



### PROPERTY DESCRIPTION

Offices @ The Waters is Tangipahoa Parish's premier office development, offering Class A garden-style buildings designed to accommodate medical, professional, and specialty office users. This master-planned campus includes four modern buildings, two of which are fully leased to established tenants, including Dr. Deborah Yim, DMD, Island Home Care, and Bright Futures ABA Clinic.

Two additional building pads (Buildings 200 and 400) are available for purchase or build-to-suit, ranging from  $\pm 1,200$  SF to  $\pm 6,120$  SF. These sites can be delivered turnkey to meet tenant or buyer specifications. With modern architecture, ample parking, and proximity to key retail and residential corridors, Offices @ The Waters provides a highly functional and accessible office environment for growing practices and businesses.

### PROPERTY HIGHLIGHTS

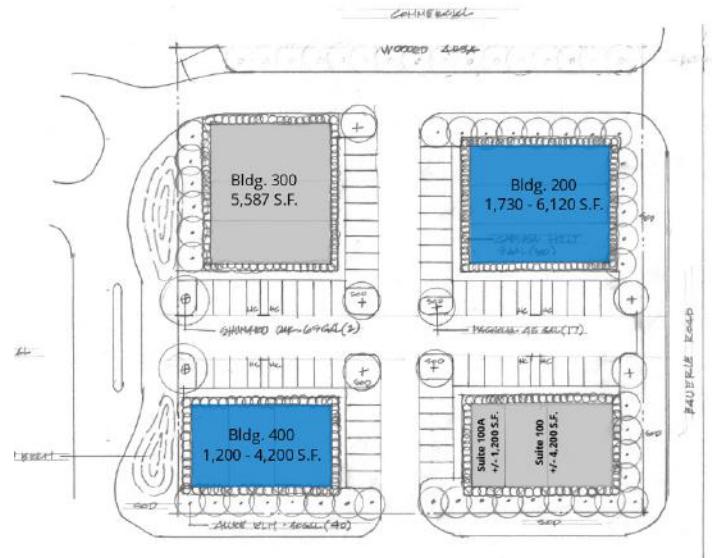
- **New Construction** | Medical & Professional Offices
- Pad Sites Available For Sale
- **Build-to-Suit Available** For Sale or Lease
- Class A Garden Offices with modern design and finishes

#### JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	NNN RATE
Bldg. 200	Available	1,730 - 6,120 SF	NNN	\$22.00 SF/yr	\$4.50 SF/yr
Bldg. 400	Available	1,200 - 4,200 SF	NNN	\$22.00 SF/yr	\$4.50 SF/yr
Bldg. 100A	Island Home Care, LLC	1,200 SF	NNN	-	\$4.50 SF/yr
Bldg. 100B	Deborah Yim, DMD	3,000 SF	NNN	-	\$4.50 SF/yr
Bldg. 300	Bright Futures	5,587 SF	NNN	-	\$4.50 SF/yr

### JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com



**JUSTIN LANGLOIS, CCIM**

Licensed in LA

225.329.0287

[jlanglois@stirlingprop.com](mailto:jlanglois@stirlingprop.com)

# stirling

**OFFICES @ THE WATERS**  
1500 BAUERLE ROAD HAMMOND, LA 70403  
Office Building For Sale & Lease



**JUSTIN LANGLOIS, CCIM**

Licensed in LA

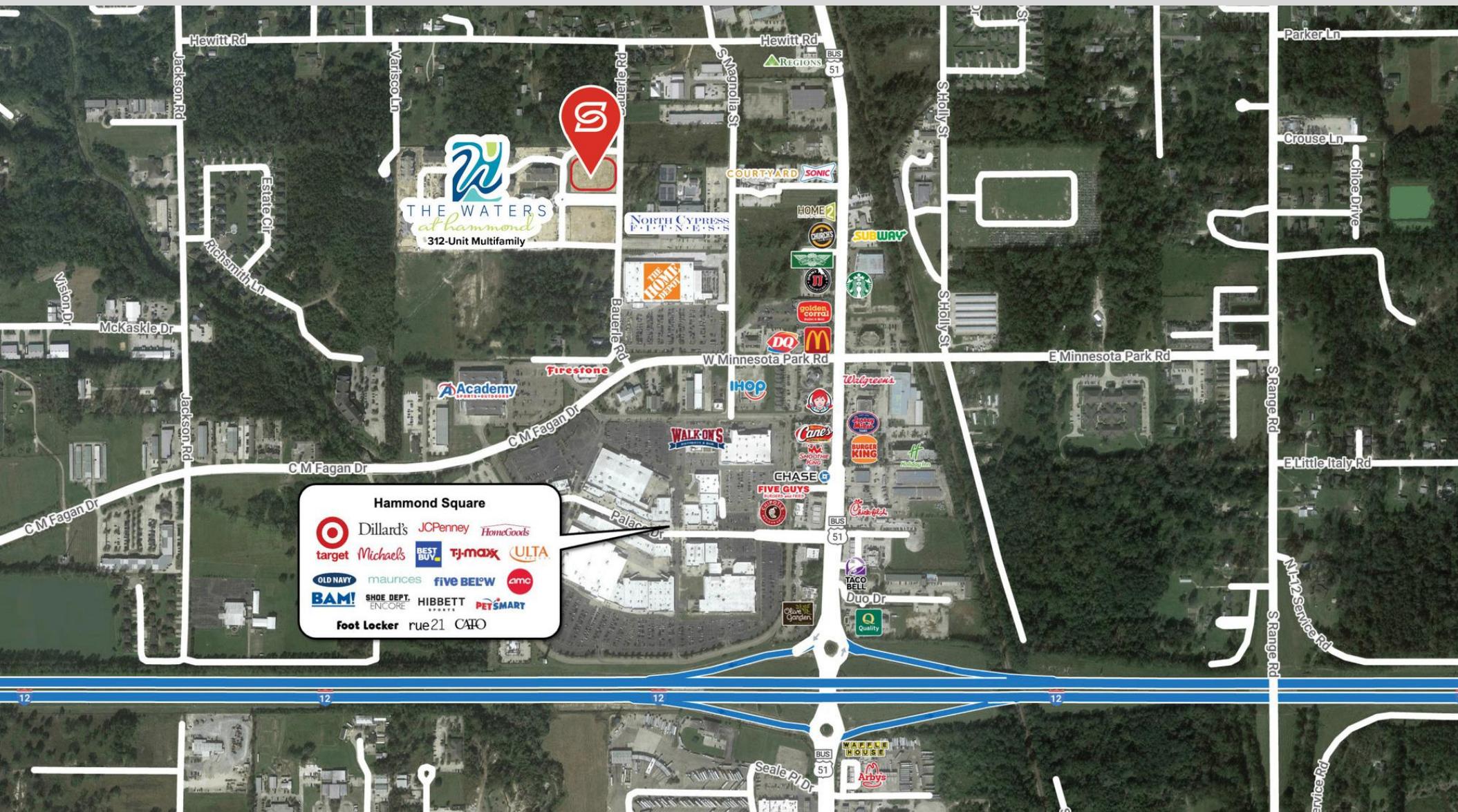
225.329.0287

jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM / [f](#) [t](#) [i](#) [in](#)

Member of  **RETAIL BROKERS NETWORK**

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



**JUSTIN LANGLOIS, CCIM**

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com