

stirling

FOR SUBLEASE



 **NETCHEX®**
OFFICE BUILDING

1155 HWY 190 EAST SERVICE RD. | COVINGTON, LA



OFFICE BUILDING

COVINGTON, LOUISIANA

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NETCHEX BUILDING

Netchex Office Building is a state of the art, four story, Class A commercial property now available for Sublease in Covington, Louisiana. The 48,000 square foot structure, built in 2015, was designed by Greenleaf Architectural Firm and constructed by Kent Design Build, both award winning local businesses. The building exudes professional and confidence from the finely appointed finishes including, striking 13' exposed ceilings, 10' drop ceilings in the "clouds", sleek glass floor to ceiling windows and glass sliding doors. The abundance of natural light throughout the interiors creates an inspiring work environment.

There is over 21,487 square feet of premier office space available for immediate Sublease on two floors. Netchex shares the ground floor with CGB Enterprises and also occupies the entire second floor. The 3rd floor has 12,000 square feet, ideal for a law firms, accounting practices, or financial institutions, while the 4th floor boasts 9,487 square feet with its own private elevator, 10 impressive private offices, open areas, and a conference room surrounded by stunning balconies. Flexible layouts are available, tailored to meet the diverse needs of professional businesses.

Situated in a dynamic easily accessible location in St. Tammany Parish, just South off Interstate 12 and US Highway 190 interchange, St. Tammany is one of the fastest growing parishes in the state of Louisiana and one of the fastest growing in the nation. Near New Orleans and proximity to the Gulf Coast via major Interstates, 10, 12, and 59. The nationally recognized school system, low crime, and first rate-medical facilities make the community a destination of choice for both families and businesses. The Netchex building is within minutes of major shopping centers and both fine and fast-food dining establishments.

EXECUTIVE SUMMARY

ADDRESS	1155 Hwy 190 East Service Rd. Covington, LA 70433
BUILDING TENANTS	• Netchex • CGB Enterprises, Inc.
BUILDING GLA	48,000 SF
FLOORS	4 Floors
PARKING	127 Spaces
PARCEL SIZE	2.14 Acres
YEAR BUILT	2015
ZONING	HC2 - Highway Commercial

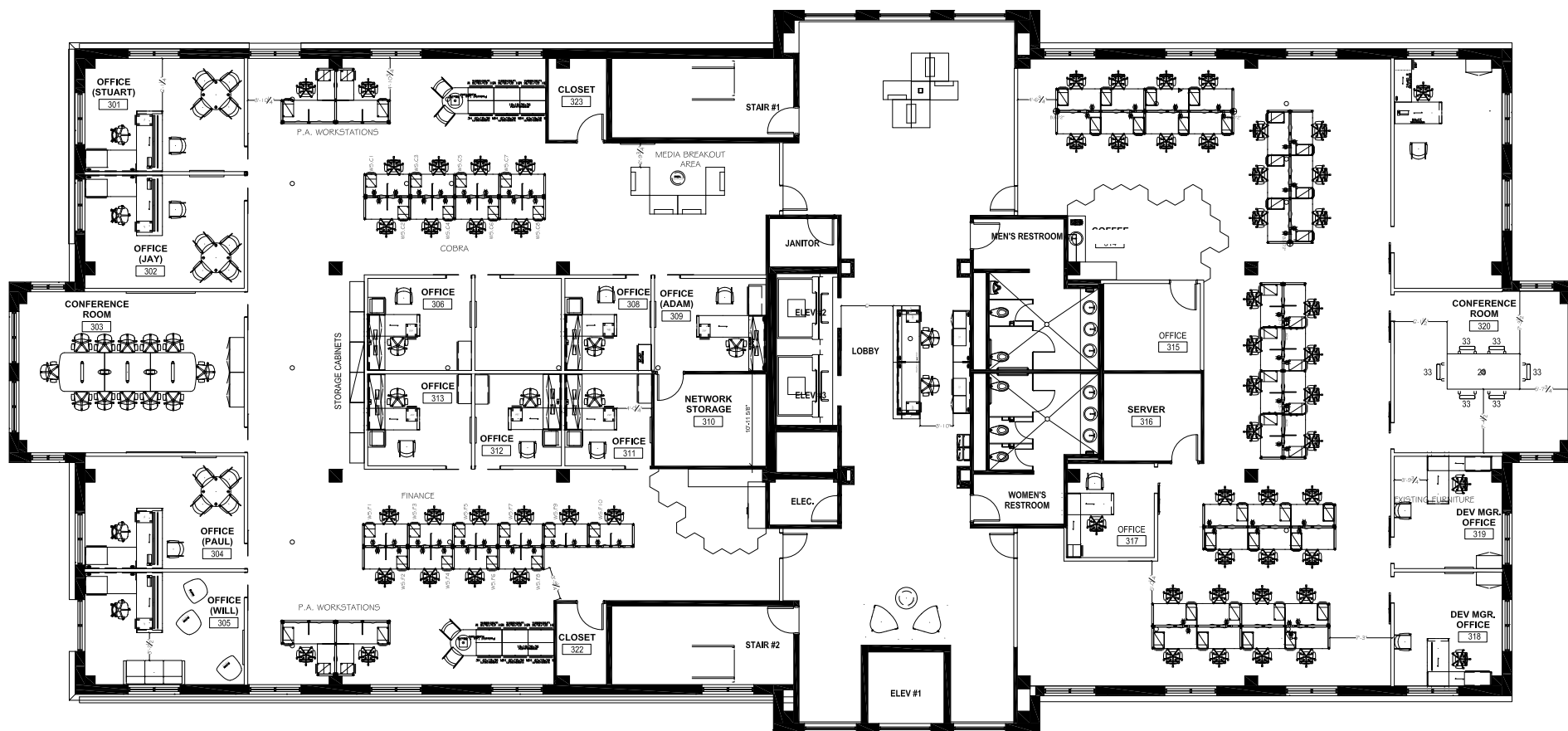
SUBLEASE SPACE AVAILABLE	21,487 SF Total
	• 3rd floor - 12,000 SF • 4th floor - 9,487 SF • Suite 300 - 6,963 SF • Suite 350 - 5,060 SF • Suite 400 - 5,514 SF • Suite 450 - 3,973 SF





PROPERTY SUMMARY

3RD FLOOR PLAN

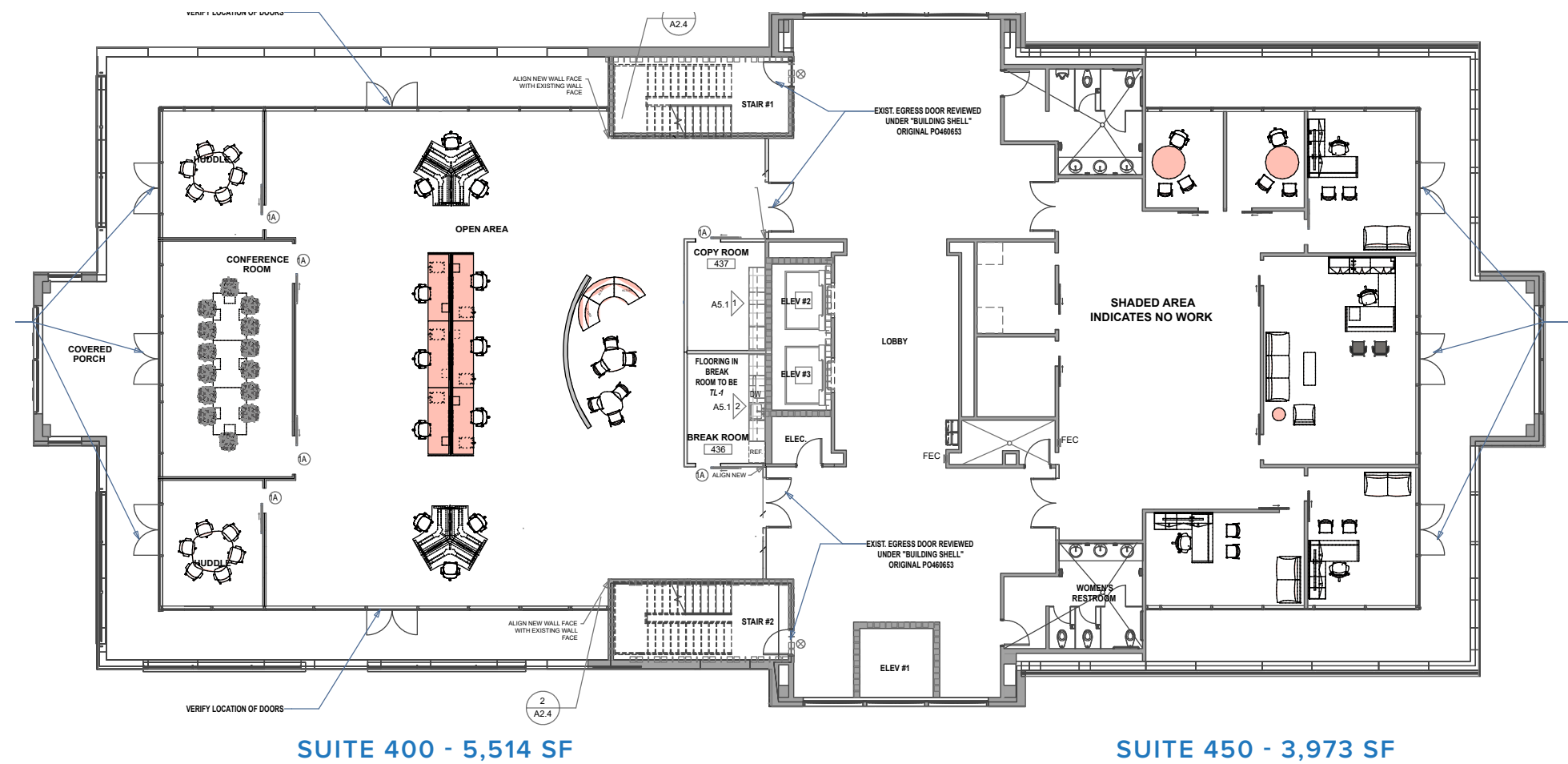


SUITE 300 - 6,963 SF

SUITE 350 - 5,060 SF

PROPERTY SUMMARY

4TH FLOOR PLAN



PROPERTY SUMMARY

AERIAL



Northshore Toyota

CarMax

Eagan Insurance Agency

PetSuites Northshore
Northshore Enduring Hope

Zen-Noh Grain Corp.



1155 Hwy 190 East Service Rd
Covington, LA 70433



Medical Offices



Covington Country Club & Golf Course

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MARKET OVERVIEW

As part of Greater New Orleans Metro Area, St. Tammany Parish's low business cost, nationally recognized school system, and first-rate medical facilities make the community a destination of choice for businesses of every size. As the fourth most populous parish in the state and **THE FASTEST-GROWING PARISH IN LOUISIANA**, St. Tammany's upscale amenities, active community, and expansive green spaces offer diverse opportunities for companies in any industry. The entire parish is renowned by outdoor enthusiasts, gourmands, golfers, and art-lovers for its versatility and charm.



ST. TAMMANY PARISH

- #1 Parish for Median Household Income in Louisiana (2024 - \$79,900)
- #1 Educational Attainment in Louisiana (2024)
- #1 Fastest Growing Parish in Louisiana (2024)
- #4 Most Populous Parish in Louisiana (2024 - 274,753)

GREATER NEW ORLEANS METRO AREA (Includes St. Tammany Parish)

- #1 Most Populous MSA in Louisiana (2024 - 1.25 M)
- #1 Highest Labor Pool in Louisiana (2024 - 1.03 M)
- #2 Logistic Leader in the U.S. (*Business Facilities* 2022)
- #9 Fastest GDP Growth in the U.S. (*University of North Carolina* 2022)

LOUISIANA

- #1 Economic Development Results in the South (*Southern Business & Development* 2020)
- #2 Economic Development Projects in U.S. (*Site Selection* 2020)
- #2 Most Engaged Workers in the USA (*WalletHub* 2018)
- #8 State for Doing Business (*Area Development* 2019)

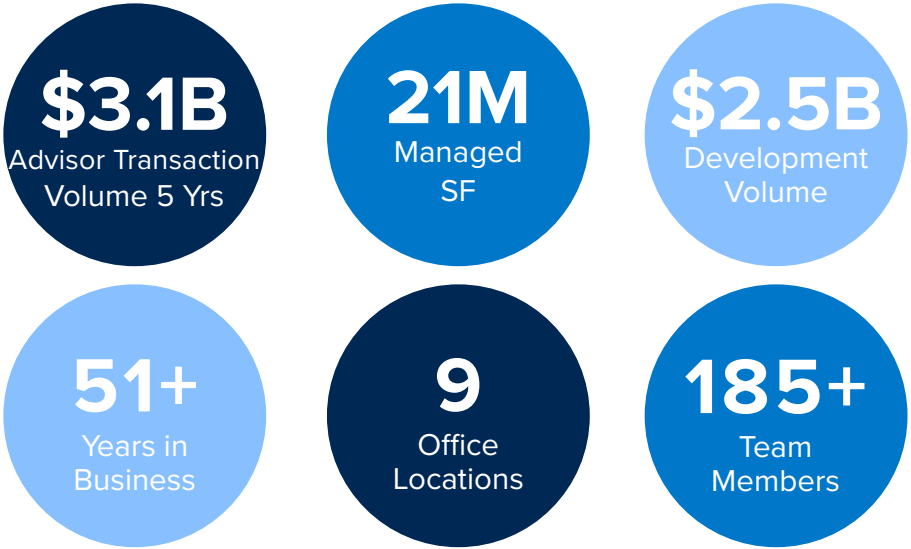


COMPANY OVERVIEW

ABOUT STIRLING

Stirling is one of the most comprehensive full-service commercial real estate companies in the country. With over five decades of experience, we specialize in Commercial Advisory Services, Asset & Property Management, Development & Redevelopment, and Investment Sales over a wide array of property types, including retail, office, industrial, healthcare, multifamily, and hospitality. Our core focus is on the robust Gulf South market of Louisiana, Mississippi, Alabama and the Florida Panhandle.

Our capable team is equipped with in-depth knowledge of the industry, sophisticated market insight and the latest in technology that enables us to identify opportunities for our clients in the evolving commercial real estate landscape. Whether a tenant, investor, property owner or landlord, Stirling can help you find a solution for any real estate goals.



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OFFERING UNPARALLELED MARKET KNOWLEDGE AND PRODUCT DIVERSITY, WE ARE COMMITTED TO PROVIDING THE BEST POSSIBLE SERVICE TO NAVIGATE CONSTANTLY CHANGING LOCAL MARKETS.





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