



## Covington Centre Office Building

2000 Covington Centre  
Covington, Louisiana 70433

### Property Overview

Located in the Historic District of downtown Covington, this freestanding, 7,027 SF single-tenant office building has been renovated in recent years. The floorplan can accommodate a wide array of office users given the number of private and open areas. Furnishings can remain at a price to be negotiated.

### For More Information

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Sale Price	<b>\$700,000</b>
Lease Rate	<b>\$15.00 SF/Yr</b> <b>Modified Gross</b>

## Location Information

Building Name	Covington Centre Office Building
Street Address	2000 Covington Centre
City, State, Zip	Covington, LA 70433
County	Saint Tammany
Market	New Orleans - (MSA)
Sub-market	Northshore-West St Tammany
Cross-Streets	Village Walk Rd   East Gibson St
Township	6
Range	11
Section	38
Road Type	Private
Market Type	Medium
Nearest Highway	US HWY 190
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

## Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	CBD (Community Business District) w/ MU (Mixed-Use) Overlay
APN #	1060084077
Lot Frontage	230 ft
Lot Depth	100 ft
Power	Yes

## Parking & Transportation

Parking Type	Surface
Parking Ratio	5.9
Number of Parking Spaces	42

## Utilities & Amenities

Handicap Access	Yes
Central HVAC	Yes
HVAC	4 Units. 3 Units Replaced 2019.
Gas / Propane	Yes



## Property Description

The subject property is a 7,027 SF freestanding single-tenant office building that has been renovated in recent years. The flex floorplan can accommodate a wide array of office users given the number of private and open areas. Furnishings can remain at a price to be negotiated.

## Location Description

The site located in downtown Covington, near the intersection of three rivers – the Abita, the Bogue Falaya and the Tchefuncte. It is directly adjacent to the Tammany Trace, a 31-mile asphalt trail linking Covington to neighboring Abita Springs. Art, government, nature and commerce converge in this quaint downtown area. Covington is the parish seat of St. Tammany, as well as an artist haven, boasting eclectic shopping and sidewalk cafes seasoned with an historic turn-of-the-century charm. Fine art galleries, antique shops, home furnishing stores and clothing boutiques make downtown Covington a unique shopping and dining destination, and conducive to an office environment.

## Site Description

This property is based on Covington Centre, north of East Gibson Street, and between Village Walk Rd and N. Collins Blvd (US HWY 190). Covington Centre is a private street that runs along the south side of the property. This places the property about 3.5 miles north of I-12, inside Covington corporate limits.

The Community Business District w/ Mixed Use Overlay (CBD - MU) Zoning is representative of the core downtown business and retail area. The district intends to recognize the unique and historic character of the pedestrian oriented area that combines residential and small scale commercial buildings.

## Exterior Description

Brick Veneer, Metal Siding, Brick Masonry, Storefront Glass and Metal Doors, Single Hung Aluminum insulated and Storefront Windows

## Interior Description

Two (2) Large Open Spaces used as Training Areas, Eight (8) Offices, Conference Room, Breakroom & Kitchenette, Equipment/Storage Room, Copy/File Room, Four (4) Restrooms

## Parking Description

Concrete and Asphalt Construction with 42 Spaces (1 per 167 SF of Building Area), Zoning Requires 1 per 250 SF

Population	1 Mile	3 Miles	5 Miles
Total Population	3,191	20,513	41,526
Average age	37.5	37.5	38.7
Average age (Male)	35.4	36.1	37.7
Average age (Female)	42.0	40.5	41.0
Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,072	7,523	15,707
# of persons per HH	3.0	2.7	2.6
Average HH income	\$74,363	\$77,040	\$80,344
Average house value	\$320,934	\$317,088	\$316,582

\* Demographic data derived from 2010 US Census





