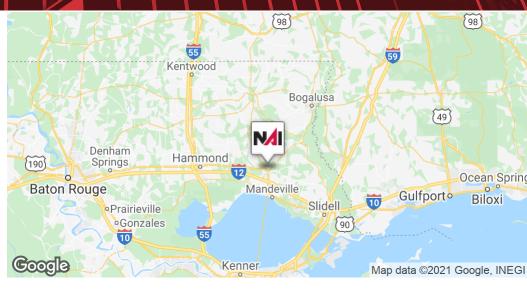
For Sale & Lease 7,027 SF | Office Space Covington, Louisiana





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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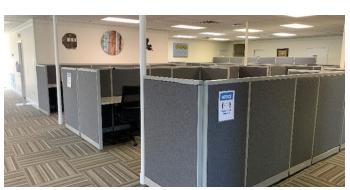
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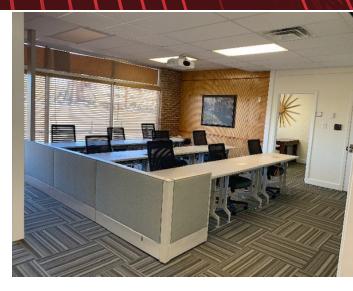
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430 Notre Dame Street New Orleans, LA 70130 504 525 1311 tel latterblum.com

For Sale & Lease 7,027 SF | Office Space Covington, Louisiana

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

Location Inform	าลtเดท

Building Name

2669	339		
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)		

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Office
Office Building
CBD (Community Business District) w/ MU (Mixed-Use) Overlay
1060084077
230 ft
100 ft
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

Covington Centre Office Building

For Sale & Lease 7,027 SF | Office Space Covington, Louisiana

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

Brink 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

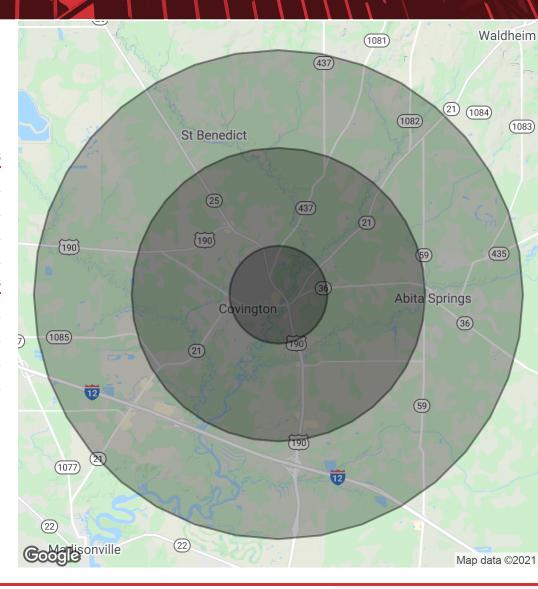
Parking Description

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

For Sale & Lease 7,027 SF | Office Space Covington, Louisiana

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



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