

## For Lease

### Property Summary

Conveniently located just off I-12 and Hwy 59 on Koop Dr. across the street from the St. Tammany Parish Administrative Complex, this office space is available immediately and the landlord can provide furniture if needed. The space consists of 6 offices, a large open area and a breakroom in a one-story building, a space well-suited for attorneys, an insurance company or a small call center.

### Building Information

- Built in 2005
- 1-Story Building
- 18 Parking Spaces
- Open office space
- Furnished if needed

### Rent

- \$12 - \$15 per Sq. Ft.
- NNN

### Traffic Counts (ADT 2018)

- Interstate 12 east of site: 76,234
- Interstate 12 west of site: 66,178

### Available Space

- Suites 3 & 4
- 3,100 SF Total

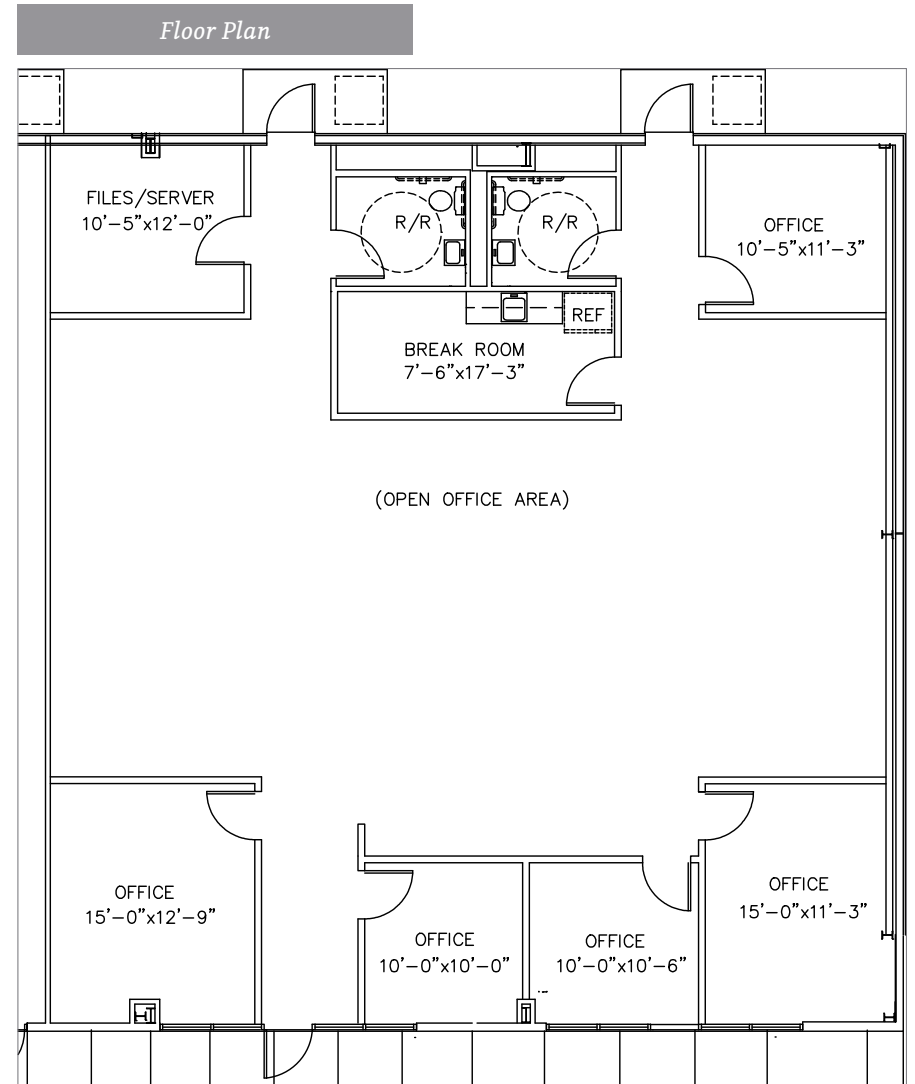
### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	327	29,897	72,736
Avg. HH Income	\$85,715	\$102,155	\$100,588



# Office Space - Hwy 59 & I-12

21489 Koop Dr., Mandeville, LA



**Click image for larger view**