

## Some Advantages of This Property

- Recently renovated main building in turnkey condition
- Located in a stable and active business district
- Security fencing and lighting
- Safe neighborhood
- Attractive Acadian style building facade
- 5000 square feet main building interior with architectural design that will allow for easy buildout (if desired)
- Will suit needs of a number of different businesses including a regional corporate office
- Four miles to Lake Charles Regional Airport
- 1.8 miles to Interstate 210 access
- Within a 2-mile radius, there are supermarkets, restaurants, retail and hardware stores, a full-service hospital, as well as many well-maintained residential areas
- Large area for parking
- One acre lot allowing for future expansion or investment
- Continuing business growth in this section of Lake Charles
- I-10 corridor access provides connection to a substantial supply chain that is dependable and expedient