



LOCATION DESCRIPTION

Offices @ The Waters is strategically positioned less than one mile from the I-12 interchange in Hammond, Louisiana, and is part of one of the fastest-growing parishes in Louisiana. The office park offers convenient access to nearby retail, restaurants, medical, hospitality, and residential rooftops.

Hammond Square Mall, a popular shopping destination for residents of the area and visitors alike, is located less than one mile south of the office park. The mall is home to over fifty (50) stores and restaurants, including major anchor tenants Home Depot, Target, JCPenney, Dillard's, Academy, HomeGoods, Walk On's, Chipotle, PetSmart, Best Buy, and TJ Maxx. AMC Hammond Palace 10 is a movie theater located within the Hammond Square Mall, providing additional entertainment for visitors. Other area amenities include North Cypress Fitness Center and The Waters @ Hammond Apartments.

PROPERTY HIGHLIGHTS

- New Construction | Medical & Professional Offices
- Pad Sites Available For Sale
- Build-to-Suit Available For Lease

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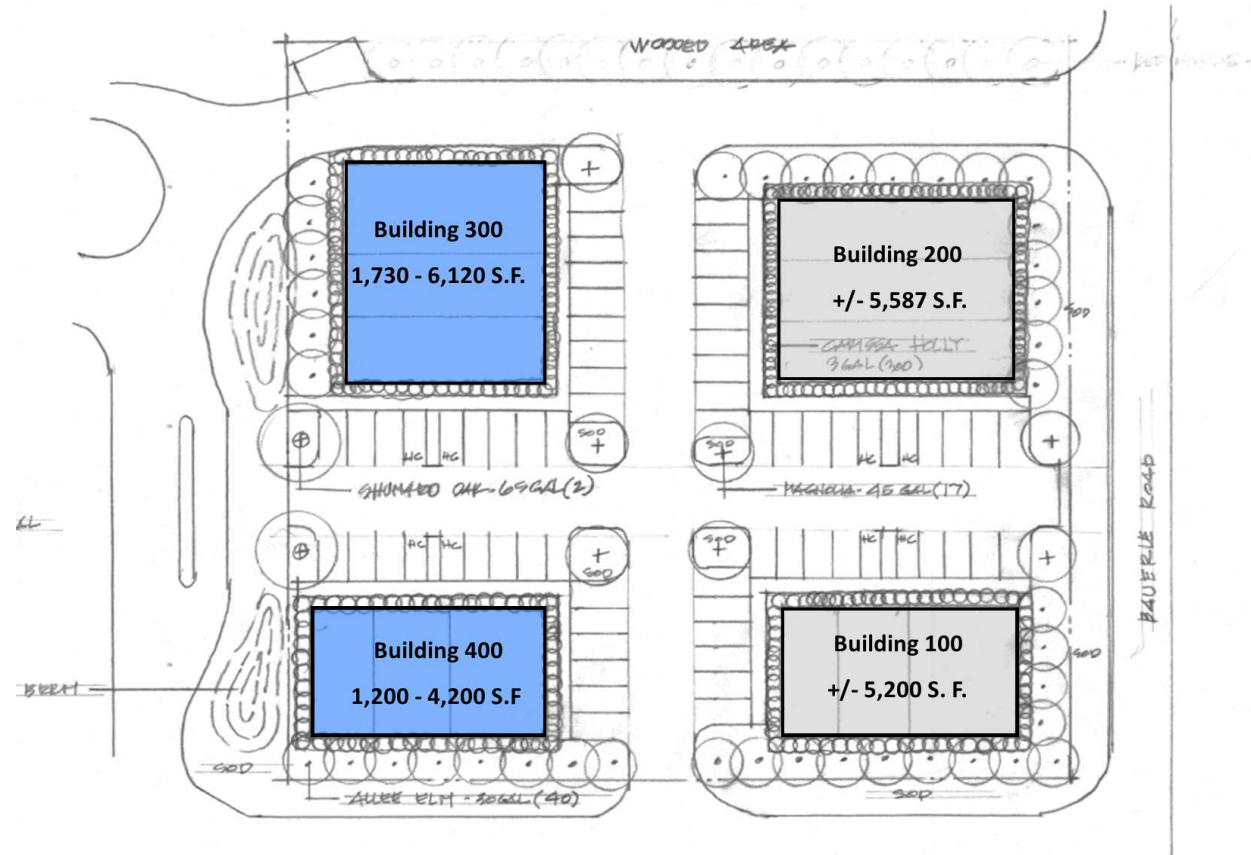
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PROPERTY DESCRIPTION

Offices @ The Waters is Tangipahoa Parish's newest professional and medical office park. The office park will consist of four (4) pad sites. Pad sites are available for purchase and are ready for immediate construction. Pads range in size from 4,200 sq. ft. up to 6,120 sq. ft. Build-to-suit opportunities for lease are also available with office space consisting of 1,200 sq. ft. up to 6,120 sq. ft. Turnkey build-out packages are available.

OFFERING SUMMARY

Sale Price (Pad Sites):	\$85.00 / SF
Lease Rate:	\$22.00 SF/yr (NNN)
NNN Rate:	\$3.25 SF/yr
Available SF:	1,200 - 6,120 SF
Number of Buildings:	4
Lot Size:	1.797 Acres



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	NNN'S
Bldg. 300	Available	1,730 - 6,120 SF	NNN	\$22.00 SF/yr	\$3.25 SF/yr
Bldg. 400	Available	1,200 - 4,200 SF	NNN	\$22.00 SF/yr	\$3.25 SF/yr

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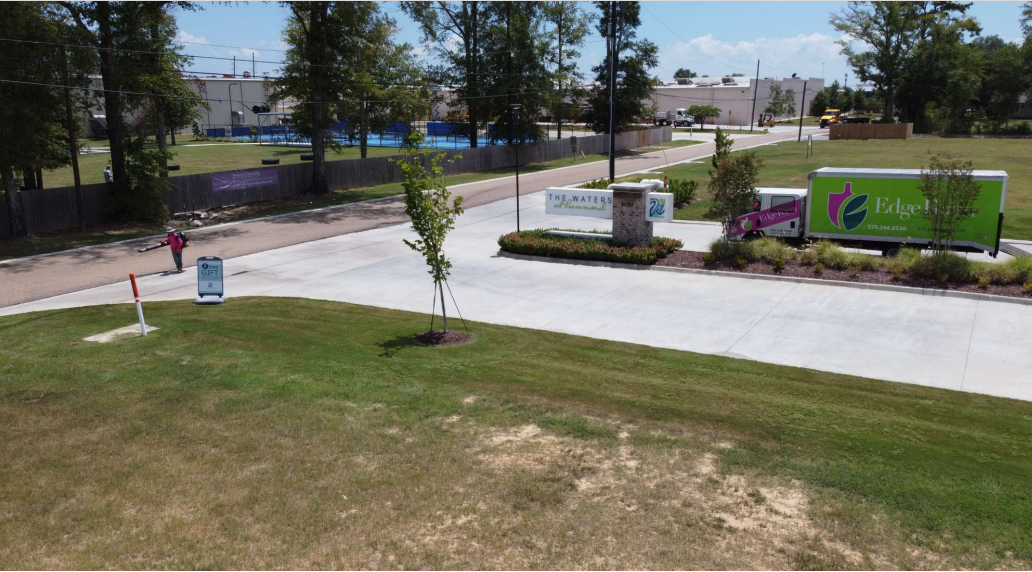
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OFFICES @ THE WATERS

1500 BAUERLE ROAD HAMMOND, LA 70403

Pad Sites For Sale & Office Buildings For Lease



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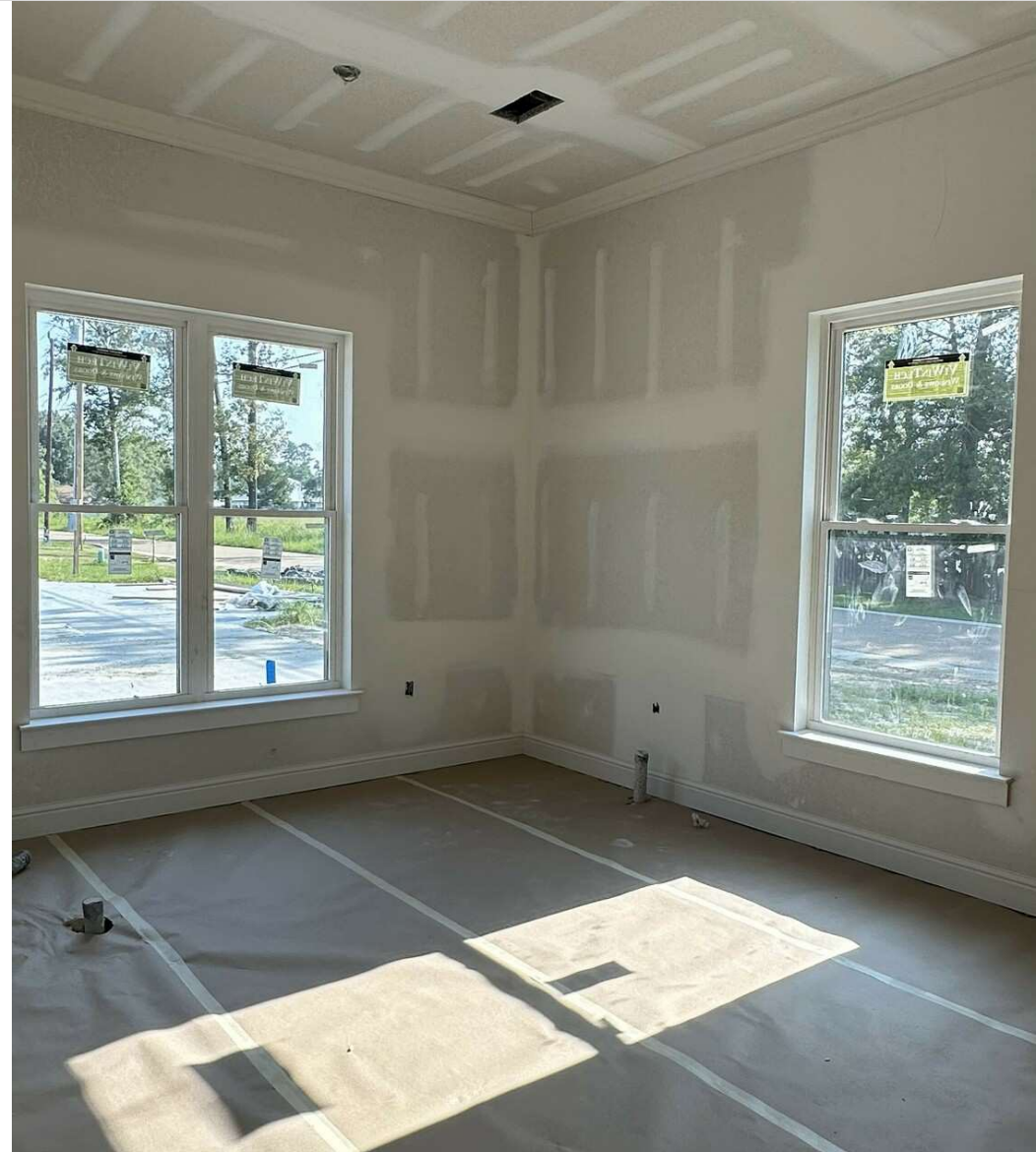
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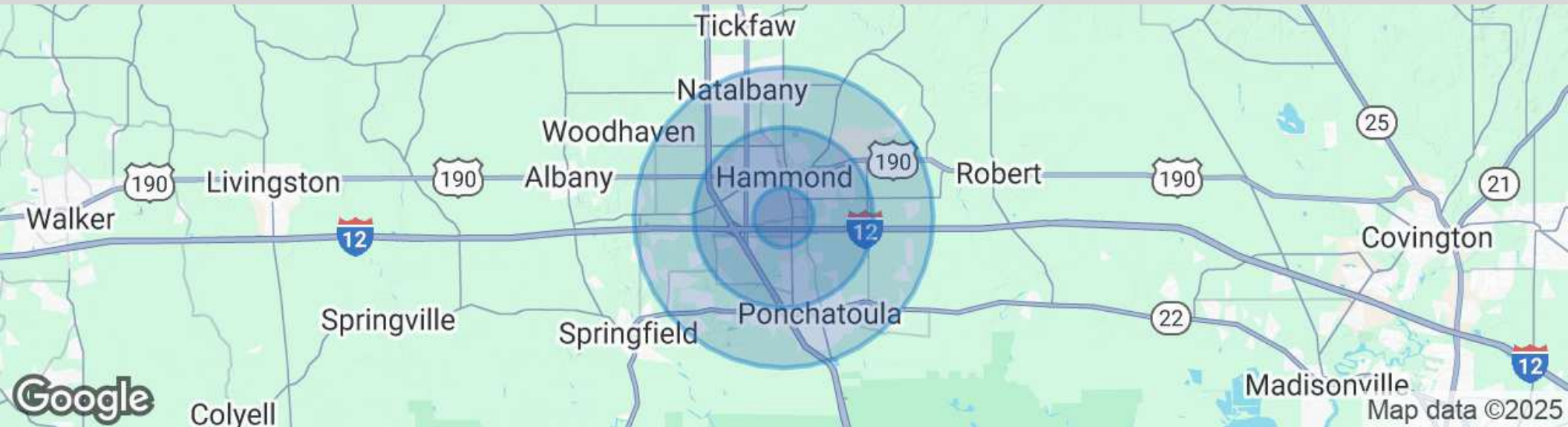
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,703	34,522	62,376
Average Age	32.8	29.9	32.9
Average Age (Male)	26.1	28.6	32.1
Average Age (Female)	39.8	32.4	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,953	13,750	25,297
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$52,903	\$53,941	\$58,853
Average House Value	\$175,475	\$172,671	\$187,353

2020 American Community Survey (ACS)

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