

FOR LEASE



SLIDELL 2,083 SF - 8,727 SF OFFICE AVAILABLE FOR LEASE

2053 GAUSE BOULEVARD EAST • SLIDELL, LA 70461

Highlights

AVAILABLE SF:	2,083 SF - 8,727 SF
Lease Rate:	\$13/sf/yr
Lease Type:	NNN
Lot Size:	0.50 Acres
Offices:	10 - 33
CAM Fee:	\$4.50
Parking:	63 Shared Spaces



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

Property Description

Multiple offices available for lease in Marlstone Plaza. Class A Space available on first and second floors.

Suite 100 totals 5,577 sf and can be demised as small as 2,083 sf. Includes break room, training room and 23 executive offices. This space is freshly painted and new flooring installed. Flooring in private offices will be installed by landlord to suit tenant's preferences prior to lease commencement.

Suite 200 is rent ready and totals 3,150sf with elevator access. Includes 10 offices, breakroom, reception, and two private ADA restrooms. Current tenants in the building include Weiler Plastic Surgery, Rejuvime Medical and Abundant Health. 63 Shared Parking Spaces. Contact broker today for a private tour or to discuss floor plan options.

- Suite 100: 2,83 SF - 5,577 SF
- Suite 200: 3,150 SF



SUITE 100

2053 GAUSE BOULEVARD EAST



SUITE 200

2053 GAUSE BOULEVARD EAST



SUITE 100 FLOORPLANS

2053 GAUSE BOULEVARD EAST



FIRST FLOOR
FLOOR PLAN OPTION 1

2053 GAUSE BLVD EAST
SLIDELL, LA 70461
FLOOR PLAN FIRST FLOOR
SUITE 100 / 5,577 SF
SUITE 150 / 2,096 SF

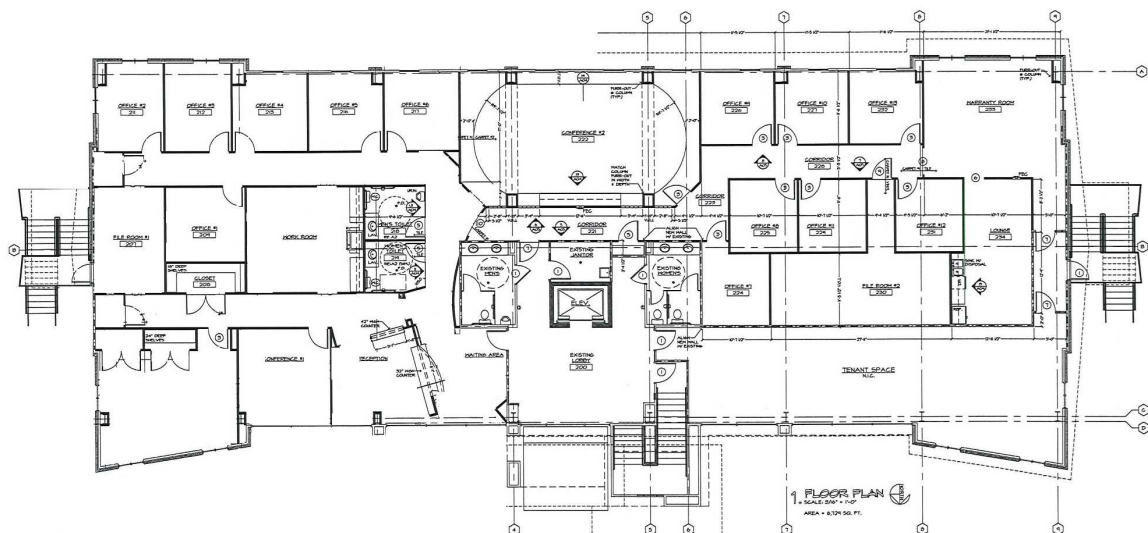
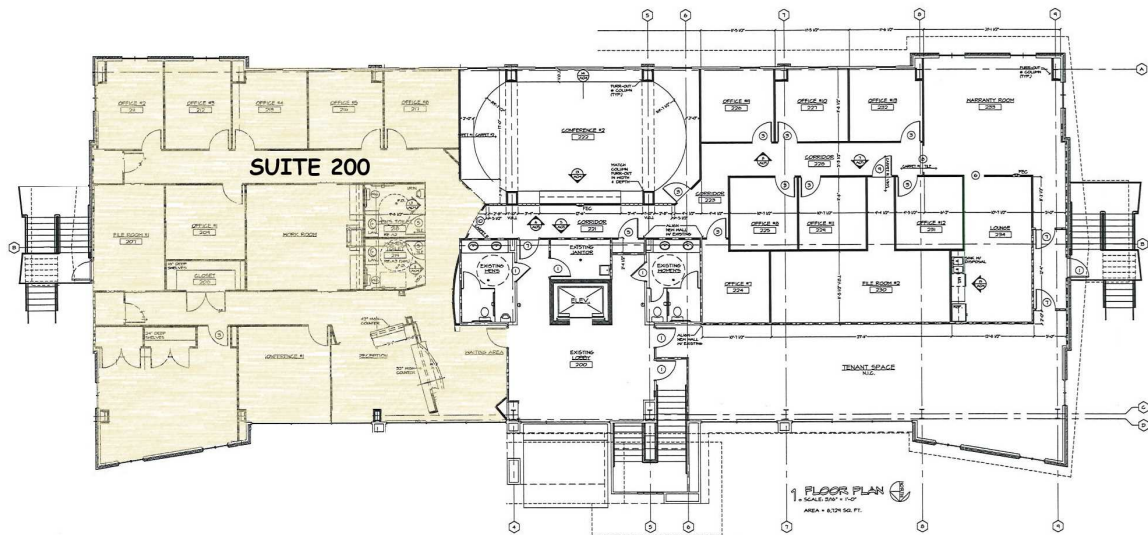


FIRST FLOOR
FLOOR PLAN OPTION 2

2053 GAUSE BLVD EAST
SLIDELL, LA 70461
FLOOR PLAN FIRST FLOOR
SUITE 100 / 3,494 SF
SUITE 150 / 2,096 SF
SUITE 125 / 2,083 SF

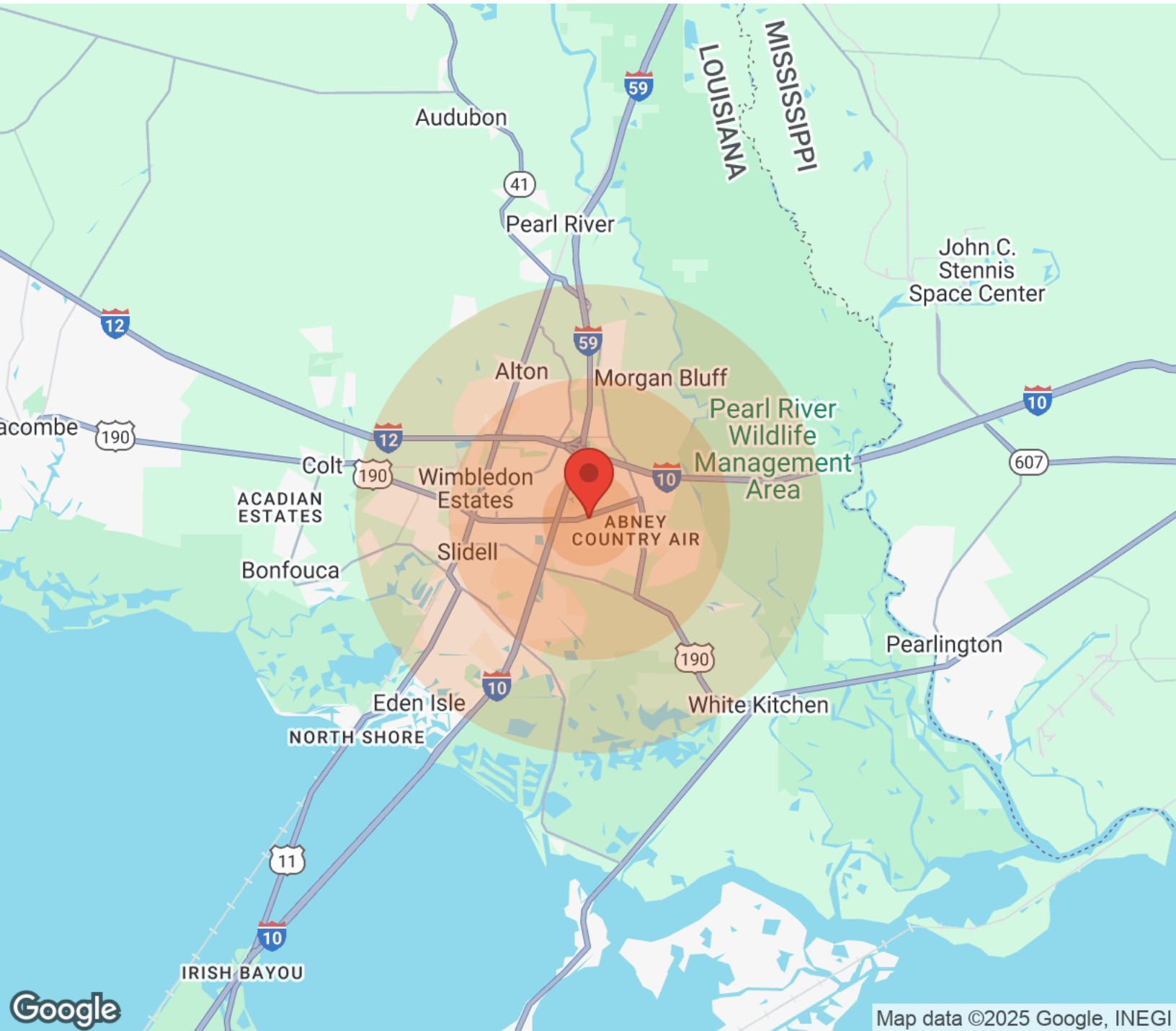
SUITE 200 FLOORPLANS

2053 GAUSE BOULEVARD EAST



DEMOGRAPHICS

2053 GAUSE BOULEVARD EAST



Population	1 Mile	3 Miles	5 Miles
Male	5,267	22,751	33,551
Female	5,101	23,313	34,383
Total Population	10,368	46,064	67,934

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,007	9,506	14,158
Ages 15-24	1,633	7,107	10,254
Ages 25-54	3,675	17,354	25,482
Ages 55-64	1,377	5,770	8,459
Ages 65+	1,676	6,327	9,581

Race	1 Mile	3 Miles	5 Miles
White	8,855	35,618	51,620
Black	1,033	8,371	13,224
Am In/AK Nat	7	30	108
Hawaiian	N/A	4	4

Income	1 Mile	3 Miles	5 Miles
Median	\$80,725	\$55,140	\$50,564
< \$15,000	207	1,629	2,646
\$15,000-\$24,999	341	1,487	2,407
\$25,000-\$34,999	234	1,384	2,261
\$35,000-\$49,999	406	2,437	3,789
\$50,000-\$74,999	722	3,458	5,107
\$75,000-\$99,999	673	2,402	3,204
\$100,000-\$149,999	836	2,725	3,680
\$150,000-\$199,999	162	640	889
> \$200,000	143	467	740

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,048	18,332	27,419
Occupied	3,830	16,943	25,086
Owner Occupied	2,912	12,931	18,883
Renter Occupied	918	4,012	6,203