



PROPERTY DESCRIPTION

Oak Crossing Vacant Space:

Building "A" Upstairs North Cold Shell (1,463 SF)

Upstairs South Cold Shell (1,463 SF)

Building "B" Upstairs South Cold Shell (1,463 SF)

Upstairs/Downstairs (3,173 SF)

Building "C" Upstairs Suite C-5/Treehouse (4,506 SF)
Downstairs C3 (1,330 SF)

Building "D" Upstairs Space (1,700 SF)

LOCATION DESCRIPTION

Oak Crossing offers a modern, business-friendly atmosphere that merges professional office spaces, dining and green space together in one beautiful location. Situated on the busy Nelson Road, Oak Crossing has easy access to the constantly growing medical, retail, restaurant and other professional offices in the area.

OFFERING SUMMARY

Lease Rate:	\$22-\$26 SF/yr (NNN)
Available SF:	1,463 - 4,506 SF
Spaces Available:	7

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,905	15,851	26,817
Total Population	7,004	39,250	66,360
Average HH Income	\$105,656	\$111,196	\$96,749

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

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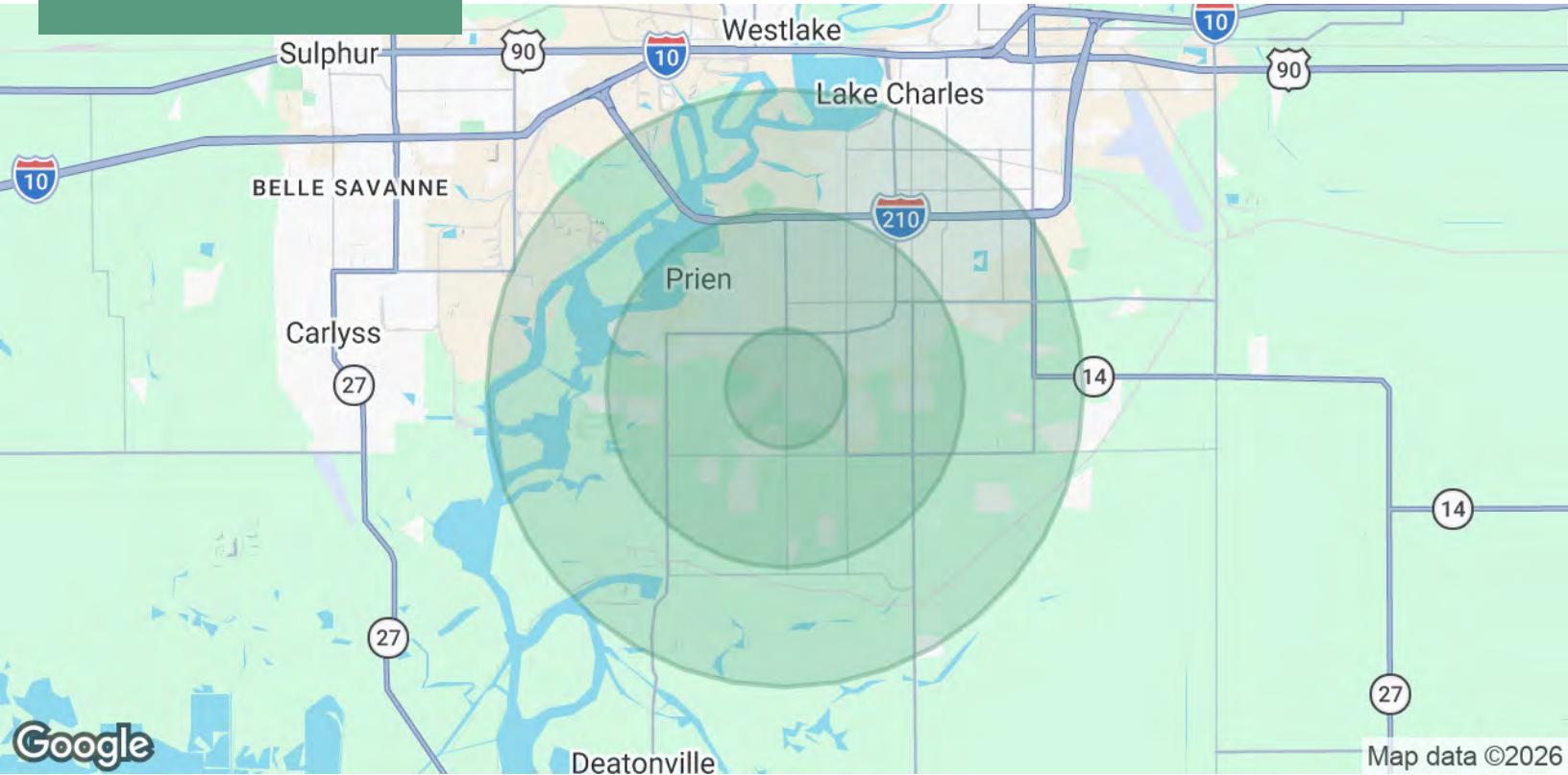
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,004	39,250	66,360
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,905	15,851	26,817
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$105,656	\$111,196	\$96,749
Average House Value	\$329,173	\$344,332	\$303,467

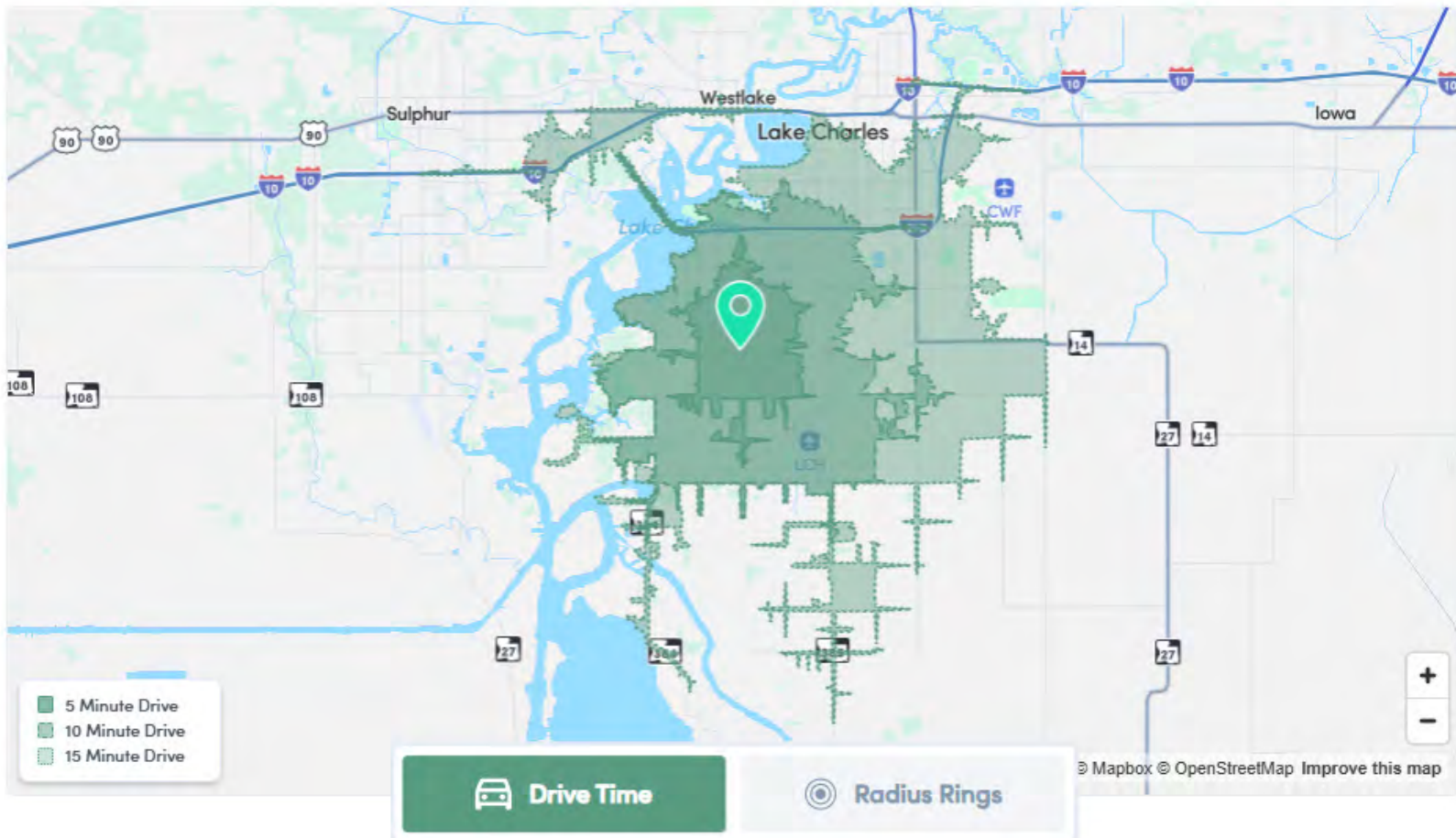
2020 American Community Survey (ACS)

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Lease Rate

\$26.00 SF/YR

LOCATION INFORMATION

Building Name	Oak Crossing
Street Address	5656 Nelson Rd
City, State, Zip	Lake Charles, LA 70605
County	Calcasieu

BUILDING INFORMATION

Size	1,463 SF
Building	A / North
Floor	2nd
Buildout	Cold Shell



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LOCATION INFORMATION

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BUILDING INFORMATION

Building Size	1,463 SF
Building	B / South
Floor	2nd
Buildout	Cold Shell



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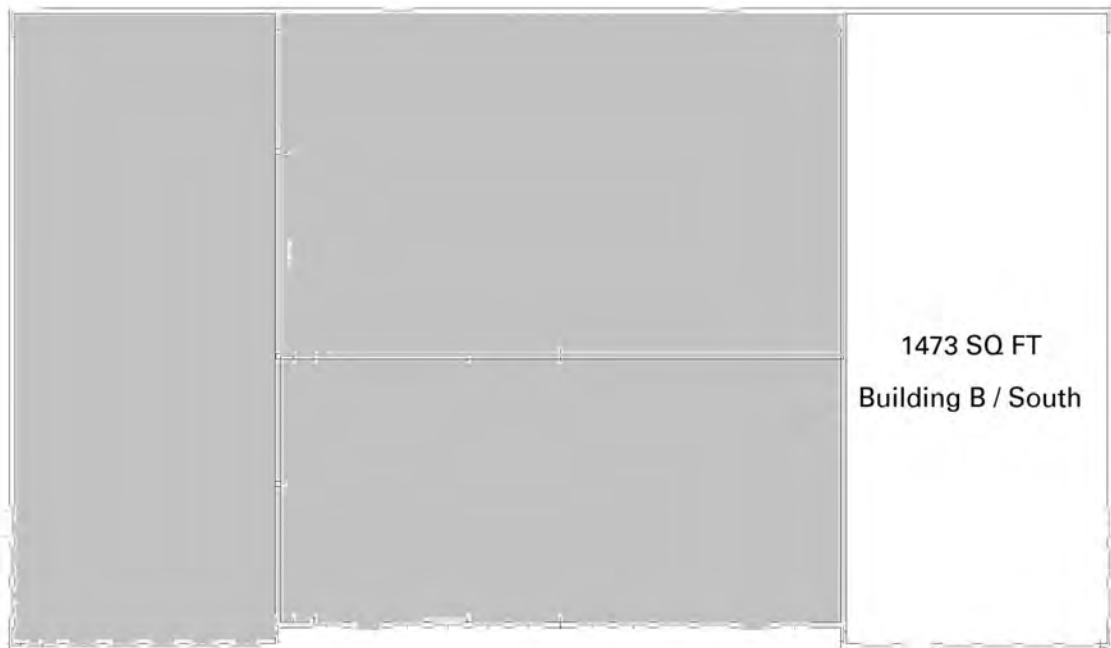
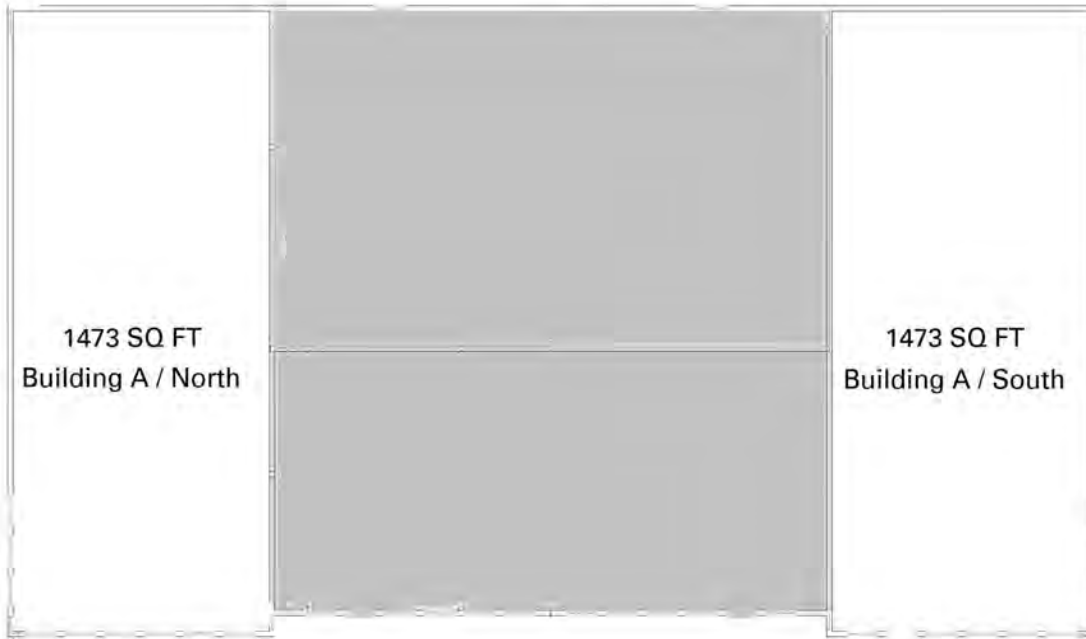
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Lease Rate

\$22.00 SF/YR

LOCATION INFORMATION

Building Name	Oak Crossing
Street Address	5656 Nelson Rd
City, State, Zip	Lake Charles, LA 70605
County	Calcasieu

BUILDING INFORMATION

Building Size	3,173 SF
Building	B / North
Floor	1st / 2nd
Buildout	2 conference rooms, 6 individual offices, 2 large work areas, 2 baths, kitchen area



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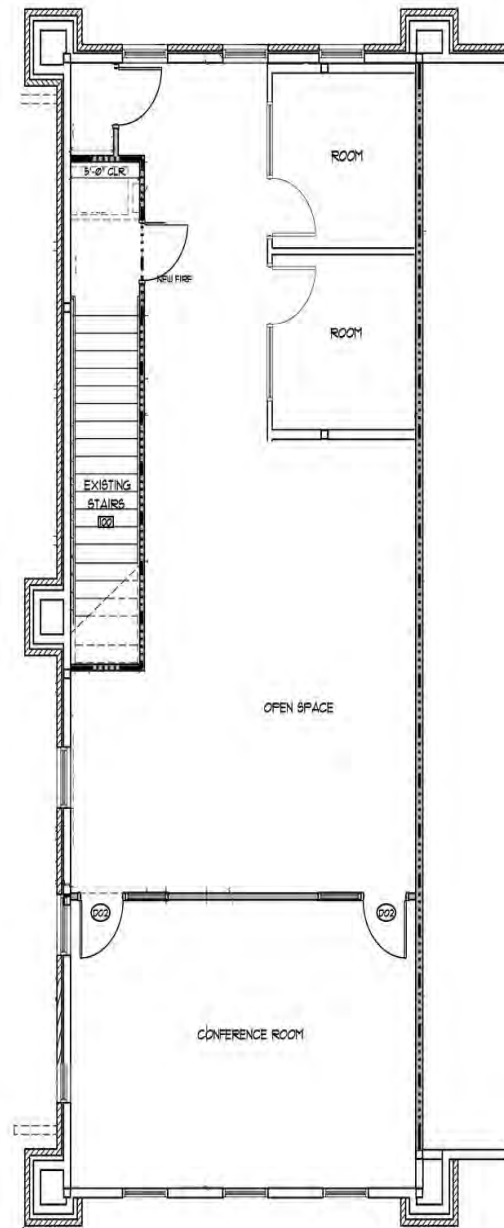
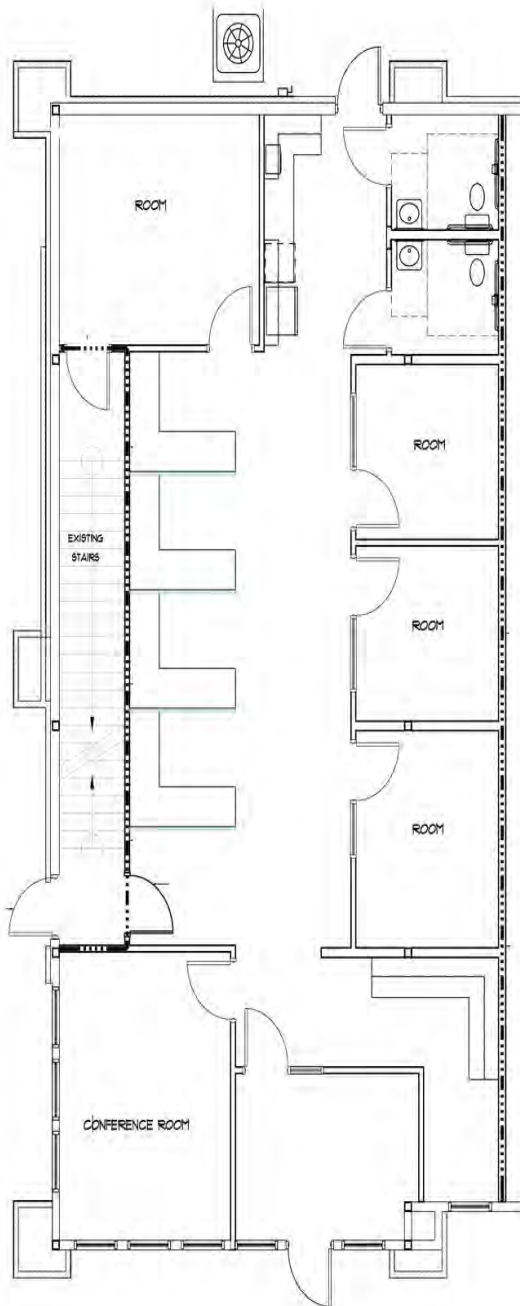
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Building Name	Oak Crossing
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County	Calcasieu

BUILDING INFORMATION

Size	1,330 SF
Building	C 3
Floor	1st
Buildout	Reception area, 5 individual offices, bathroom, storage, kitchen/conference area



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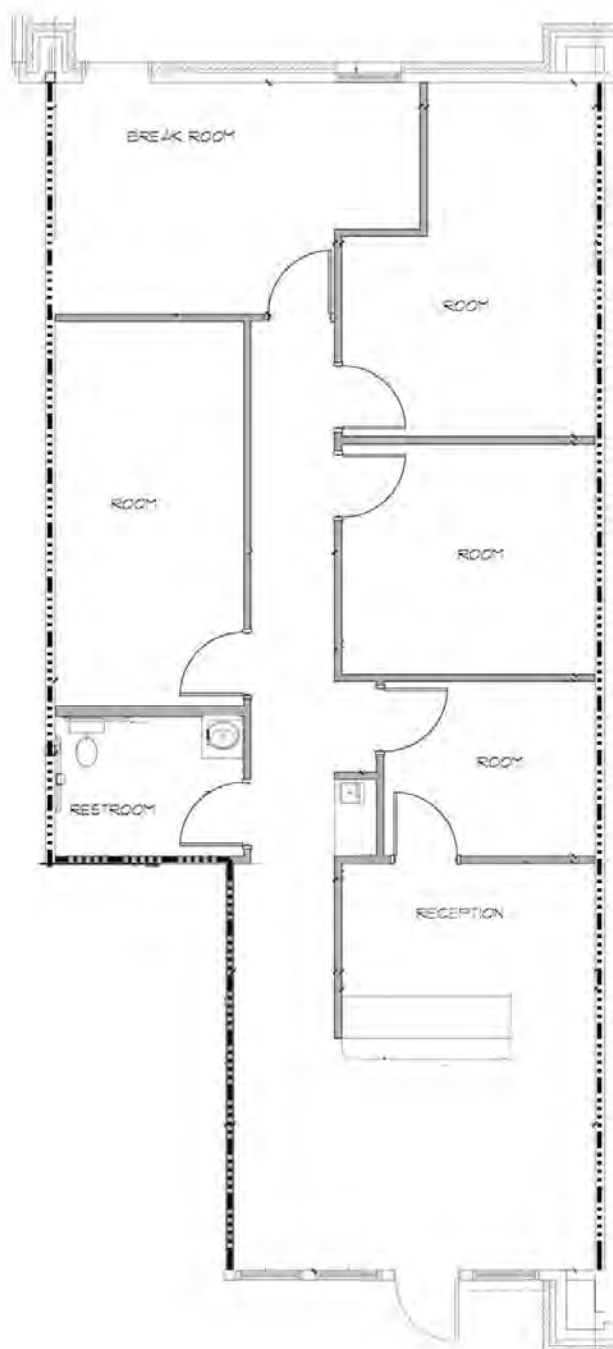
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Building Name	Oak Crossing
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BUILDING INFORMATION

Size	4,506 SF
Building	C 5
Floor	2nd
Buildout	Currently the Treehouse Venue Elevator Access Warming Kitchen



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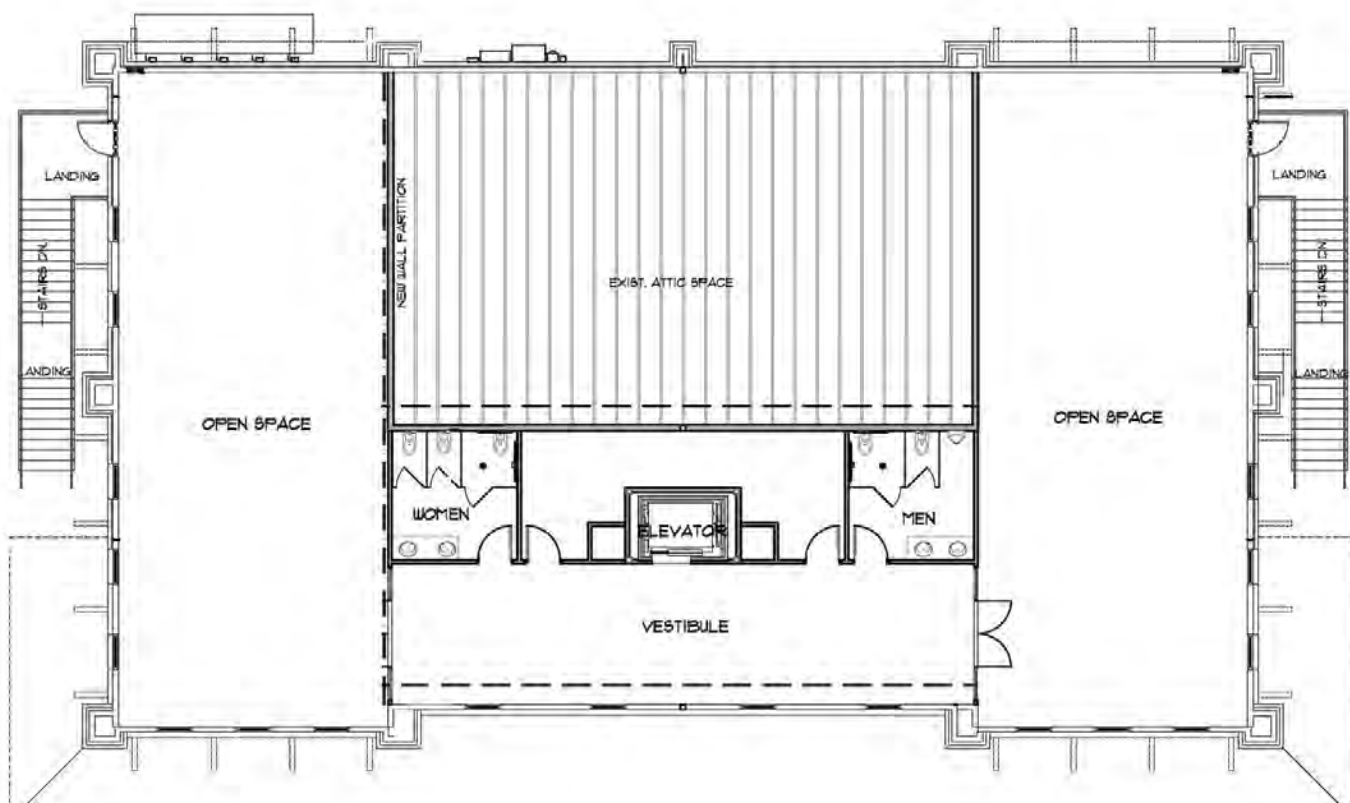
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BUILDING INFORMATION

Size	1,463 SF
Building	D
Floor	2nd
Buildout	Open Space with Bathroom



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