

FOR LEASE

PROPERTY SUMMARY

This newly updated 8,669 SF medical office suite is located along the I-49 South Service Road, offering excellent accessibility, visibility, and immediate interstate connectivity within the Opelousas commercial corridor.

The interior features 9 exam rooms, modern clinical finishes, multiple work areas, extensive cabinetry, and a clean, professional layout designed for efficient medical operations. This building provides ample parking and a move-in-ready environment ideal for healthcare providers and office-flex users.

AVAILABILITY

- Total GLA: 8,669 SF
- First Floor (Approx. 4,300 SF)
- Second Floor (Approx. 4,300 SF)

LEASE RATE

- \$15 PSF (Gross Lease)

TRAFFIC COUNTS (ADT 2025)

- Interstate 49: 40,364
- Harry Guilbeau Road: 5,590

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	302	8,853	27,373
Avg. HH Income	\$123,070	\$84,116	\$65,694
Households	112	3,371	10,308



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OPELOUSAS MEDICAL OFFICE SPACE

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