



# Remodeled 15,300 SF Office Building



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400 Lafayette St., Houma, LA 70360

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## Property Summary

### Description

15,300 SF office building in Larose, LA that has been newly remodeled in 2022. This split-wing designed building lies in the heart of America's Energy Corridor between Port Fourchon and U.S. Highway 90.

### Key Features

- 32 offices plus open rooms for modular office space
- Executive Office with private bathroom/kitchenette
- Large and Medium Sized Conference Rooms
- Break Area with Kitchen
- Security Doors with Key Card Access
- New Roof, Floors, Ceilings, LED Lights, Paint, Blinds



**OFFERING PRICE: \$ 1,700,000**

**LAND SIZE: ~ 3.04 Acres**

**TOTAL BUILDING SF: 15,308 SF GBA**

**Aerial View**



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**Office Features**



Common Reception Area leads to North and South wing of offices, each with secured entry doors.



Both the North and South office wings have security carded entry doors to allow for a split office design.

**Office Features**



This large, shared Break Room and Kitchen is in the common area between each wing.



There is a front and rear parking lot with room for approximately 60 cars.



The South Wing has 11 Offices, an Executive Office with bathroom & kitchenette, Conference Room, modular office area, & server room.



The North Wing has 21 Offices, 4 Secretarial Areas, large Conference Room, and upstairs office area and storage.