

# PARK TOWER

Class A Office Building



**NAL** Latter & Blum  
**HARSON & SHEPARD**

COMMERCIAL REAL ESTATE GROUP



CLASS A OFFICE

## PARK TOWER

±228,236 SF  
Gross Leasable Area

LAFAYETTE  
LOUISIANA

±3,348-12,900 SF  
AVAILABLE

## Park Tower

Park Tower is recognized as a premier Class A office building conveniently located at the intersection of Kaliste Saloom and South College extension, in close proximity to Highway 90 and the airport. It is located in one of the newest and best growth areas of Lafayette. Park Tower has been at 100% occupancy for many years and is now offering tenants a unique opportunity to give their company or business that WOW factor. With over 12,000 square feet of rentable space available -- Park Tower can accommodate many users.

## LOCATION ADVANTAGE

Located at the intersection of Kaliste Saloom and South College extension with very easy access to Highway 90 and the Lafayette airport. This area was once planned to be the CBD of Lafayette and the majority of the larger office towers are located in close proximity. We are located three quarters of a mile to Highway 90 and less than a mile and a half to catch a flight to your final destination. Park tower has almost 10,000 potential employees living within 5 minutes, 83,500 within 10 and 175,000+ a 15 minute drive away. In the immediate area almost 50% of the population has at least a bachelor's degree. Additional demographics can be found later in this packet.











## Park Tower

400 E Kaliste Saloom Rd  
Lafayette , Louisiana 70508

### Property Highlights

- Premier Class A Office Building
- Six Story Grand Lobby
- Parking Garage & Elevator Access
- Onsite Site Management & Security
- Janitorial Services Included in Rate(s)
- 24 Hour Building Access
- Variety of Floorplans Available

### Amenities

- 24 Hour Building Access
- On-site Security: 8am-10pm on weekdays, 8am-12pm on weekends
- On-site Management
- Parking Garage
- Elevator Access within Suites (ask agents for details)
- Daily Interior Janitorial Service. Daily, Weekly, Monthly, and Quarterly Duties

For more information

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INFORMATION SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS AND OMISSION ASSUMED. PRICE SUBJECT TO CHANGE. LICENSED IN LOUISIANA.



For Lease

## Class A Office

±3,348 - ±12,900 SF Available



### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Contiguous Space:	168 - 13,101 SF	Lease Rate:	\$11.00 - \$35.71 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Basement 2	Available	3,348 SF	Full Service	\$11.00 SF/yr
Suite 5400	Available	8,044 SF	Full Service	\$17.50 SF/yr
Suite 6200	Available	13,101 SF	Full Service	\$17.50 SF/yr
Suite 8100	Available	4,631 SF	Full Service	\$17.50 SF/yr



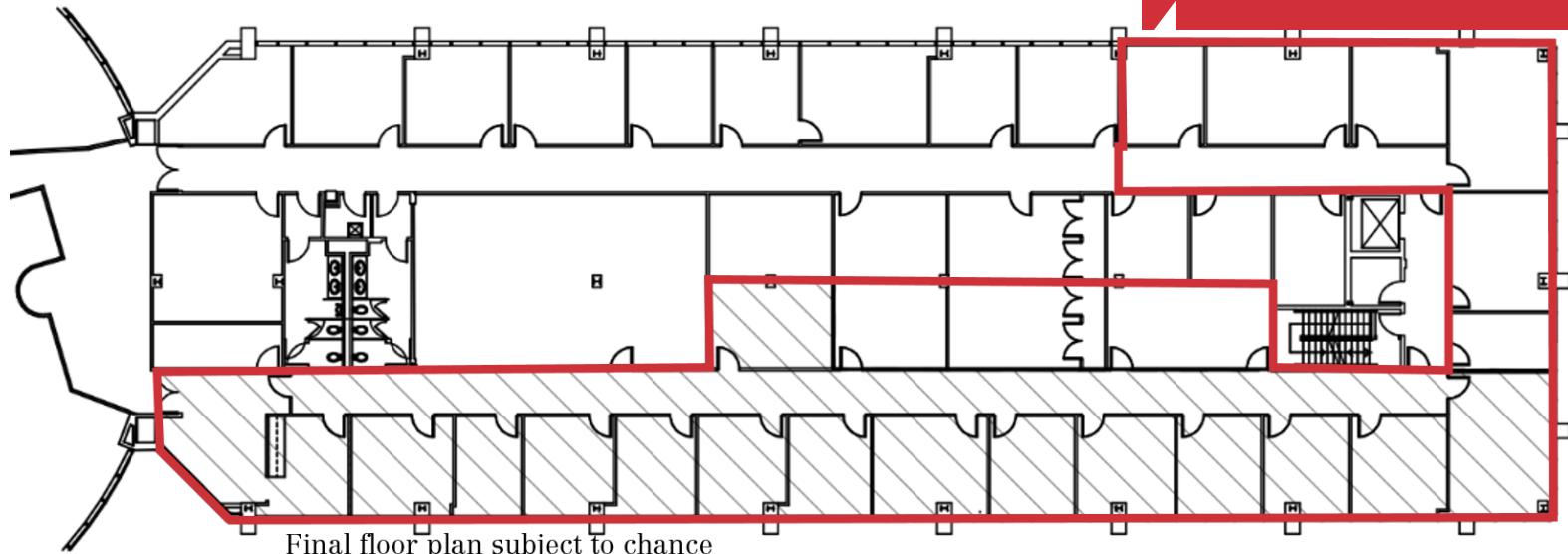
## Property Details

APN:	6078353
LOT SIZE:	±13.73 Acres
BUILDING SIZE:	±271,709 SF
BUILDING CLASS:	A
CORE FACTOR:	16%
ZONING:	CH
PARKING SPACES:	684
PARKING RATION:	3/1000
PARKING GARAGE:	Yes
BUILDING FRONTAGE:	1,800 ft
CROSS STREETS:	S College
YEAR BUILT:	1983
CONSTRUCTION TYPE:	Steel Frame, Glass, Concrete Roof
NUMBER OF STORIES	8
AVERAGE FLOOR SIZE:	±32,000 sf
NUMBER OF UNITS:	39
SECURITY DESK IN LOBBY:	Yes

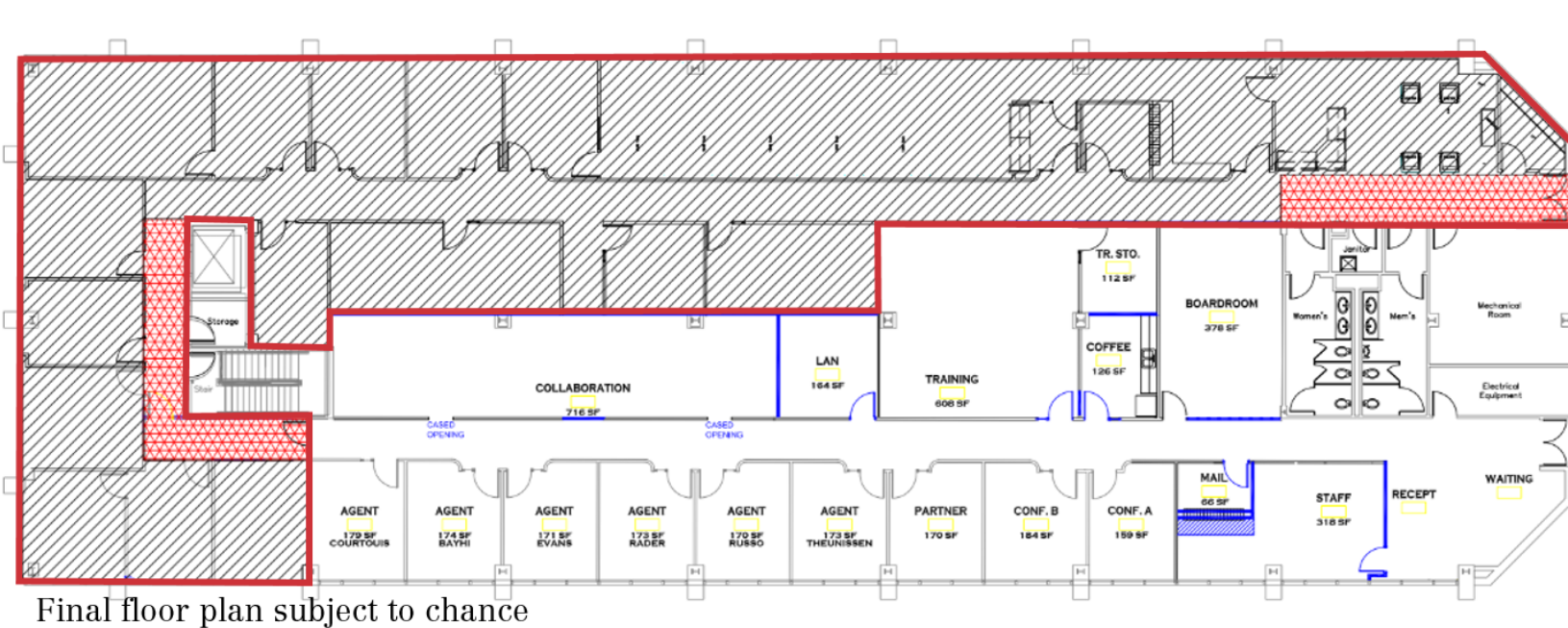




## Floor Plans



Suite 2400 - ± 7,041 Usable Sq. Ft. / ± 8,167 Rentable Sq. Ft.

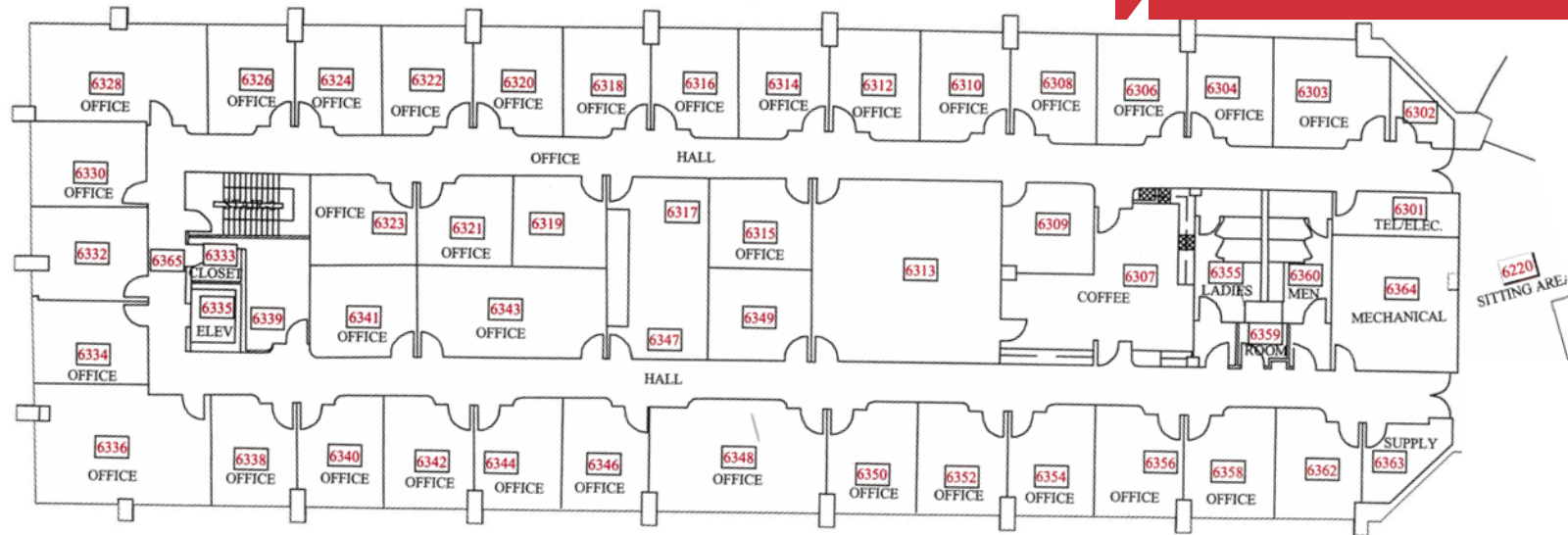


Suite 5400 - ± 6,935 Usable Sq. Ft. / ± 8,044 Rentable Sq. Ft.

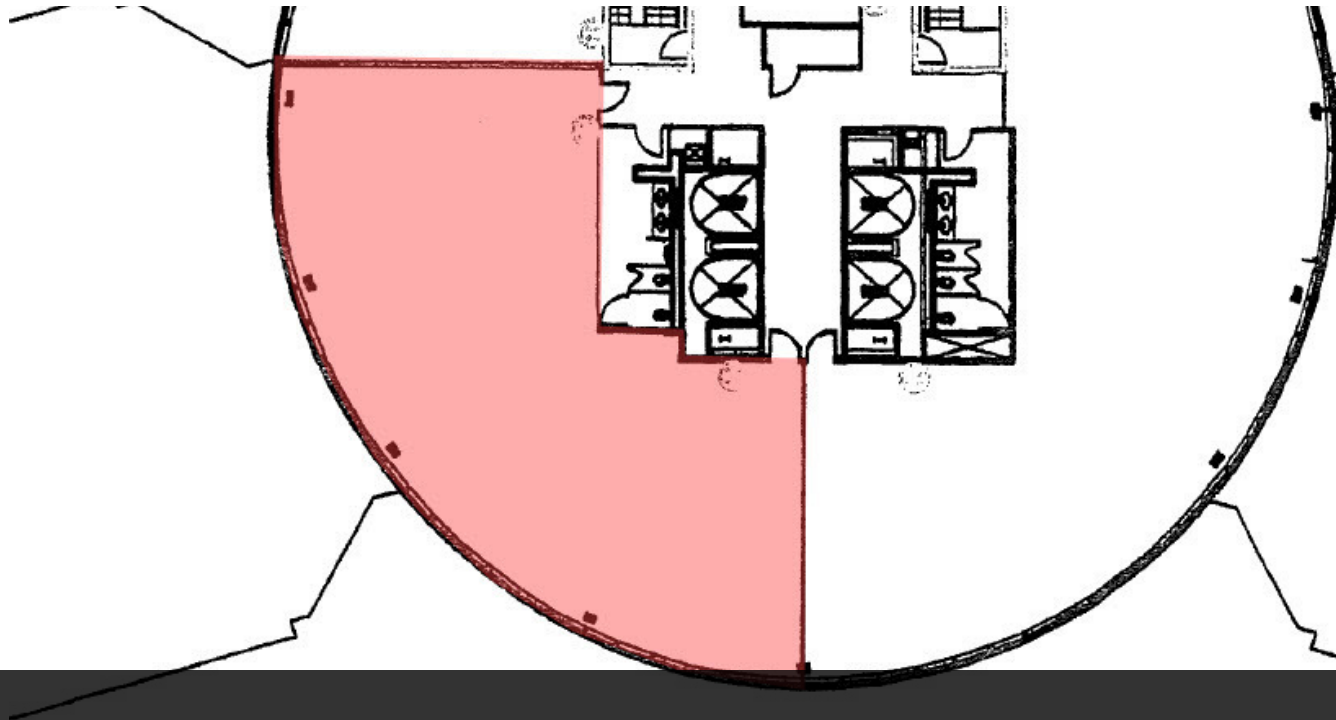
5219 USABLE SQ. FT.



## Floor Plan



Suite 6200 - ±11,121 Usable Sq. Ft. / ±12,900 Rentable Sq. Ft



Basement - ±3,348 Sq. Ft.









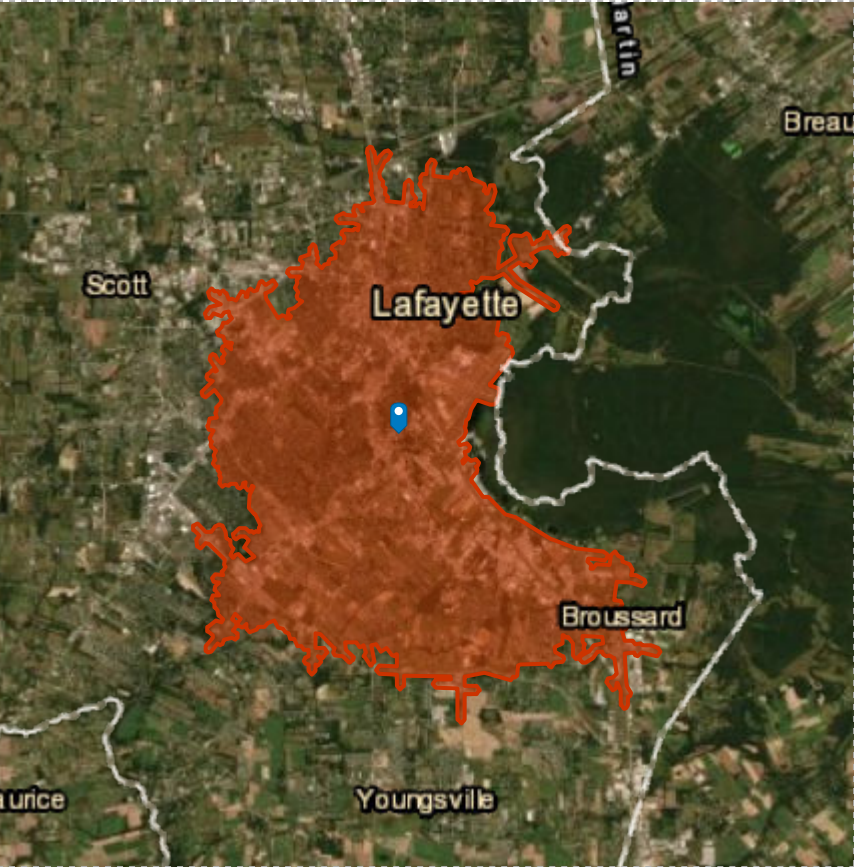


# 10 Minute Drive Time Demographics

## Park Tower

400 E Kaliste Saloom Road, Lafayette, LA 70508

Prepared by Esri  
Latitude: 30.19353  
Longitude: -92.00809



### KEY FACTS



83,362  
Population



34,469  
Total Households

### BUSINESS



7,944  
Total Businesses



100,402  
Total Employees

### EDUCATION



26%  
High School Graduate



22%  
Some College



42%  
Bachelor/Grad/  
Prof Degree

### INCOME



\$54,910  
Median Household Income



\$36,161  
Per Capita Income



\$80,869  
Median Net Worth

### EMPLOYMENT



White Collar

70%



Blue Collar

17%



Services

14%



Unemployment Rate

### Tapestry Segments



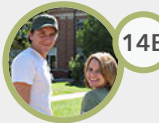
5B

**In Style**

6,272 households

**18.2%**

of Households



14B

**College Towns**

3,556 households

**10.3%**

of Households



12D

**Modest Income Homes**

3,025 households

**8.8%**

of Households











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