

ENERGY PLAZA

202 Rue Iberville | Lafayette, LA 70508



FOR SALE

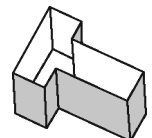
Energy Plaza
77,626 Square Feet
202 Rue Iberville
Lafayette, Louisiana

CONTACT TOLSON MANAGEMENT COMPANY

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1604 W. Pinhook Rd, Suite 151 | Lafayette, LA 70508 | USA | www.tolsonmgt.com



EXECUTIVE SUMMARY

Property Specifications

Property Type:	Office
Building Size:	77,626 SF
Tenants:	LOBO Operating Inc. Ernst & Young Navitas Resources, LLC PWSC, LLC Champion Techonolgies
Number of Stories:	Four

Price

\$6,725,000.00

Property Description

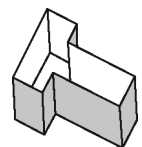
Energy Plaza is centrally located in Lafayette, Louisiana near many amenities such as restaurants, hotels, hospitals and the Lafayette Regional Airport. In 2015, the building went through major renovations. These improvements included: the common lobby, hallways, and ADA compliant restrooms, as well as new elevator cabs. A unique feature of this building is that it can be a single tenant building, such as when Conoco, Inc. occupied 77,600 square feet or it can be a multi tenant building with space able to range from 1,000-68,000 square feet.

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AREA DESCRIPTION

Lafayette is located on the West Gulf Coastal Plain. Lafayette Parish is the major business hub for what is known as Acadiana. Acadiana makes up Lafayette, Acadia, Iberia, St. Landry, St. Martin, St. Mary, and Vermillion Parishes. Per the 2010 U.S. Census, the total population of Acadiana was 604,784.

ABOUT LAFAYETTE

The city of Lafayette is the center of a region that's both multi-cultural and multi-industrial, and is surrounded by a unique, publicly-owned fiber optic loop. From oil and gas extraction to crawfish farming, Lafayette has created unique industries while developing technologies that are on par with the global standard. Today, Lafayette has diversified by positioning itself as a medical, transportation, finance, technology, entertainment, education and retail hub.

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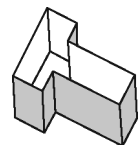
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COMMUNITY SUMMARY

The city of Lafayette is known as a hub city in which many of the surrounding areas come to do business. Per the 2010 U.S. Census, the population within the city is 221,578. Though the main industry of the city is oil and gas, many other industries have grown within the city especially Industrial Technology.

MARKET ACCESS

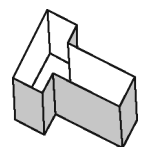
Lafayette is located near the intersection of Interstates 10 and 49 which advantages transportation and accessibility to and from the parish. Lafayette can also be easily reached through the Lafayette Regional Airport and the Intercoastal Waterway.

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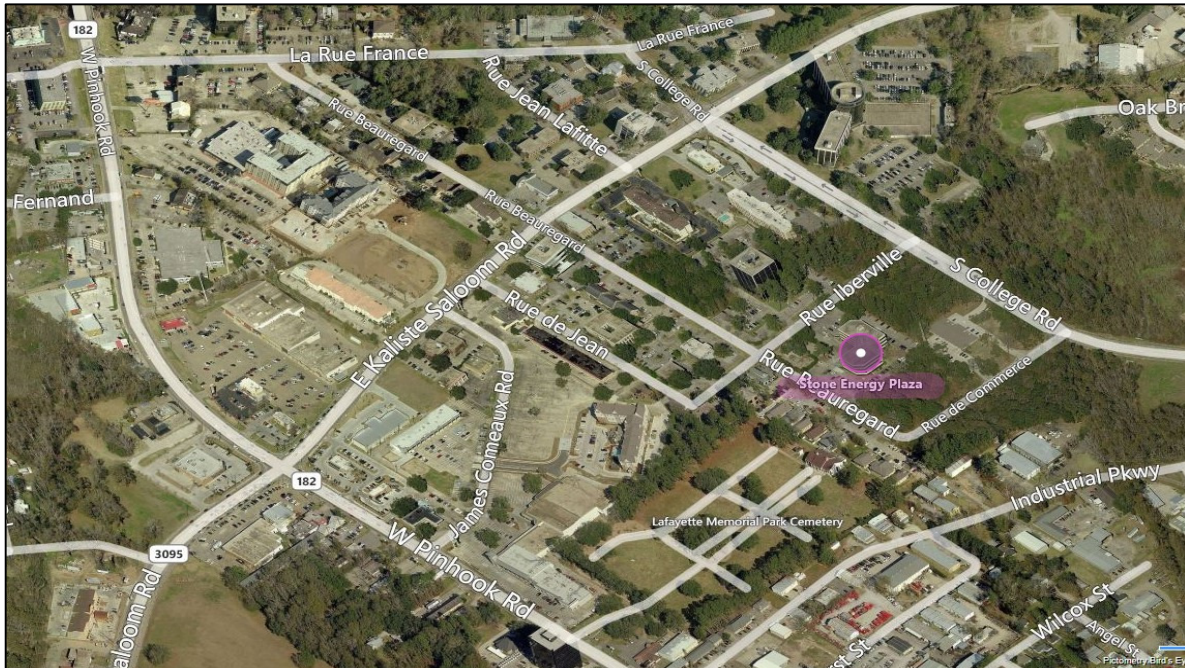
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