

OFFICE BUILDING FOR LEASE

Medical Office

6507 Coliseum Blvd, Alexandria, LA 71303

Presented By:

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PROPERTY DESCRIPTION

Available for lease, a 6,500 square foot office space, formerly a general and family medicine facility which is ideally situated along highly visible Coliseum Boulevard (Highway 28 West). The office is well maintained and offers an efficient and flexible layout that can be used for a variety of professional or medical uses.

The office has a large waiting room with a reception area which can serve many clients or patients. Behind the reception area, consists of an extensive medical buildout, including, two offices, ten examination rooms, each with examination tables, staff lounge, medical laboratory space, billing area, medical records and supply areas.

The office location is prime on Coliseum Boulevard with excellent visibility and accessibility. Located near major retailers, banks and car dealerships.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

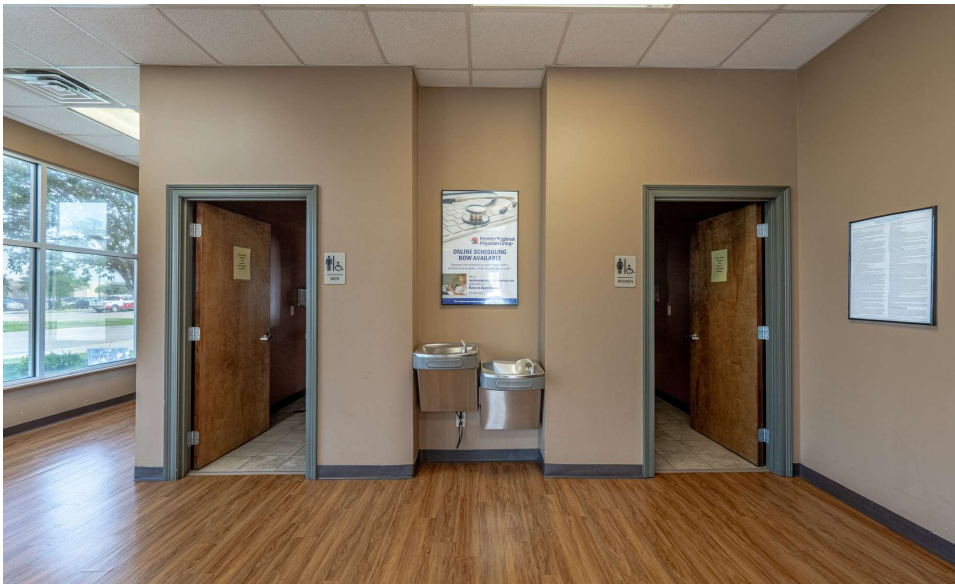
Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,500 SF
Lot Size:	0.774 Acres
Building Size:	8,375 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759

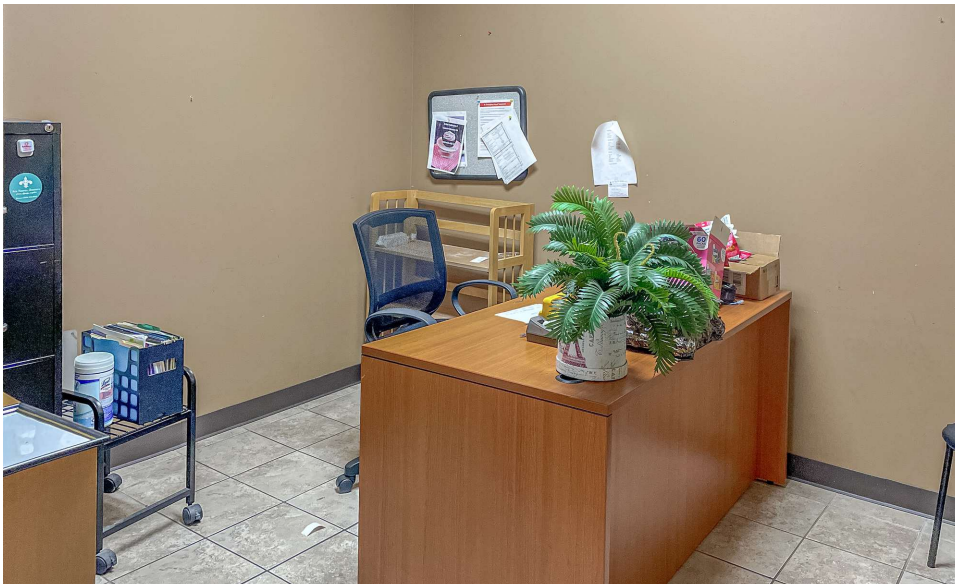
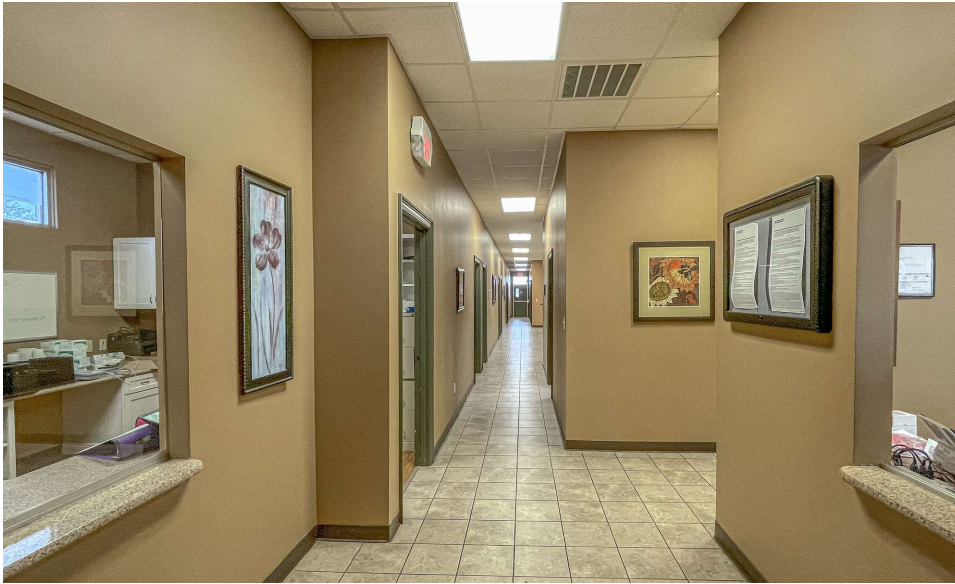
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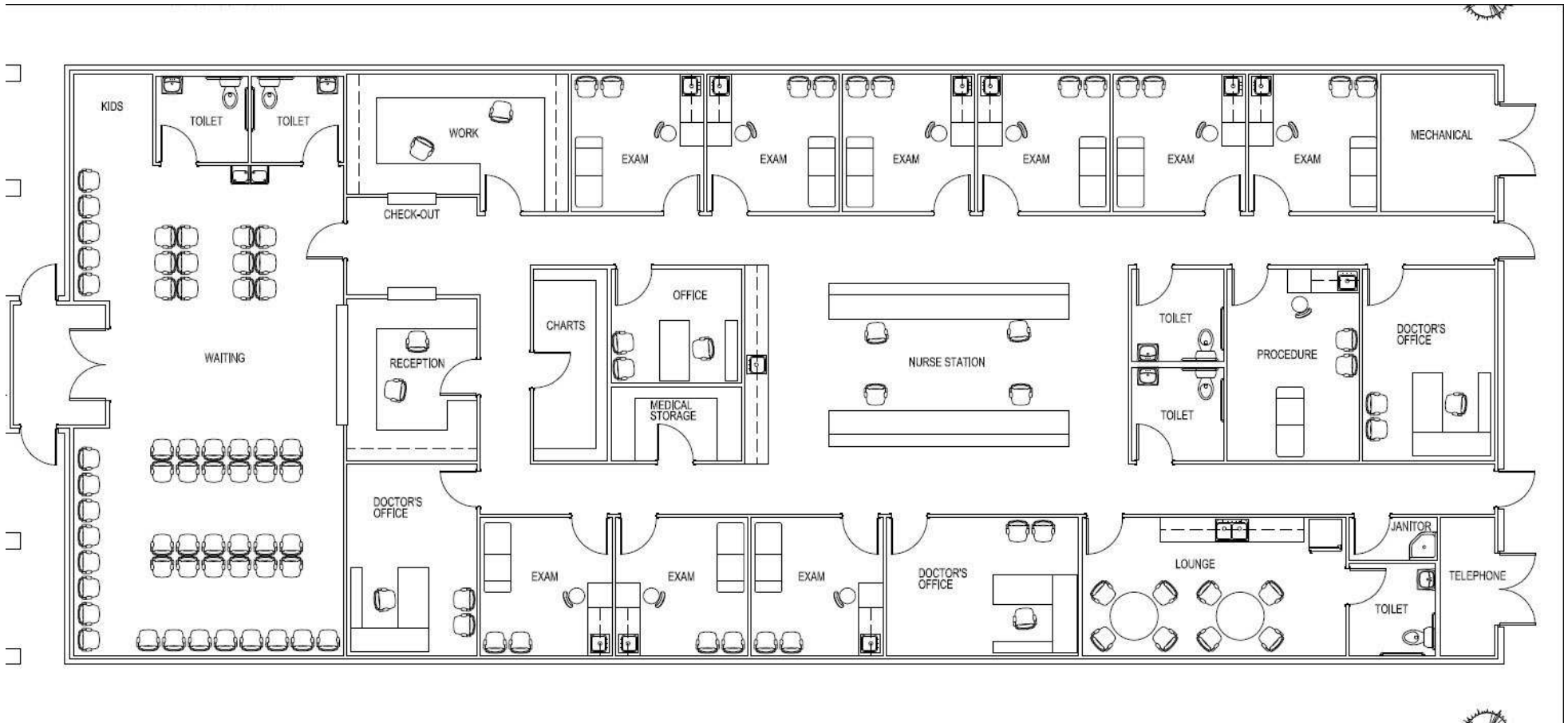
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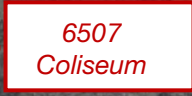
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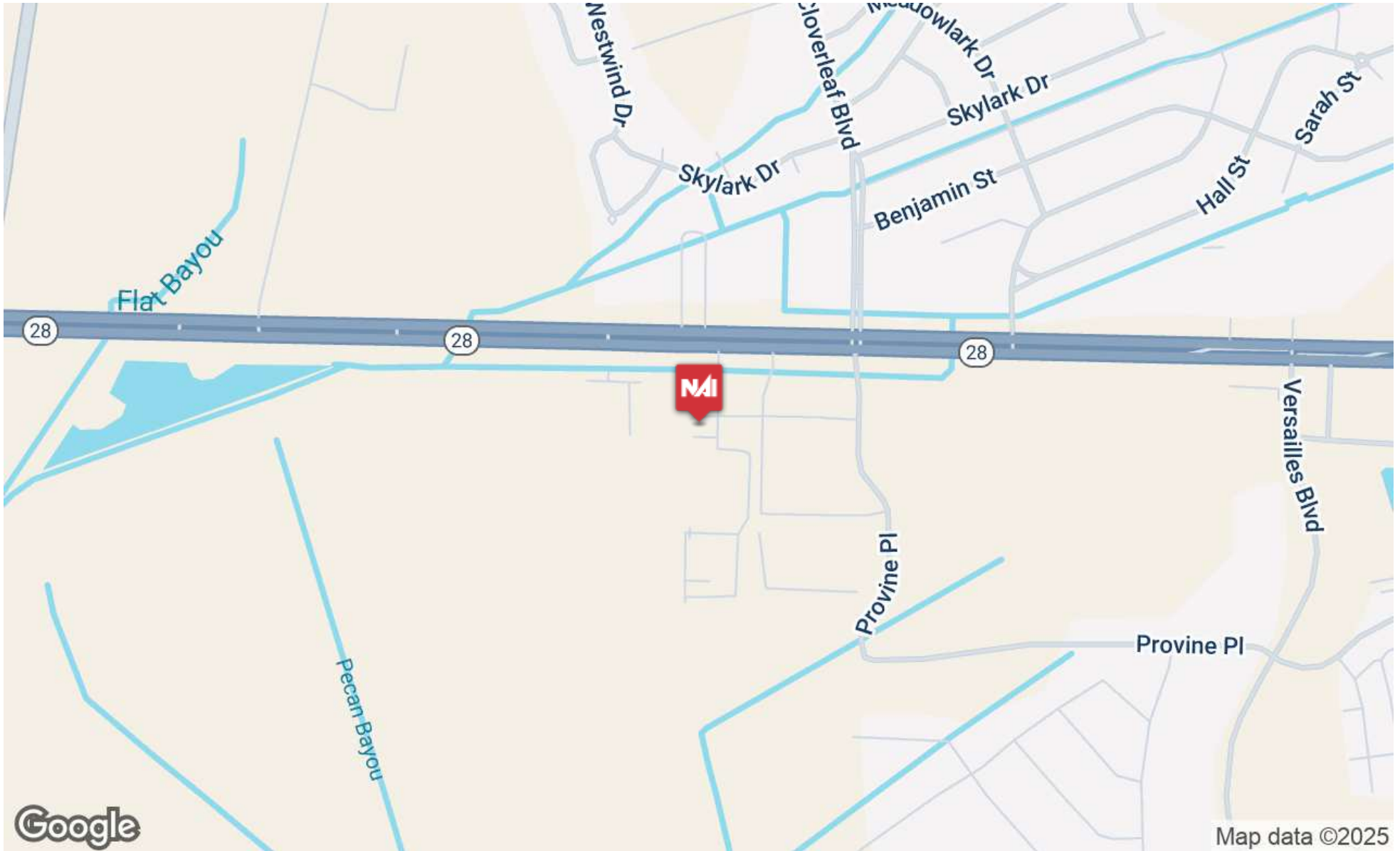


Coliseum Boulevard (Highway 28 West)

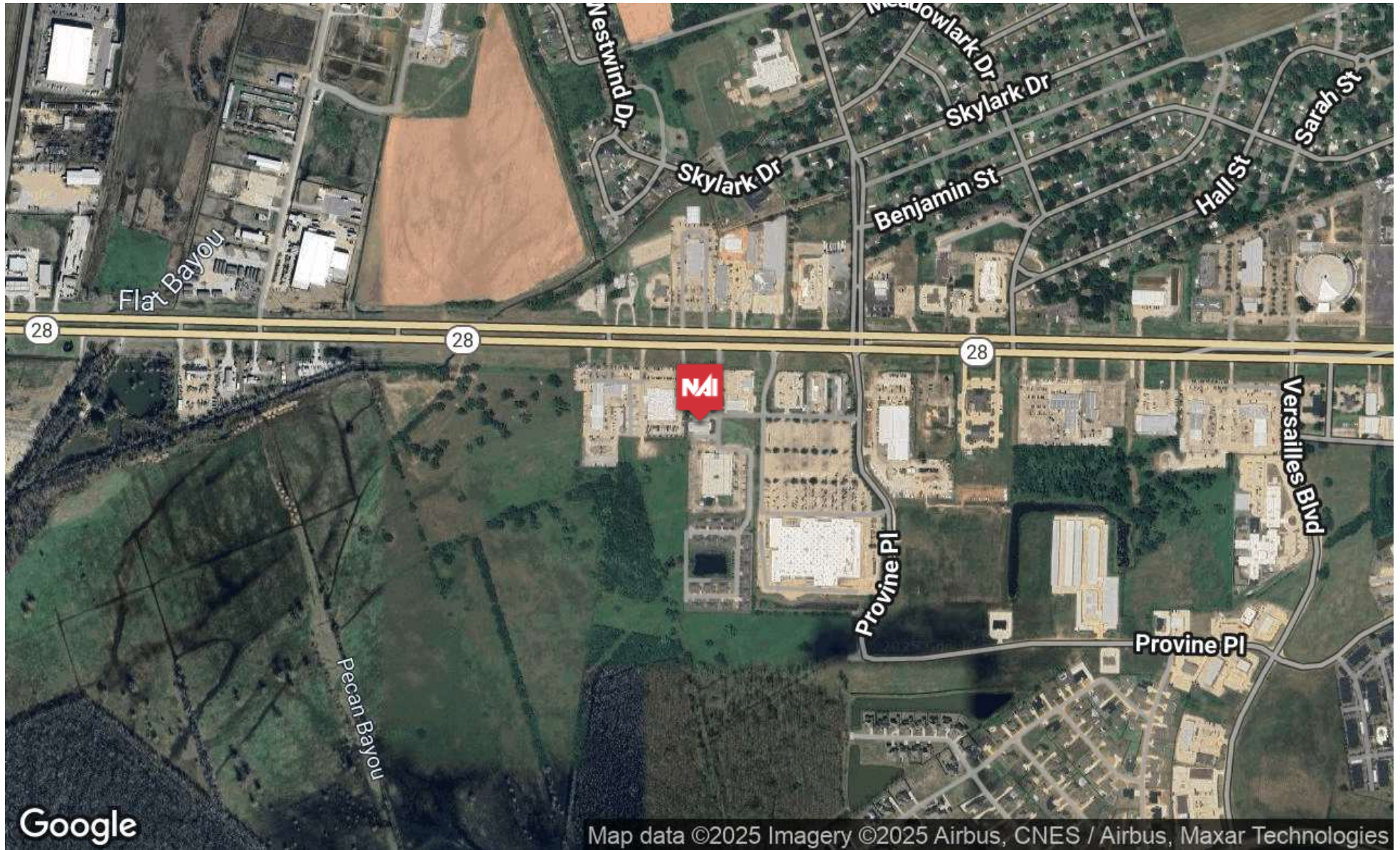




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