



For Lease
Office



Pineapple Complex Third Floor

179 East Highway 22
Madisonville, Louisiana 70447

Property Highlights

- Unrivaled Uniquely Tranquil Setting
- Well Managed and Well Maintained
- Ample Parking
- Elevator Access

Property Description

Three story general office building located in picturesque Madisonville along the Tchefuncte River. Available space is located on the third floor. The available suite has access via elevator and stairs. The building has ample parking and plenty of natural light . Plenty of food & drink establishments nearby to catch lunch or entertain clients. The second floor is approximately the same size and could potential be made available if the terms are agreeable to the ownership.

Offering Summary

Available SF	2,576 SF
Lease Rate	\$17.00 SF/yr (MG)
Lot Size	0.06 Acres
Building Size	2,576 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,105	6,509	15,457
Total Population	2,816	16,613	39,984
Average HH Income	\$103,715	\$99,117	\$98,789

For more information

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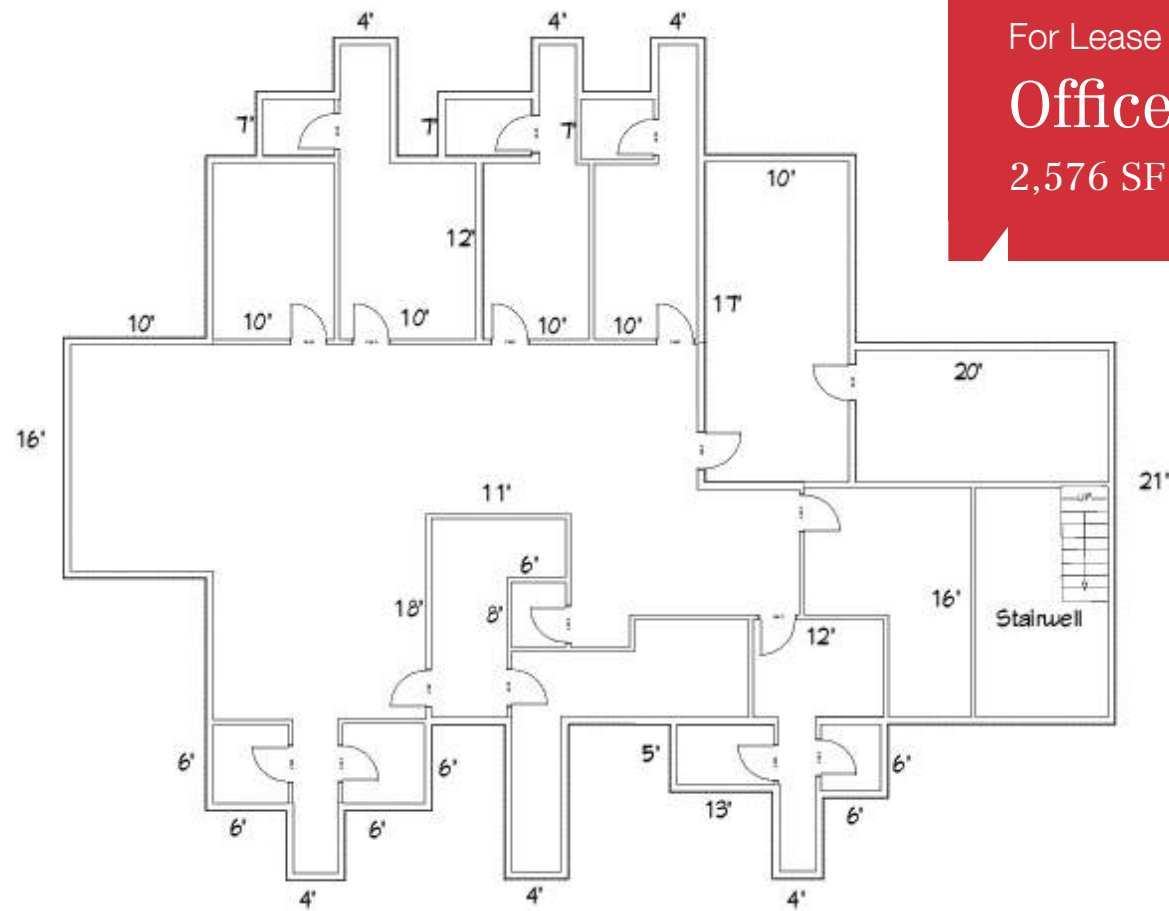
Additional Photos



For Lease

Office Building

2,576 SF





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Office Building

2,576 SF | \$17.00 SF/yr



Tchefuncte River

NEARBY ATTRACTIONS TO SUBJECT PROPERTY

Tchefuncte River: The epicenter of Madisonville home to multiple marinas, prestigious waterfront homes and nearly a dozen food & beverage establishments along the river banks. The river hosts numerous seasonal community events which include the famous **Wooden Boat Fest**, Mardi Gras and Christmas boat parades, and the 4th of July celebrations.

Maritime Museum: Bringing Louisiana's maritime history to life through unique interpretive programs, exhibits and publications. These programs include the time honored crafty of boat building, hands on field trips, contracting underwater robots, restoration of the Tchefuncte River Lighthouse, and other exciting educational opportunities for people of all ages. From canoes to pirogues, from bateaux to steamboats, Louisiana's unique maritime history and culture has it all. Native Americans, Europeans explorers, and early settlers depended upon Louisiana's extensive bayous, rivers, and lakes as the pathways of survival, linking the interior with the sea. These waterways represented the connections among people, the connections of life.

Fairview-Riverside State Park: The Historic Otis House Museum is on site and conducts tours Tues-Sun. the park includes 22 premium campsites, 59 improved campsites, and 20 unimproved campsites. Visitors can explore other attractions scattered throughout the park beneath a canopy of huge oak trees, such as numerous picnic tables, a group pavilion, a playground, and comfort stations. Fishing from the park's river banks yield bass, bluegill, white perch, and bream.

Wooden Boat Fest



Maritime Museum

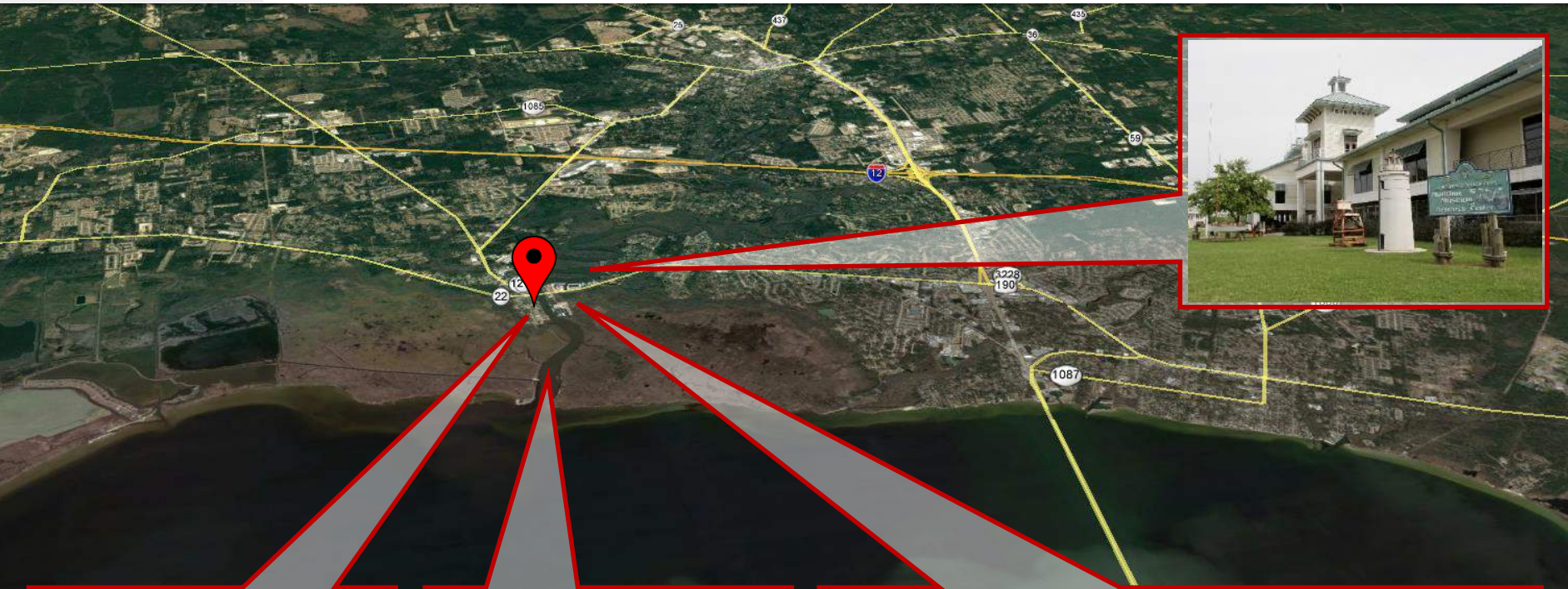


Fairview-Riverside State Park

Madisonville Attractions Map

Featured

- Wooden Boat Festival • Tchefuncte River • Fairview Riverside State Park
- Otis House • Maritime Museum



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