

FOR LEASE



MARLSTONE PLAZA OFFICE AVAILABLE

2053 GAUSE BOULEVARD · SLIDELL, LA 70461

Highlights

Building SF:	5,755 SF
Lease Rate:	\$13/sf/yr
Lot Size:	0.50 Acres
Offices:	23
Cam Fee:	\$4.50
Parking Spaces:	40
Zoning:	C1



DAVID VERCHER, CCIM

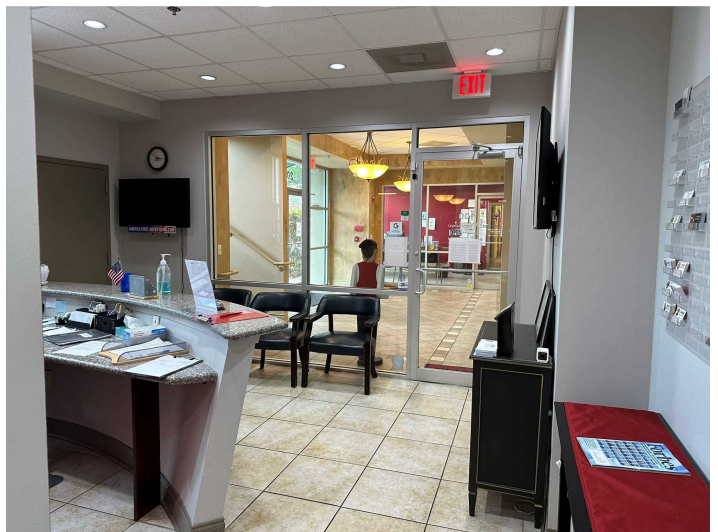
Director
(225) 405-3257
yourccim@kw.com
Louisiana

Property Description

Marlstone Plaza office available for lease. Previously occupied by Keller Williams Realty. Functional space with break room, training room, 23 executive offices and abundant parking. Space is rent ready and can be demised to accommodate a tenant desiring as small as 1,410 sf or as large as 5,755 sf. Current tenants in the building include Weiler Plastic Surgery, Rejuvime Medical, Mississippi Center for Advanced Medicine and Abundant Health. Contact broker today for a private tour or to discuss floor plan options.

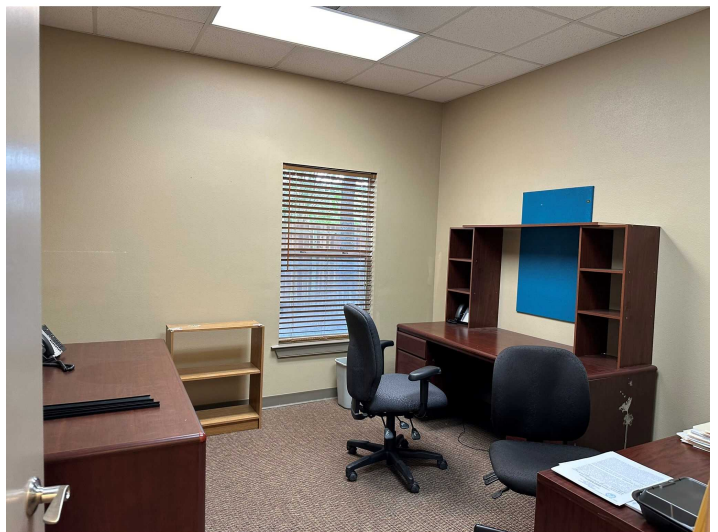
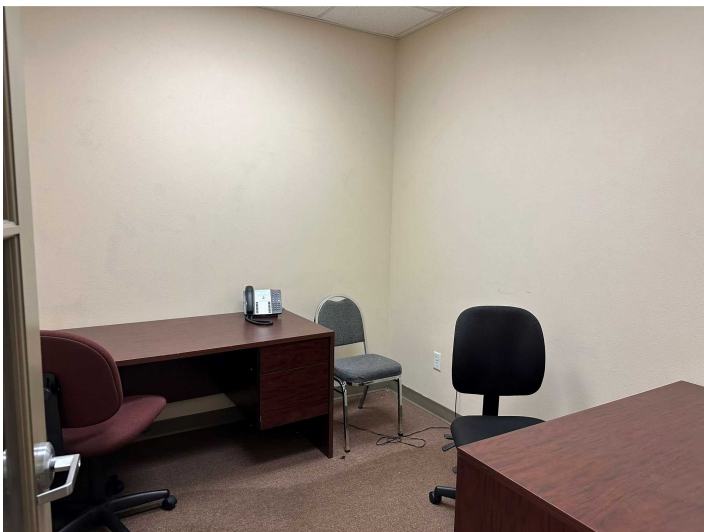
- Kitchen
- Customer Counter
- Reception Area
- Training Room
- NNN Lease





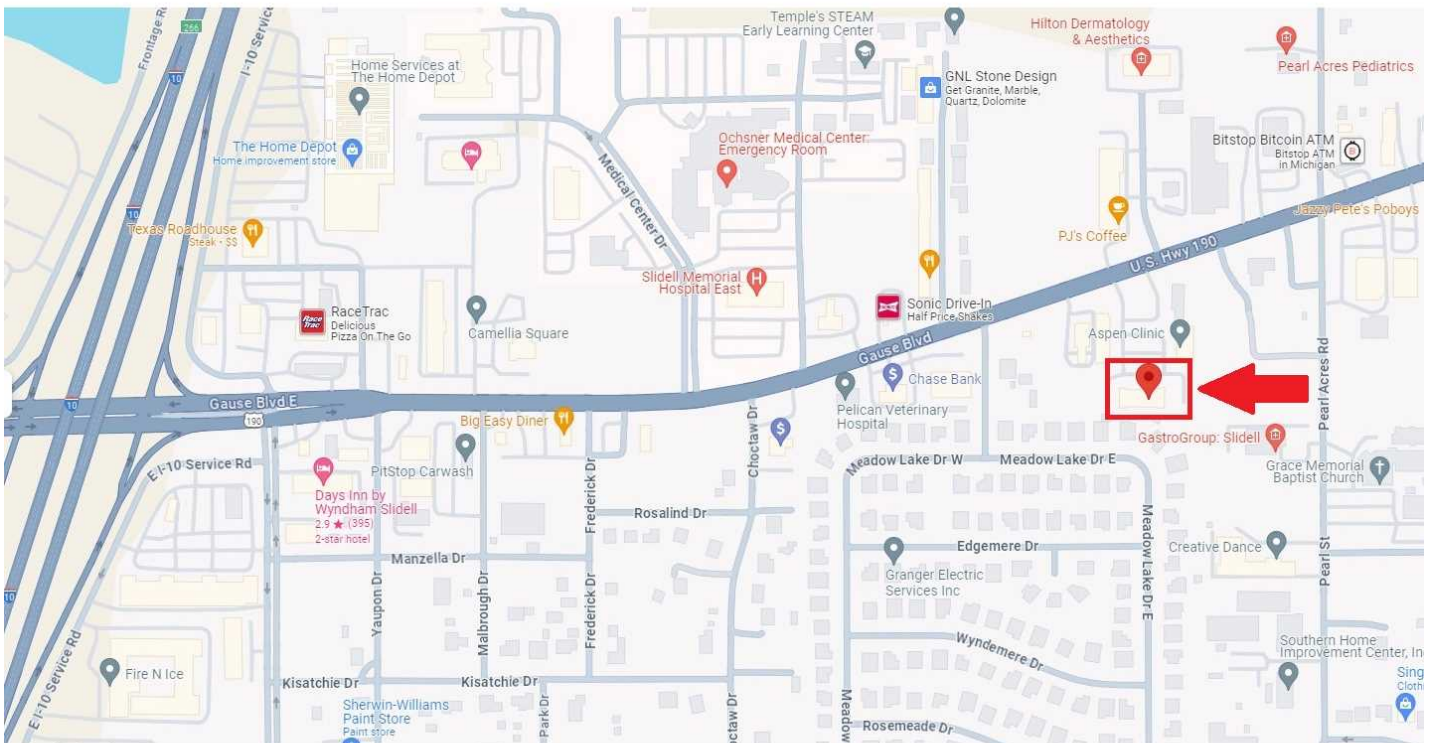
OFFICES

2053 GAUSE BOULEVARD



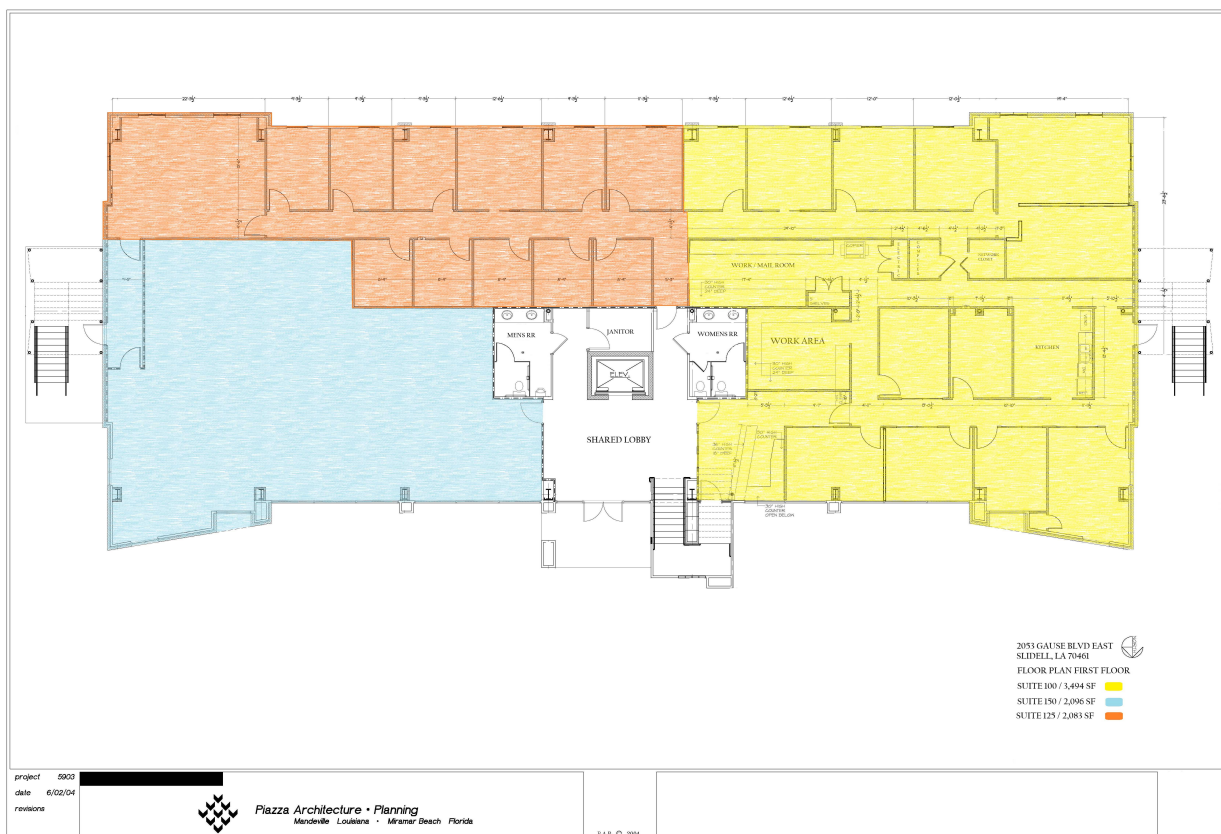
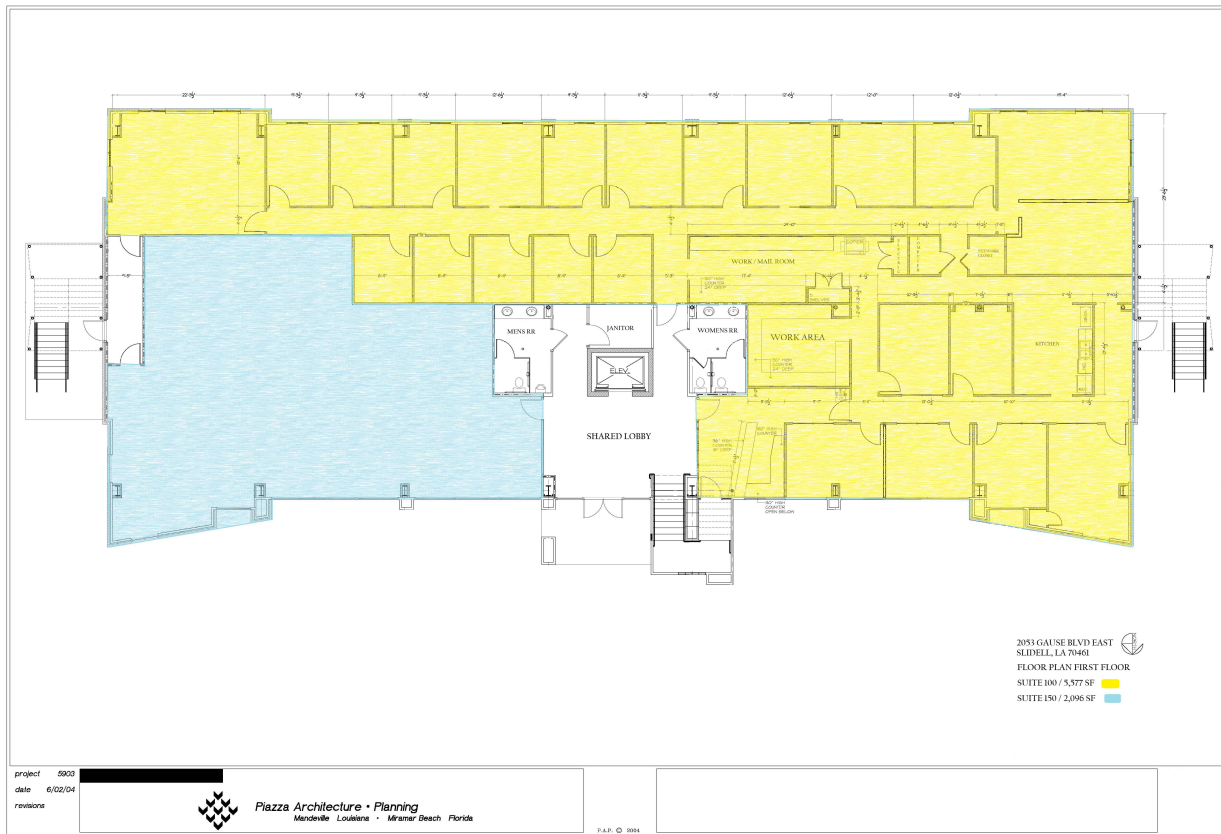
AERIAL

2053 GAUSE BOULEVARD



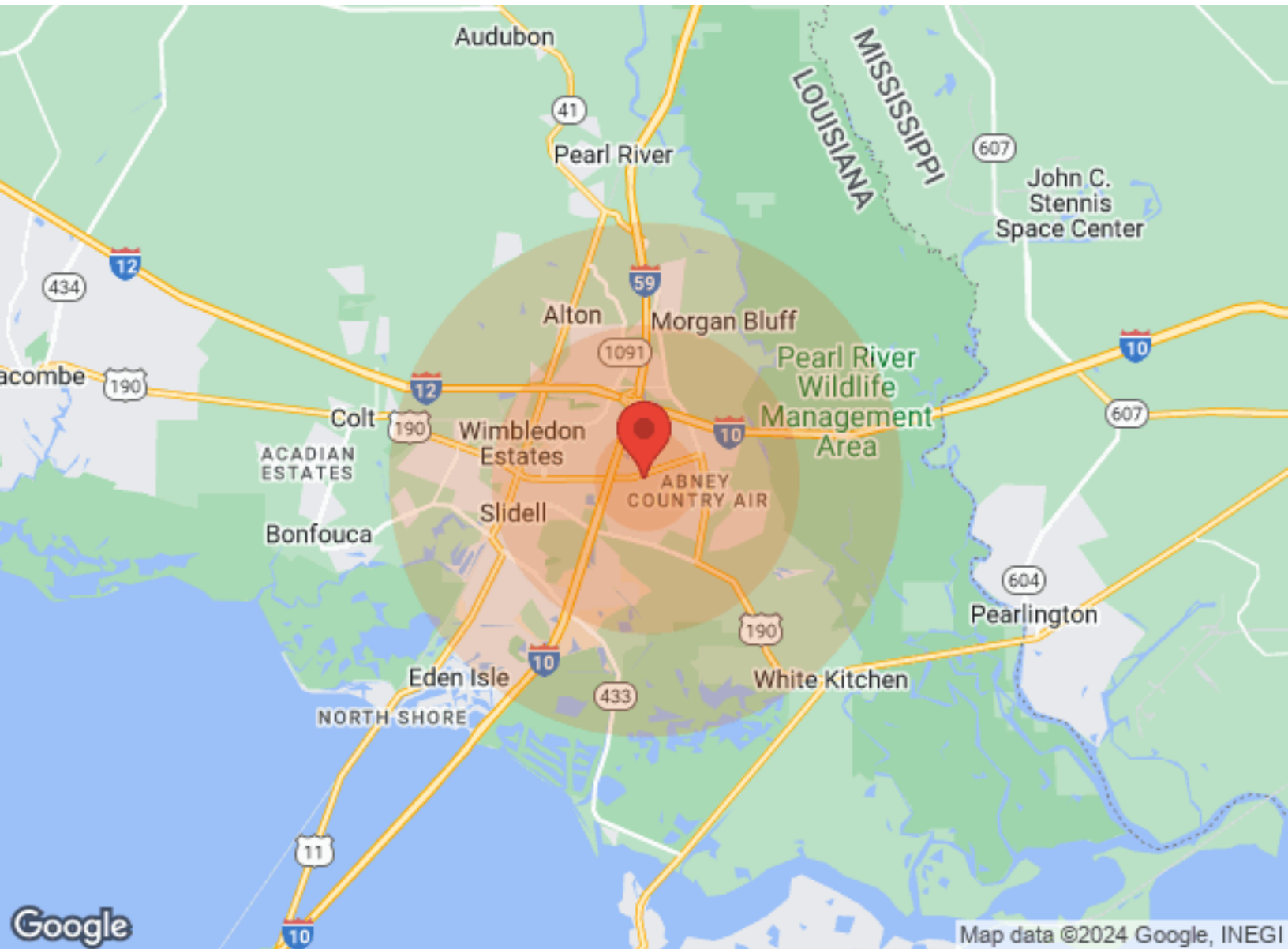
FLOORPLANS

2053 GAUSE BOULEVARD



DEMOGRAPHICS

2053 GAUSE BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,267	22,751	33,551	Median	\$80,725	\$55,140	\$50,564
Female	5,101	23,313	34,383	< \$15,000	207	1,629	2,646
Total Population	10,368	46,064	67,934	\$15,000-\$24,999	341	1,487	2,407
				\$25,000-\$34,999	234	1,384	2,261
Age				\$35,000-\$49,999	406	2,437	3,789
Ages 0-14	2,007	9,506	14,158	\$50,000-\$74,999	722	3,458	5,107
Ages 15-24	1,633	7,107	10,254	\$75,000-\$99,999	673	2,402	3,204
Ages 25-54	3,675	17,354	25,482	\$100,000-\$149,999	836	2,725	3,680
Ages 55-64	1,377	5,770	8,459	\$150,000-\$199,999	162	640	889
Ages 65+	1,676	6,327	9,581	> \$200,000	143	467	740
				Housing			
Race				Total Units	4,048	18,332	27,419
White	8,855	35,618	51,620	Occupied	3,830	16,943	25,086
Black	1,033	8,371	13,224	Owner Occupied	2,912	12,931	18,883
Am In/AK Nat	7	30	108	Renter Occupied	918	4,012	6,203
Hawaiian	N/A	4	4	Vacant	218	1,389	2,333
Hispanic	517	2,030	3,080				
Multi-Racial	550	2,932	4,420				