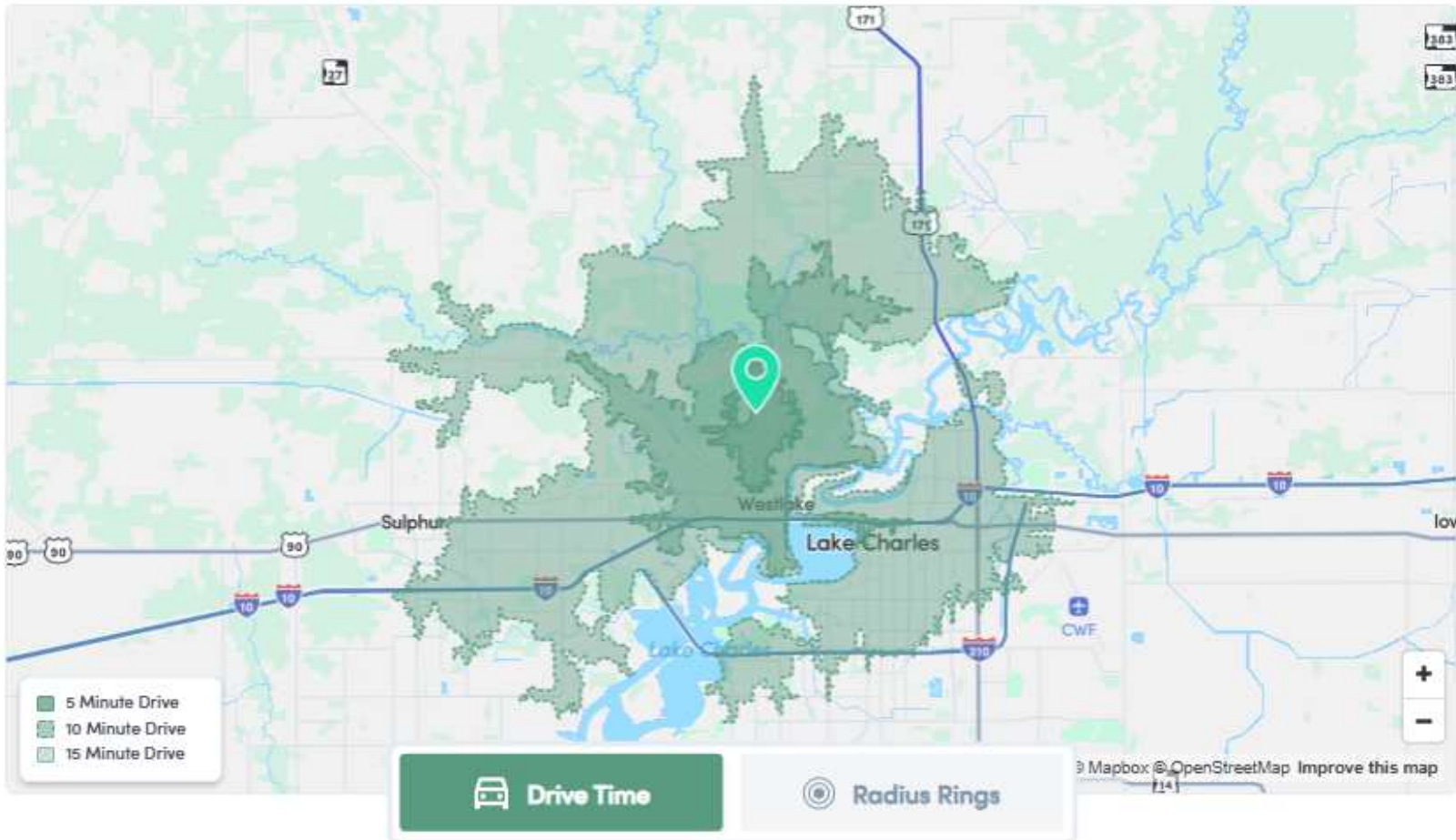
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,609	11,075	46,448
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,435	4,321	18,612
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$76,593	\$93,895	\$91,873
Average House Value	\$199,002	\$233,938	\$288,161

Demographics data derived from AlphaMap





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