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214

jefferson



**SINGLE TENANT
NET LEASE INVESTMENT**

214 JEFFERSON STREET
LAFAYETTE, LA

STIRLING
INVESTMENT ADVISORS

PROPERTY SUMMARY

214 Jefferson Street presents a unique opportunity to acquire a three-story office building located in the heart of Downtown Lafayette, Louisiana. The single-tenant-net-leased (STNL) office building is occupied by Waitr, an online food ordering and delivery company that was established in Louisiana. This NNN investment offering is ideal for investors seeking to add Class A office to their portfolio in an active downtown district.

Situated on approximately 1.65 acres, 214 Jefferson Street is the corporate headquarters of Waitr, a publicly traded on Nasdaq. The three-story building is comprised of 43,368 sq. ft. of gross building area. The rentable area is 41,175 sq. ft. The subject property has been meticulously maintained by its owner and the sales price is well below replacement cost for similar assets. In addition to the property included in this sale, an overflow parking lot is located across the street and available for future ground lease should it be required by Waitr or future tenants.

Downtown Lafayette is undergoing a revitalization, bringing new businesses and residents to the city center. Downtown's central location, built-in infrastructure, and its role as the cultural and business center of the region have led to significant development activity in recent years, including more than 100 residential units currently under construction. Downtown Lafayette is home to over forty (40+) restaurants and bars, over 1,400 live performances, and nine (9) parks and museums. Downtown Lafayette is where residents come to work and play. The area is experiencing a technology industry renaissance with the addition of companies like Waitr and many others relocating to Lafayette.

/ EXECUTIVE SUMMARY /

INVESTMENT HIGHLIGHTS

- Class A office building strategically located in Downtown Lafayette, Louisiana
- Opportunity to purchase a single-tenant-net-leased property below replacement cost
- 100% occupied by Waitr, a nationally recognized food ordering and food delivery brand
- NNN investment opportunity with minimal landlord responsibilities
- Secured and lighted on-site parking exclusive for Waitr employees and guests
- Extensive renovations to the entire building include new energy management system and new chiller system







JEFFERSON STREET

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AVAILABLE FOR FUTURE
GROUND LEASE

/ EXECUTIVE SUMMARY /

