

FOR LEASE: Medical Space on the Our Lady of Lourdes Regional Medical Center Campus



JAMES DEVIN MONCUS MEDICAL BUILDING

898 – 10,035 RSF Available

4809 Ambassador Caffery Pkwy, Lafayette, LA 70508

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AMY HALL, CCIM
SVP- LEASING AND PORTFOLIO STRATEGY
414-367-5531 | AHall@healthpeak.com



PROPERTY OVERVIEW

Directly connected on the Our Lady of Lourdes Regional Medical Center in Lafayette, LA, The James Devin Moncus Medical Building is a four-story outpatient medical facility with on-site services including large cancer center with vaults, imaging center, blood center, spine institute, wound center and hyperbaric medicine, orthopedics and sports medicine, podiatry, otolaryngology, and ob/gyn. With convenient access from US-167 and US-90, this property also includes on-site parking, a covered patient drop-off area and is only 6.3 miles away from Lafayette Regional Airport.

CAMPUS SETTING

On-Campus – Connected to Our Lady of Lourdes Regional Medical Center

BUILDING DETAILS

99,055 RSF
Built in 2010
Four stories

AVAILABLE

Suite 260: 2,566 RSF
Suite 280: 4,280 RSF
Suite 320: 1,444 RSF
Suite 420: 2,539 RSF
Suite 430: 3,137 RSF
Suite 440: 2,190 RSF
Suite 450: 1,720 RSF
Suite 460: 1,479 RSF
Suite 468: 898 RSF
Suite 480: 1,860 RSF
Suite 490: 5,178 RSF

ACCESS

Convenient access to US-167 and US-90

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James Devin Moncus Medical Building

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LAFAYETTE, LA 70508



AFFILIATED HOSPITAL

Our Lady of Lourdes Regional Medical Center, a 186-bed facility, includes full emergency and medical services, top orthopedic programs in the nation, the only burn unit in southwest Louisiana, and the area's first cancer network. Our Lady of Lourdes has a designated Stroke Center of Excellence and is a 6-year winner of the Stroke Gold Plus Achievement Award from the American Heart Association, and is a 2-year winner of Elite Plus Honor Roll for exemplary care in treatment outcomes of stroke patients.

AREA OVERVIEW

Lafayette, Louisiana is comprised of businesses that run from single-employee startups to headquartered operations with hundreds of employees. Our Lady of Lourdes Regional Med has one of the highest employment numbers in the city of Lafayette, among other medical groups like Ochsner Lafayette General.

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DEMOGRAPHICS

Distance	Total Population	Median Household Income
10-Miles	97,368	\$44,909
15-Miles	225,947	\$42,383
20-Miles	274,775	\$44,599



Area Health Care

Baton Rouge, LA

- Lady Of The Lake Regional Medical Center
- Promise Hospital of Baton Rouge
- Baton Rouge General
- Ochsner Medical Complex - The Grove
- The Spine Hospital of Louisiana at The NeuroMedical Center

New Orleans, LA

- Ochsner Medical Center
- LSU Healthcare Network
- LCMC Health
- Tulane Medical Center
- Veterans Affairs Hospital

- Curahealth New Orleans
- East Jefferson General Hospital

Alexandria, LA

- Rapides Women's and Children's Hospital
- Fresenius Medical Care
- Encompass Health Rehabilitation Hospital of Alexandria
- Central Louisiana Surgical Hospital
- Central Louisiana State Hospital
- Alexandria VA Medical Center

Lake Charles, LA

- West Calcasieu Cameron Hospital
- Lake Charles Memorial Hospital

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VACANT SUITE PHOTOS



Suite 450



Suite 430



Suite 490



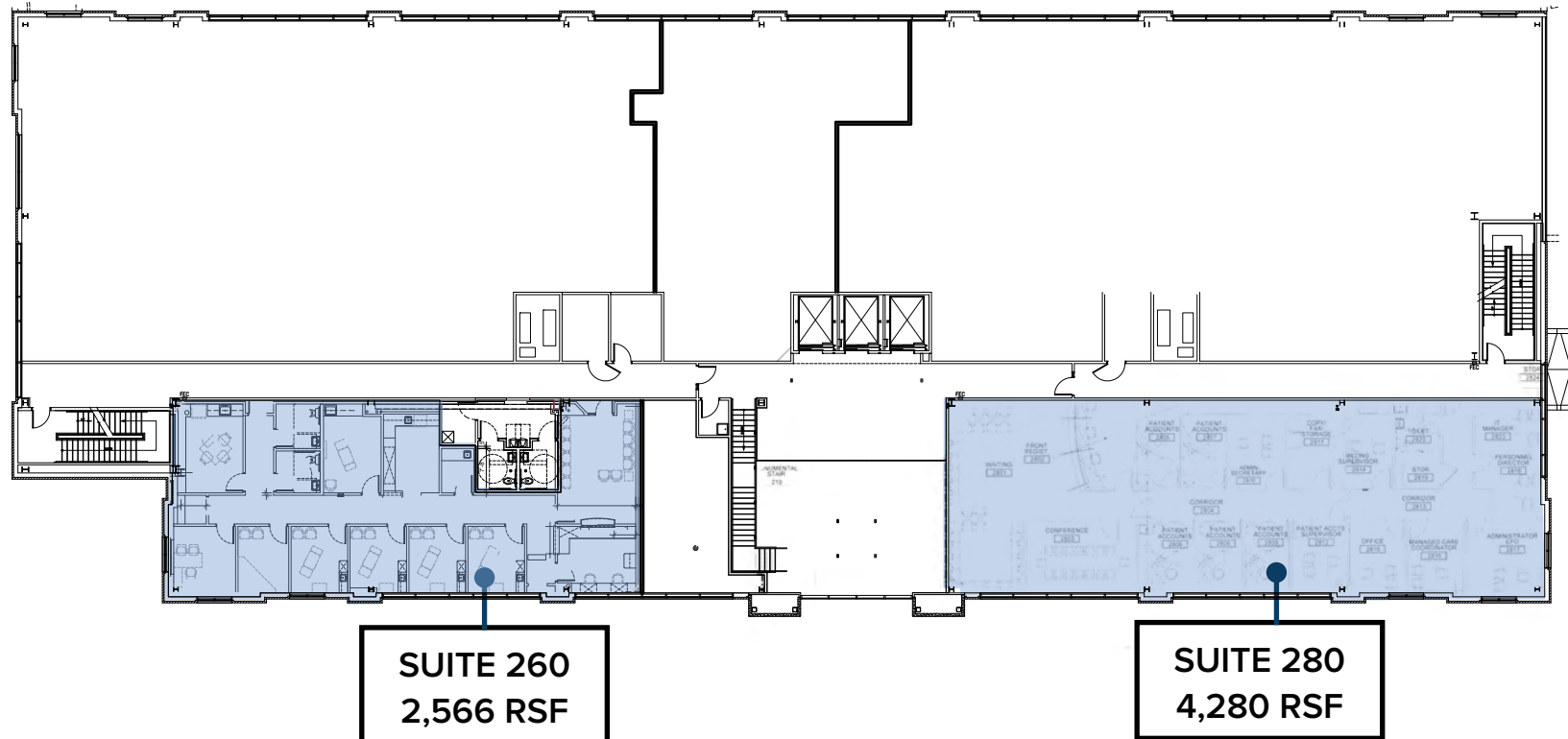
Suite 420

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SECOND FLOOR

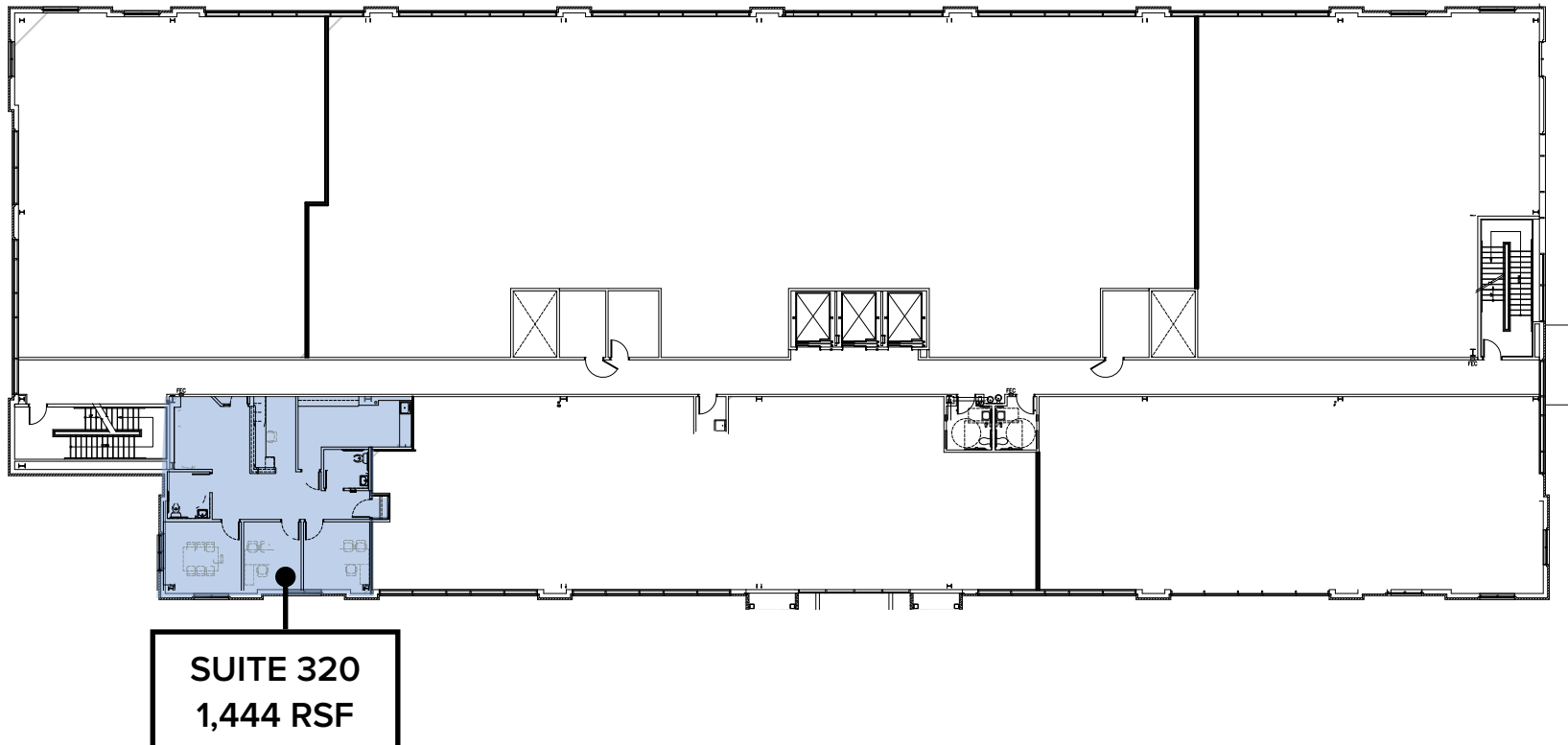


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THIRD FLOOR



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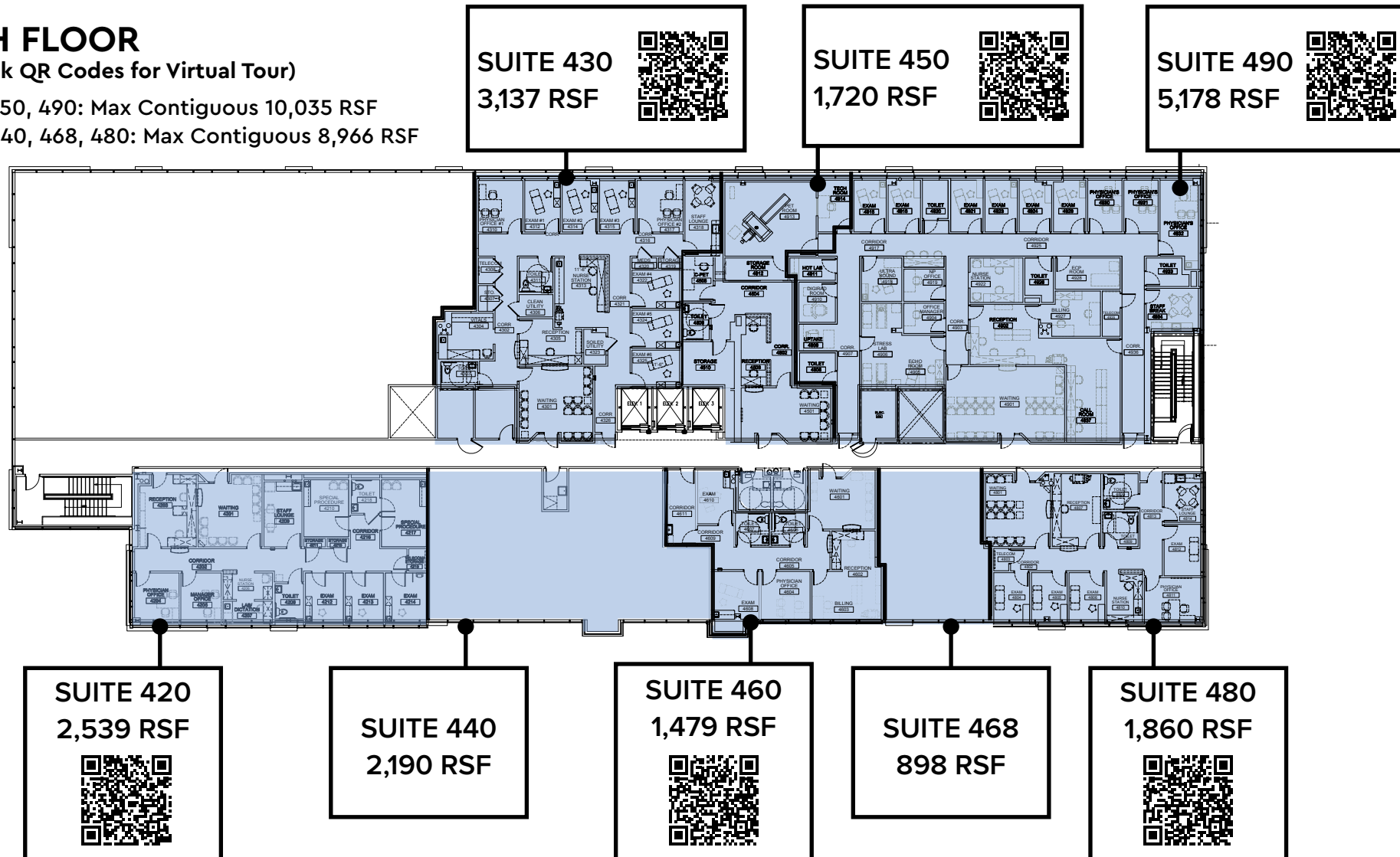
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LAFAYETTE, LA 70508

FOURTH FLOOR

(Scan or Click QR Codes for Virtual Tour)

Suites 430, 450, 490: Max Contiguous 10,035 RSF

Suites 420, 440, 468, 480: Max Contiguous 8,966 RSF



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