



SALE PRICE: \$7.49 MILLION

FOR SALE

204 ENERGY PARKWAY

LAFAYETTE, LOUISIANA 70508

BUILDING SIZE

53,184 SQUARE FEET

SITE SIZE

**321,255 SF
7.375 ACRES**

PROPERTY DETAILS

Latter & Blum along with Cushman & Wakefield is proud to bring to market the Post Acute Medical Specialty Hospital of Lafayette. This 53,000 sf medical asset sits on 7+ quiet acres tucked away in the heart of Lafayette. The location provides excellent access to Hwy 90, the Lafayette Regional Airport and other complimentary medical facilities. This particular hospital was most recently fully operational in 2017 and has been well maintained in excellent condition. This is a potential plug and play opportunity for the right medical user.



**CUSHMAN &
WAKEFIELD**

NALatter & Blum



PROPERTY INFORMATION

Address	204 Energy Parkway Lafayette, Louisiana 70508
Year Built	1995
Building Size	53,184 SF
Land Area	7.735 Acres
Beds	50
# Floors	One
Parking Spaces	231
Access	1 point of access located on energy parkway.
Zoning	CM-1 (Commercial Mixed 1)
Utility Provider	LUS
Broadband	LUS Fiber

POTENTIAL USES

- Inpatient services
- Behavioral health
- Skilled nursing
- Rehab hospital

AREA AMENITIES

- Easy access from Highway 90
- 3.2 Miles from Lafayette Regional Airport
- Close proximity to numerous restaurants, shopping centers and hotels

BUILDING AMENITIES

- Full kitchen
- Dining room
- 5 High Observation Rooms
- Pharmacy
- Inpatient and Outpatient Gym

The Master Floor Plan of the University of Maryland Medical Center is a detailed architectural drawing showing the layout of various departments and rooms. The plan is organized around a central corridor system, with rooms numbered and labeled for identification.

Key Departments and Rooms:

- High Observation Unit:** Rooms 201 to 205, 5 Rooms, 5 Beds.
- Med-Surge Unit:** Rooms 101 to 123, 23 Rooms, 45 Beds.
- Outpatient Gym:** 3326 sq. ft.
- Inpatient Gym:**
- Nurse Station:**
- Charting:**
- X-Ray:**
- Pharmacy:**
- Soiled Utility:**
- Clear Utility:**
- Procedure Room:**
- Dining Room:**
- Kitchen:**
- Dry Storage:**
- Serving:**
- Soiled Dishes:**
- Electrical:**
- Refuse:**
- Supply:**
- Central Supply:**
- Plant Operation Mechanical Room:**
- Mechanical Yard:**
- Admit:**
- Waiting:**
- Housekeeper:**
- CFO:**
- DCN:**
- CEO:**
- Board Room:**
- Human Resources:**
- Doctor Lounge:**
- LAB:**
- Clinical Records:**
- Equip.:**
- Quality:**
- Women's Copy:**
- PBX:**
- Lobby:**
- Vestibule:**

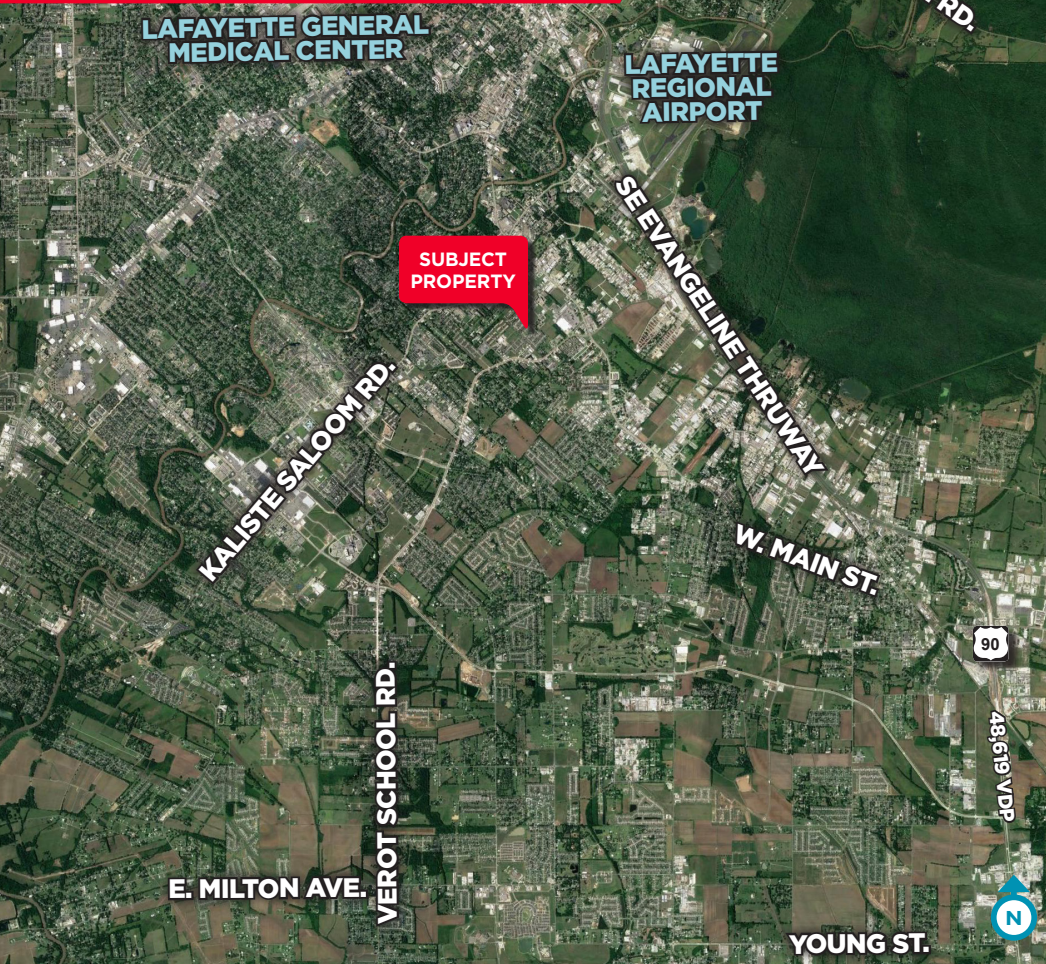
The plan also includes a legend for the "High Observation Unit" and "Med-Surge Unit" and a "MASTER FLOOR PLAN" title.

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FOR SALE

204 ENERGY PARKWAY

LAFAYETTE, LOUISIANA 70503



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,534	52,459	147,285
Households	3,637	22,071	59,941
Average HH Income	\$73,152	\$90,145	\$80,310

Traffic Counts

West Pinhook Road & Energy Parkway	27,678 VPD
Feu Follet Road & Representative Row	7,699 VPD

For more information, please contact:

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