

# FOR LEASE

## Bayou Tete L'Ours Shopping Center

2,400 – 3,000 SF Units Available



2637 N. Causeway Blvd., Mandeville



2647 Hwy 190 Service Rd., Mandeville

### **(A) 2637 N. Causeway Blvd., Mandeville**

ML#2005079, 2005148

#### **(B) UNIT B-2 (Currently Network Logic)**

SIZE: 2,400 SF

LEASE PRICE: \$14.00/SF + NNN (\$3.50/SF) \$3,500 TOTAL per month

#### **UNIT B-3 (Vacant, Shell)**

SIZE: 2,400 SF

LEASE PRICE: \$12.50/SF + NNN (\$3.50/SF) \$3,200 TOTAL per month

BUILD-OUT: \$10.00/SF Allowance

### **(B) 2647 Hwy 190 Service Rd., Mandeville**

ML#2005168, 2005376

#### **UNIT 101-102 (Former Roeling's Pharmacy)**

SIZE: 3,000 SF

LEASE PRICE: \$15.00/SF + NNN (\$3.00/SF) \$4,500 TOTAL per month

#### **UNIT 103 (Vacant, Shell)**

SIZE: 2,415 SF

LEASE PRICE: \$12.50/SF + NNN (\$3.00/SF) \$3,119 TOTAL per month

BUILD-OUT: \$35.00/SF Allowance

**DIRECTIONS:** I-12 S to Fairway Drive Exit. Left under overpass to light on Judge Tanner Blvd. Right at light onto Service Road.



DAVID S. DERBES, INC.  
REALTORS

(985) 892-8980

