

# Lafayette Plaza Atrium

LAFAYETTE, LOUISIANA



Located on the corner of Ambassador Caffery Parkway and Dover Boulevard, this 2 story full service office building consists of 104,601 square feet and is offering flexible lease terms which includes short term leases, competitive rates, tenant improvements and concessions. This property features a serene atmosphere in its large tropical atrium which includes a pond with waterfall and bench seating throughout the atrium. This property features accommodations for small and large tenants, 24 hour access, abundant parking, lighted monument signage and easy access onto Dover Boulevard with a convenient traffic light. Fiber optics available. Minutes from abundant shopping, restaurants and medical.

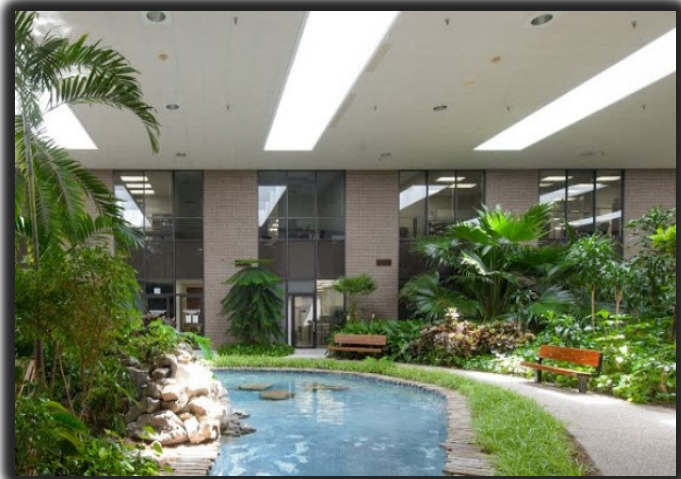
## BUILDING HIGHLIGHTS

- ◆ Full service leases
- ◆ Professional management team committed to service
- ◆ Beautifully landscaped atrium with interior office views
- ◆ Abundant parking
- ◆ Security system, card access
- ◆ Exterior tenant signage
- ◆ Telecommunications, data wiring, and fiber optics throughout building
- ◆ Convenient location surrounded by retail, dining and business complexes
- ◆ Traffic light accessible



## CHAMPION

REAL ESTATE SERVICES, LLC



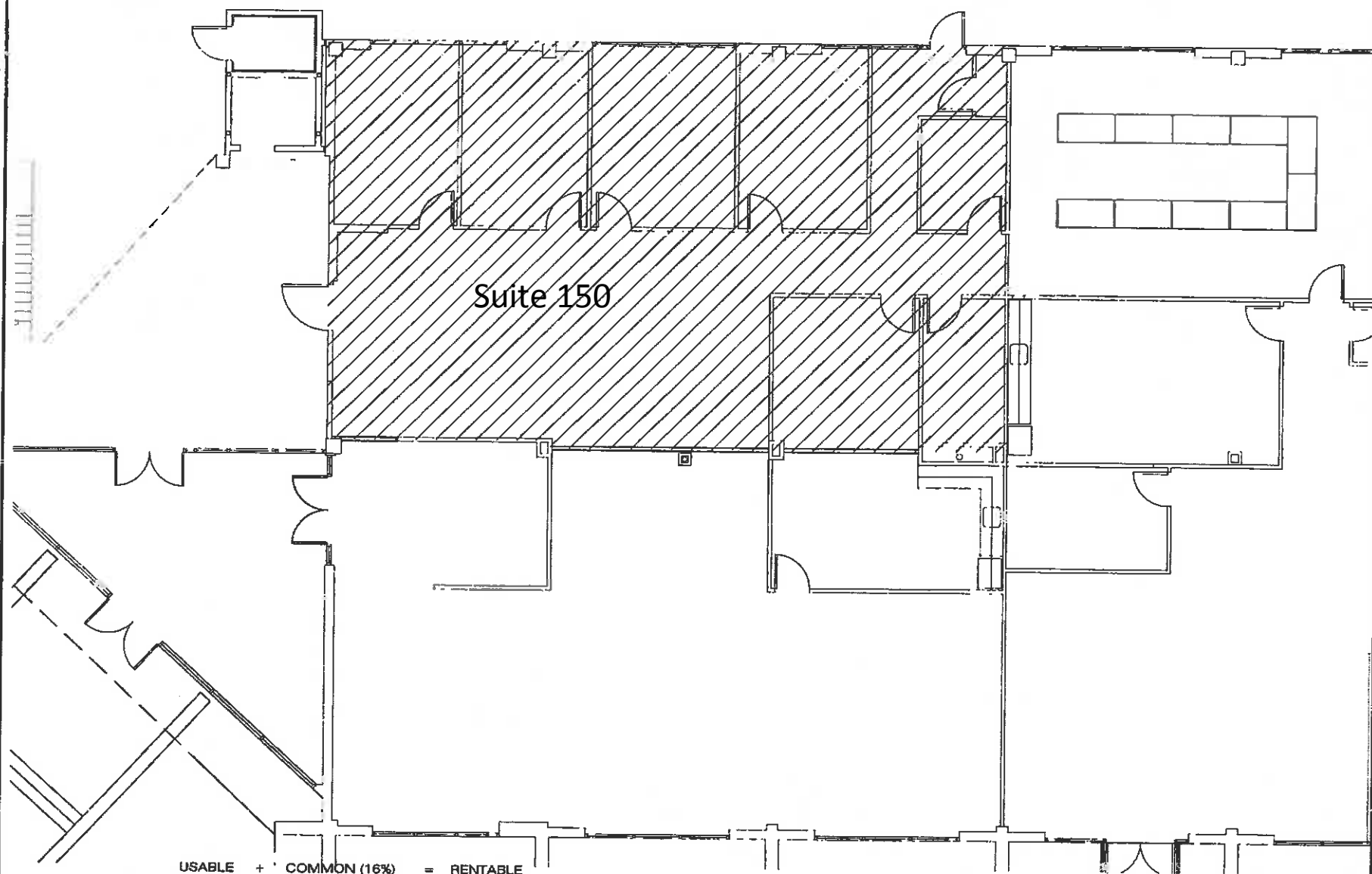
## CONTACT INFORMATION

Michael L. Matherne / 337-258-6107 mobile / [mmatherne@championllc.com](mailto:mmatherne@championllc.com)

100 Rue Iberville, Suite 200 • Lafayette, LA 70508 • 337-593-0444 (PH) • 337-593-0062 (F)

[www.championllc.com](http://www.championllc.com)

No warranty or representation is made as to the accuracy or completeness of the information stated above.



USABLE + COMMON (16%) = RENTABLE  
 2,103 S.F. + 336 S.F. = 2,439 S.F.

# 1 PARTIAL FIRST FLOOR RELEASED SPACE

0 1/8" = 1'-0" 8'

JAMES A. SMITH  
 PROFESSIONAL ENGINEER  
 STATE OF LOUISIANA  
 LICENSE NO. 12345

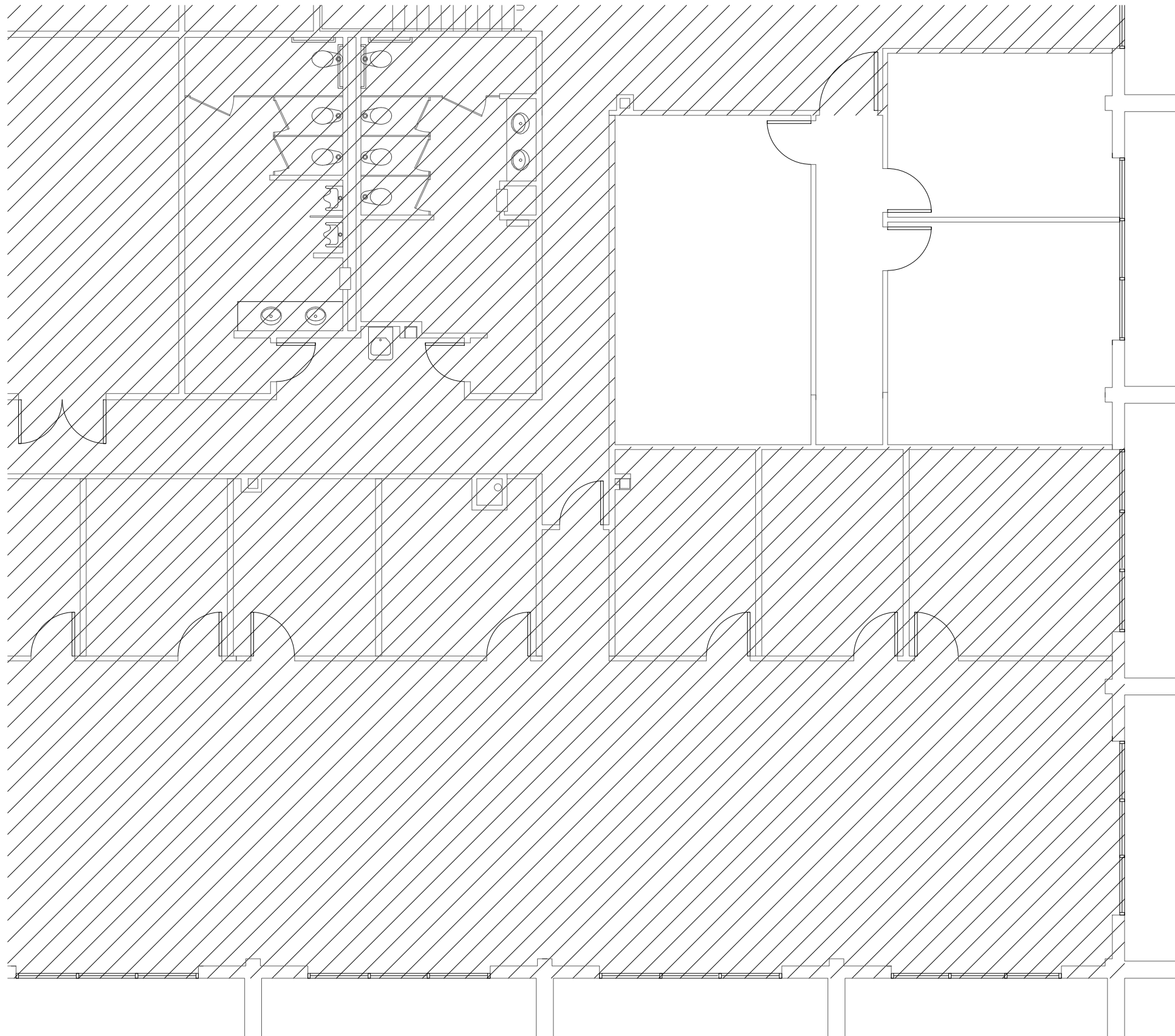
REPORT PREPARED FOR  
**LAFAYETTE PLAZA  
 BUILDING A**  
 4021 AMBASSADOR CANNERY PARKWAY  
 LAFAYETTE, LOUISIANA

JAMES A. SMITH  
 PROFESSIONAL ENGINEER  
 STATE OF LOUISIANA  
 LICENSE NO. 12345

DATE ISSUED  
 5-18-09  
 PERMITTED  
 9-3-09  
 2-4-11

DRAWN BY  
 MJD  
 CHECKED BY  
 JQZ  
 PROJECT NO.  
 2820  
 SCALE  
 P1  
 1" = 1'

E:\2018 TENNIS\1820 LAFAYETTE PLAZA AREA CALC\1820 1ST FLOOR 2018 05 02.DWG



USABLE + COMMON (16%) = RENTABLE  
864 S.F. + 138 S.F. = 1,002 S.F.

1

# PARTIAL FIRST FLOOR PLAN

Suite 156

0 1/8" = 1'-0" 8'



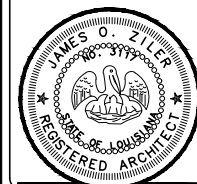
A PROFESSIONAL ARCHITECTURAL CORPORATION

101 CALCO BLVD  
LAFAYETTE, LOUISIANA 70503  
337 269 6326 FAX 269 6380

RECORD DRAWINGS FOR:

LAFAYETTE PLAZA  
BUILDING A

AMBASSADOR CAFEERY  
LAFAYETTE, LOUISIANA



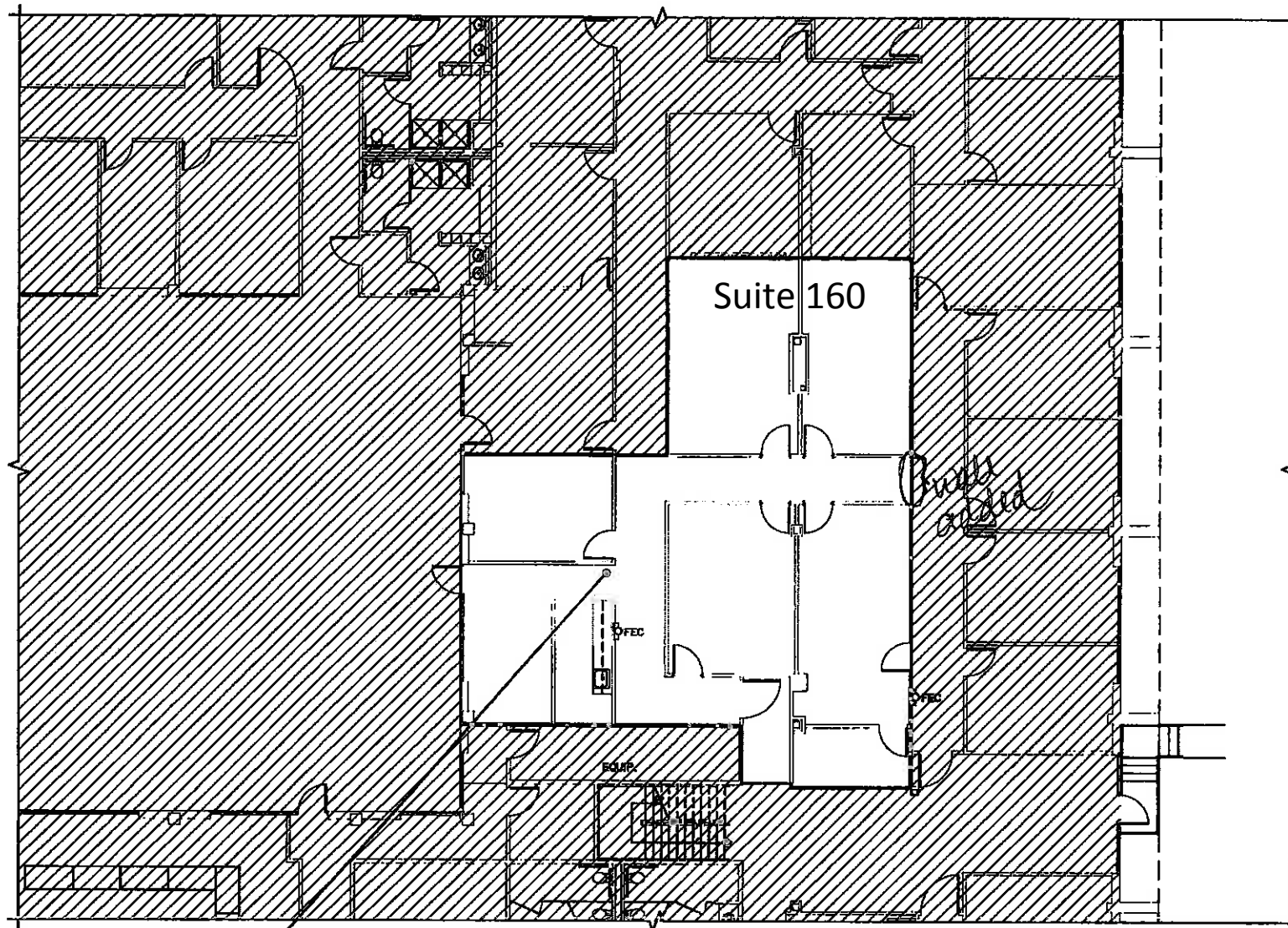
DATE ISSUED  
5-2-18  
REVISED  
-

DRAWN BY  
SRP  
CHECKED BY  
JOZ

PROJECT NO.  
1820

SHEET NO.  
AC1.1  
OF 1

PLOT DATE: 5/2/2018



USABLE	+	COMMON (16%)	=	RENTABLE
2,025 S.F.	+	324 S.F.	=	2,349 S.F.

0 1/16" = 1'-0" 16'

# 1 PARTIAL FIRST FLOOR PLAN

LAFAYETTE PLAZA BUILDING A PARTIAL FIRST FLOOR PLAN



LAHARRIS ASSOCIATES, INC.  
1001 PINE STREET, SUITE 200  
NEW ORLEANS, LOUISIANA 70112

ARCHITECTURE BY  
**LPA HELIS EXPANSION**  
**LAFAYETTE PLAZA**  
**BUILDING A**  
407 AMBASSADOR CARRIAGE PARKWAY  
LAFAYETTE, LOUISIANA



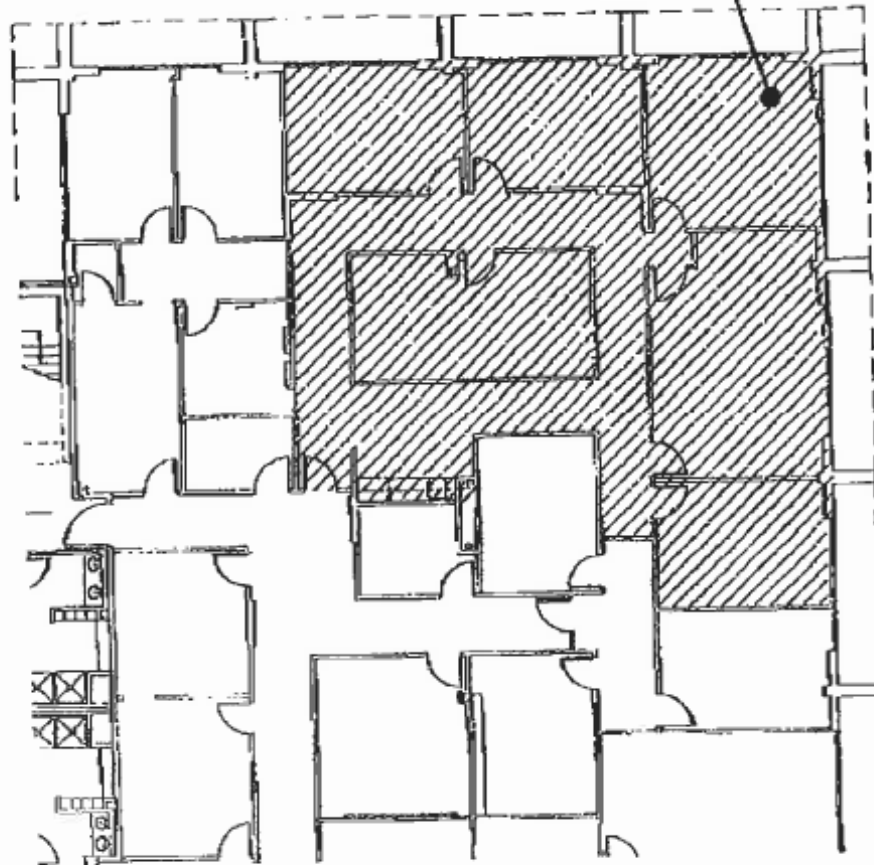
DATE REVISION  
8-2-12  
REVISED

DESIGNED BY  
CHECKED BY  
PROJECT NO.  
**1220**  
SHEET NO.  
**AC-3**  
OF

REV. DATE: 8/2/12

# Suite 170

USABLE + COMMON (16%) = RENTABLE  
 2,153 S.F. + 344 S.F. = 2,497 S.F.



0 1/16" 16'

<p>100 YEARS OF SERVICE TO THE ARCHITECTURAL COMMUNITY</p>
<p>LAFAYETTE PLAZA BUILDING 'A'</p>
<p>ARCHITECTURAL FLOOR PLAN LAFAYETTE, MISSISSIPPI</p>
<p>SITE NO. 100 1-307 100-100</p>
<p>DATE: 10/1/88 DRAWN BY: J.S. CHECKED BY: J.S. PROJECT NO. 2182-10 SHEET NO. 10 BY: J.S.</p>

19 PARTIAL FIRST FLOOR PLAN






USABLE	+	COMMON (16%)	=	RENTABLE
2,344 S.F.	+	375 S.F.	=	2,719 S.F.

0 1/8" = 1'-0" 8'

# 1 FIRST FLOOR PLAN



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141 CALDO BLVD.  
LAFAYETTE, LOUISIANA 70503  
504.771.6328 FAX 504.771.6328

RECORD DRAWINGS FOR

**LAFAYETTE PLAZA  
BUILDING A**

AMBASSADOR GALLERY  
LAFAYETTE, LOUISIANA



JAMES O. ZILER  
REGISTERED ARCHITECT

DATE ISSUED  
7-22-19

REVISIONS


DRAWN BY  
SFP

CHECKED BY  
SFP

PROJECT NO.  
1920

SHEET NO.  
AC2.1  
OF 1



USABLE	+	COMMON (16%)	=	RENTABLE
600 S.F.	+	96 S.F.	=	696 S.F.

0  $1/4^{\circ} = 1^{\circ}-0'$



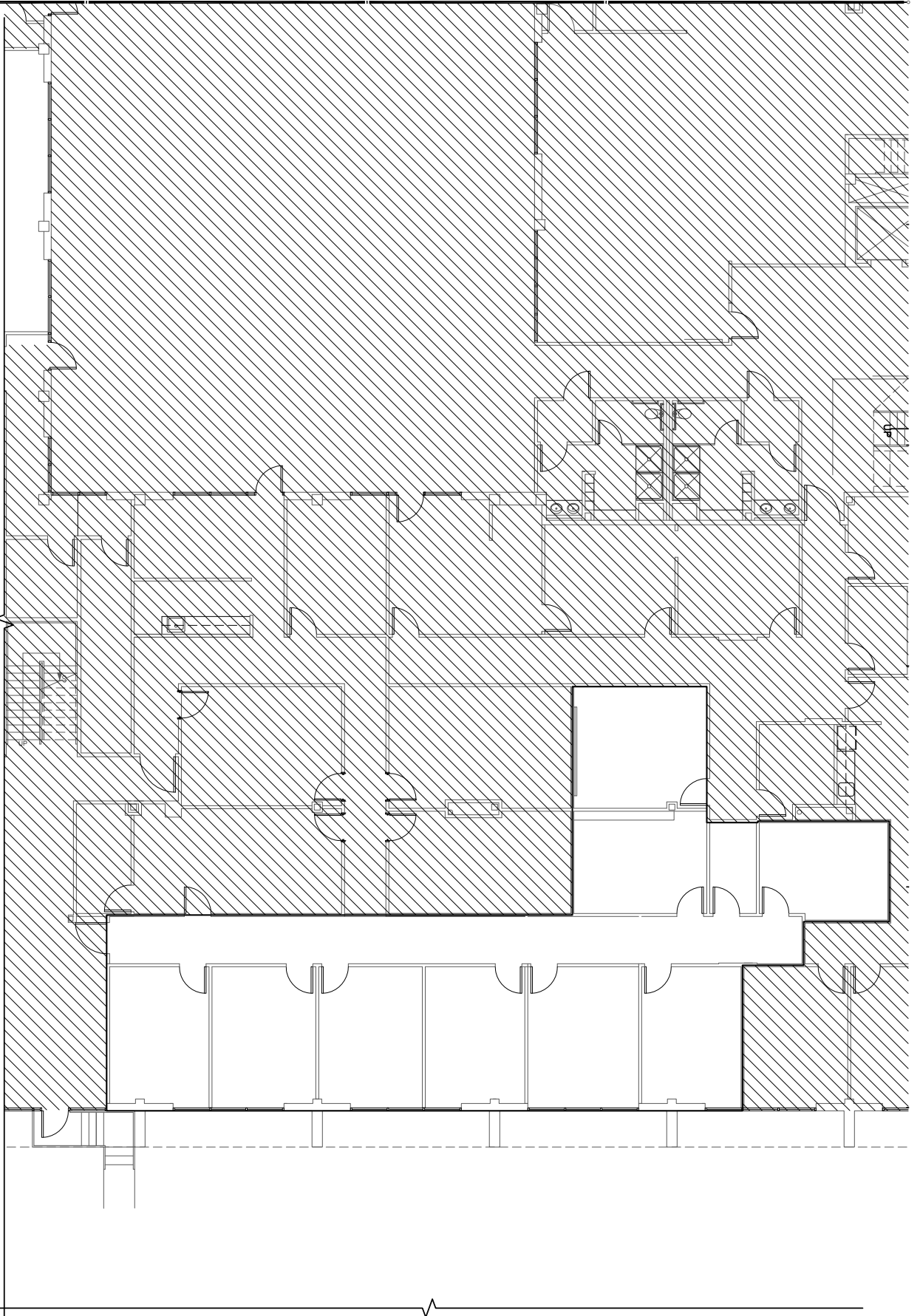
LAFAYETTE PLAZA  
BUILDING A



DATE ISSUED  
7-22-19  
REVISED

DRAWN BY  
SRP  
CHECKED BY  
SRP  
PROJECT NO  
1920

SHEET NO.  
**AC2.1**  
OF 1



USABLE  
2237 S.F. + COMMON (16%)  
358 S.F. = RENTABLE  
2595 S.F.

# 1 PARTIAL FIRST FLOOR PLAN

0 1/16" = 1'-0" 16'

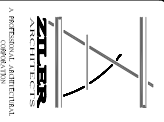
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DRAWN BY  
CHECKED BY  
PROJECT NO.  
SHEET NO.  
AC-1  
OF 1



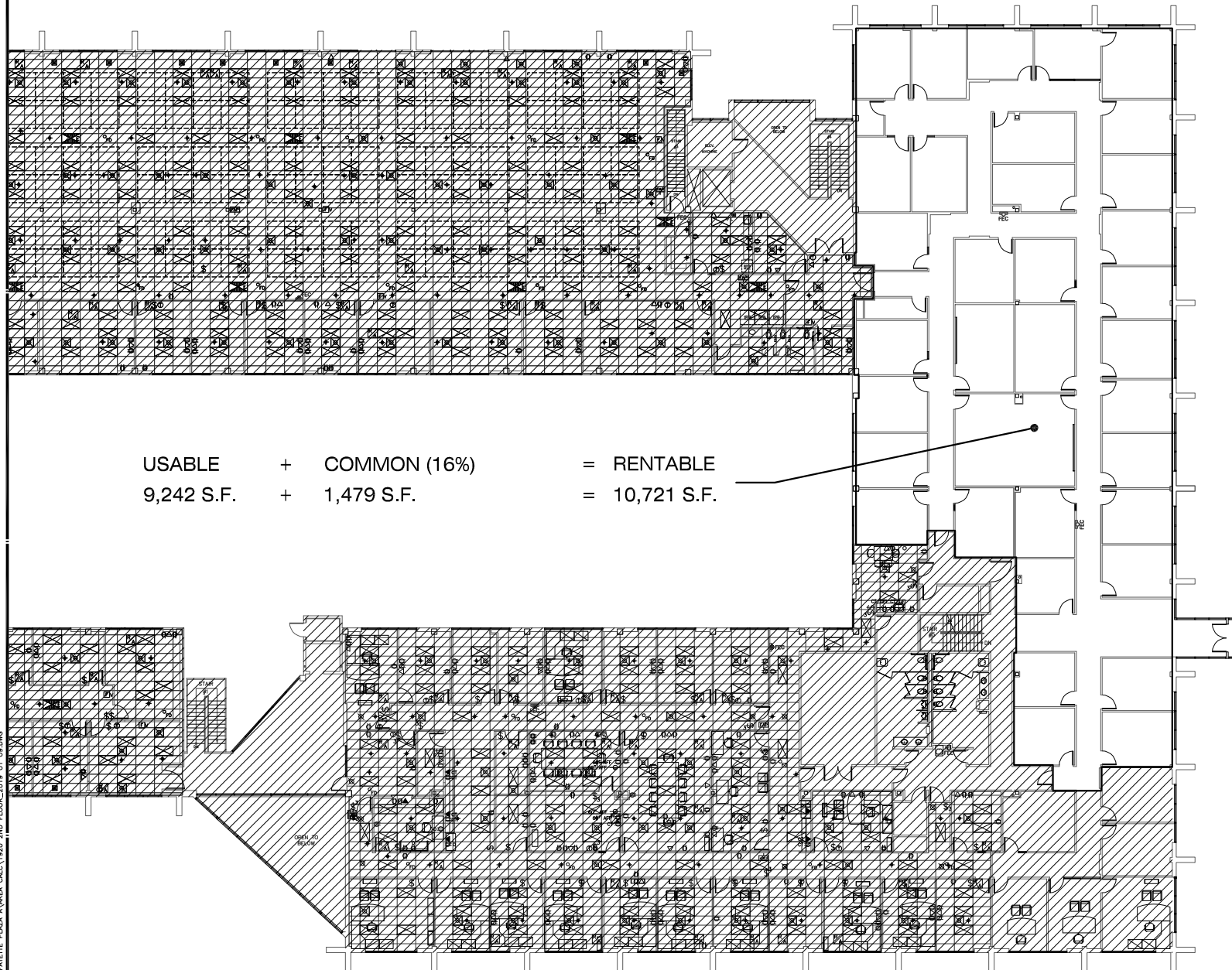
AREA CALCULATIONS FOR:  
**LAFAYETTE PLAZA  
BUILDING A**  
4021 AMBASSADOR CAFFERY PARKWAY  
LAFAYETTE, LOUISIANA

DATE CALCULATED  
BY  
DATE CHECKED  
BY





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USABLE + COMMON (16%) = RENTABLE  
 9,242 S.F. + 1,479 S.F. = 10,721 S.F.

0 1/32" = 1'-0" 32'



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ARCHITECTS  
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101 CALO BLVD.  
LAFAYETTE, LOUISIANA 70503  
504 283 0336 FAX 504 283 0395

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RECORD DRAWING FOR:

**LAFAYETTE PLAZA  
BUILDING A**

AMEMBASSADOR CAFE/TERY  
LAFAYETTE, LOUISIANA

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DATE ISSUED  
1-9-2019  
REVISED  
-

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DRAWN BY  
JDM  
CHECKED BY  
SRP  
PROJECT NO.  
1920  
SHEET NO.  
AC2.1  
OF 1