

For Lease

690 - 5,522 SF | \$16.00 SF/yr
Office Space



B1 Building

2500 N 7th St

West Monroe, Louisiana 71291

Property Highlights

- Modern architecture with striking curb appeal
- Spacious and versatile office layouts
- Abundant parking for tenants and visitors
- High-speed internet connectivity
- State-of-the-art security features for peace of mind
- Thoughtfully designed common areas for collaboration
- Professional property management for seamless operations
- Flexible lease options to suit business requirements
- Well-maintained and inviting outdoor spaces
- Convenient access to major transportation routes

Offering Summary

Lease Rate:	\$16.00 SF/yr (NN)
Building Size:	56,512 SF
Available SF:	690 - 5,522 SF
Lot Size:	86,144 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	216	735	2,612
Total Population	492	1,669	5,785

For More Information

John "Louis" Luffey III

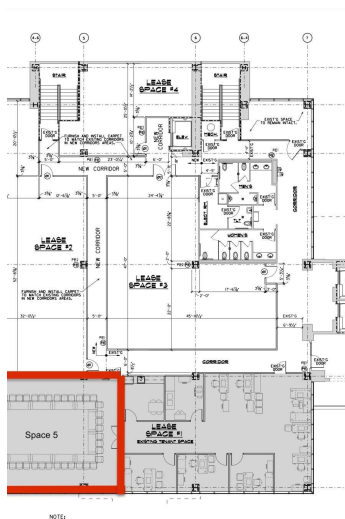
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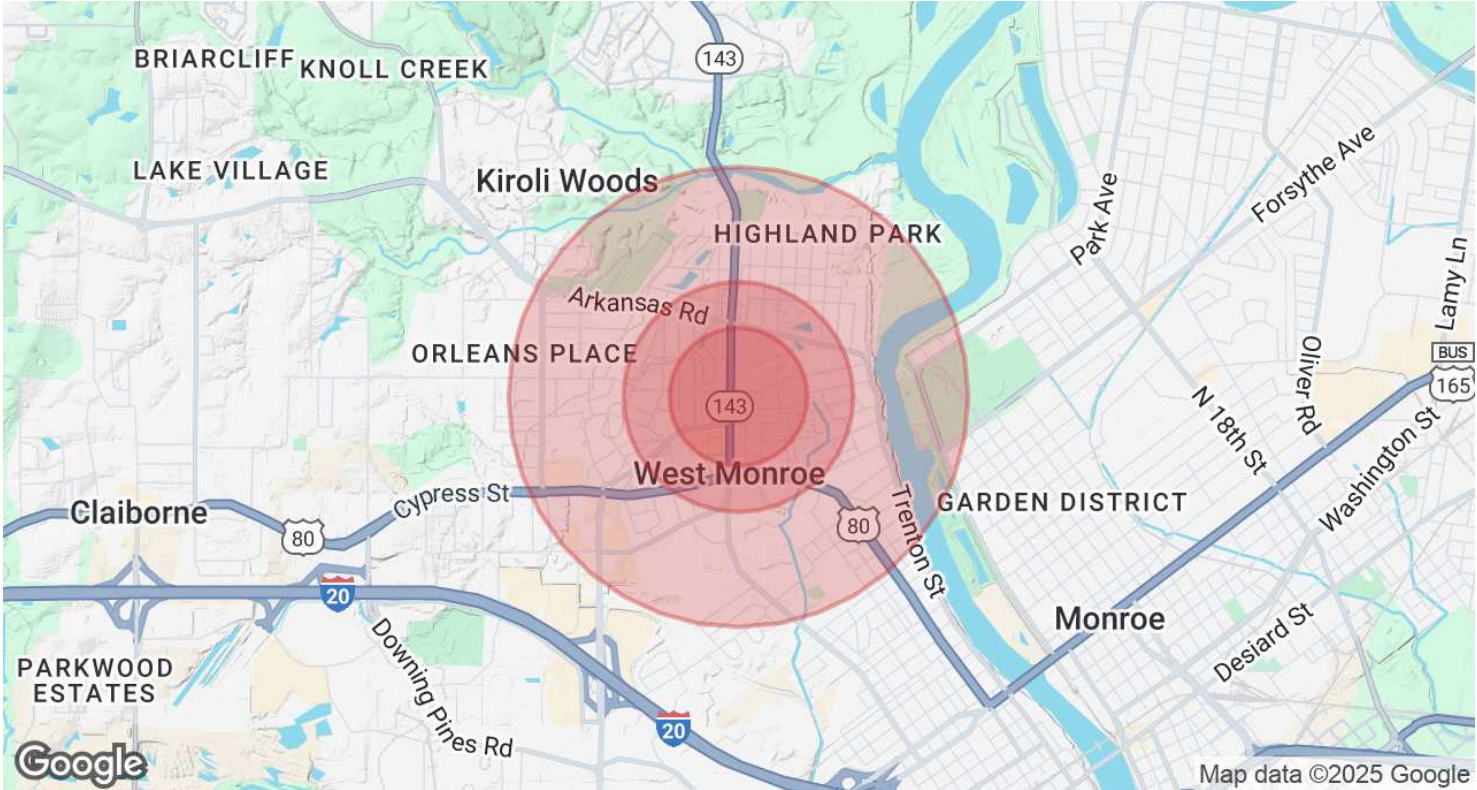
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	492	1,669	5,785
Average Age	39	39	42
Average Age (Male)	37	37	39
Average Age (Female)	41	41	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	216	735	2,612
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$61,533	\$61,252	\$67,203
Average House Value	\$165,869	\$167,900	\$216,845

Demographics data derived from AlphaMap