

## SUMMARY

## FEATURES & LOCATION

## 1<sup>ST</sup> FLOOR PLAN

## 2<sup>ND</sup> FLOOR PLAN

## 3<sup>RD</sup> FLOOR PLAN

## PHOTOS

## AREA MAP

## DEMOS

## CLASS A MEDICAL OFFICE SUITES WITH BUILT-OUT & SHELL OPTIONS

### PROPERTY OVERVIEW

Position your practice for success in this recently constructed Class A medical office building. It is ideally situated off Fremaux Ave. in Slidell, Louisiana, thirty (30) minutes northeast of New Orleans, Louisiana.

### IDEALLY SUITED FOR

Medical, dental, surgical, therapy, and other healthcare providers seeking a prestigious location with modern amenities and proximity to a thriving commercial hub. Whether you're launching a new practice or expanding your footprint, this premier medical office building offers the ideal environment for delivering outstanding patient care.

### LEASE RATE

- \$22 - \$24 RSF, NNN

### AVAILABLE TURN-KEY SPACES

- Suite 1300: 261 RSF
- Suite 1400: 2,153 RSF
- Suite 1500: 639 RSF
- Suite 1700: 3,223 RSF

### AVAILABLE SHELL SPACES

- Suite 1200: 1,311 RSF
- Suite 3100: 7,712 RSF
- Suite 3200: 2,325 RSF

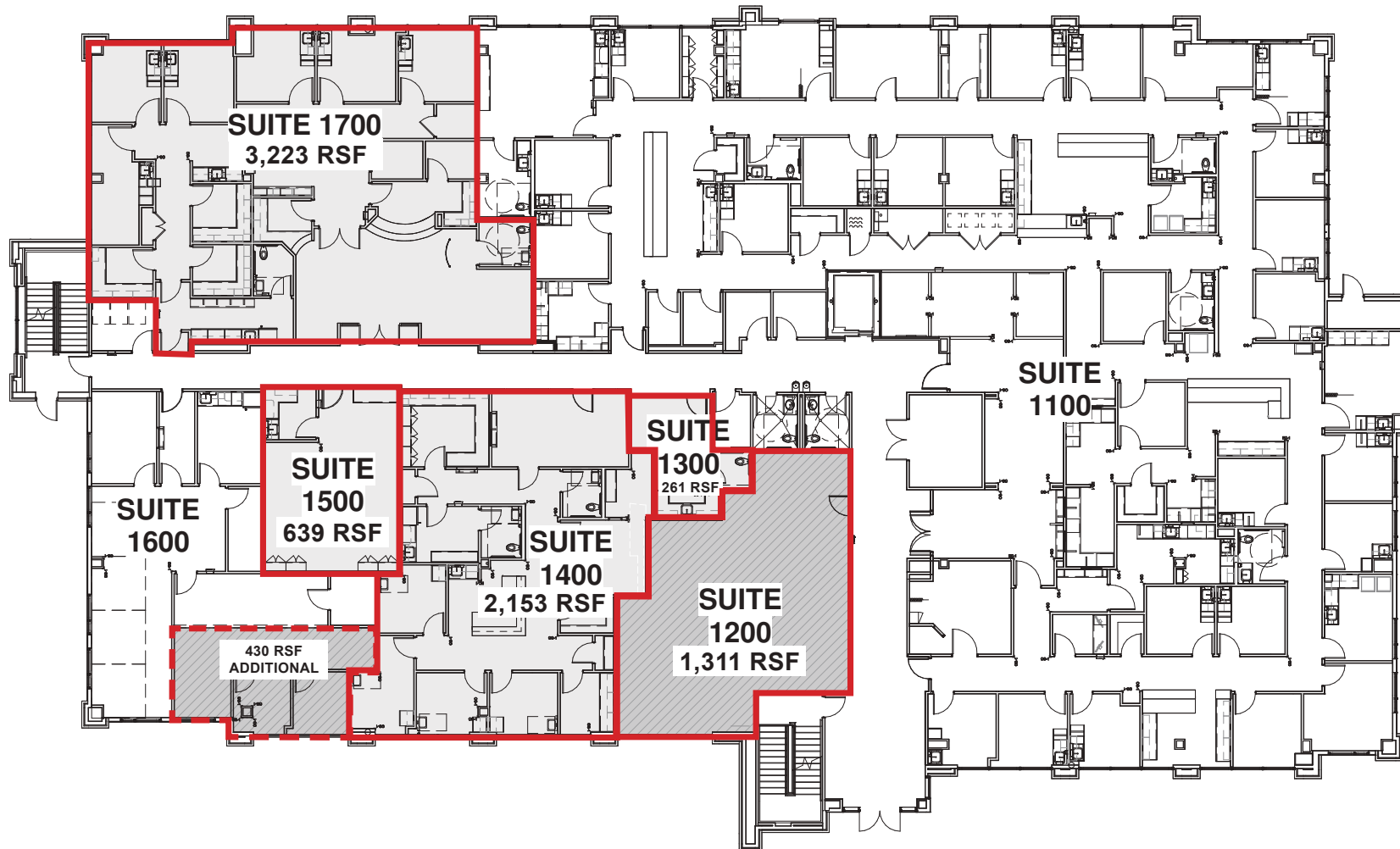




- **Flexible Leasing Options:** Choose from move-in-ready, turnkey suites or design your ideal space with shell condition options.
- **Modern Infrastructure:** Newly constructed in 2019 with high-end finishes, ADA-compliant access, and patient-friendly layouts.
- **Ample Parking:** Generous parking availability ensures convenience for both staff and patients.
- **Enhanced Visibility:** Prominent signage opportunities and excellent exposure to daily traffic.
- **Prime Accessibility:** Located just off the Interstate 10 at the popular Fremaux Avenue exit, offering easy access for commuters and locals alike.

Located just off Interstate 10 and Fremaux Avenue, this medical office building is adjacent to the bustling Fremaux Town Center—a 350-acre regional mixed-use development featuring over 640,000 SF of retail and dining options, including anchors Dillard's, DICK's Sporting Goods, T.J.Maxx, Kohl's, Best Buy and several restaurants. The area is experiencing significant growth, with ongoing developments including luxury residential apartments, hotels, as well as an Amazon Fulfillment Center.





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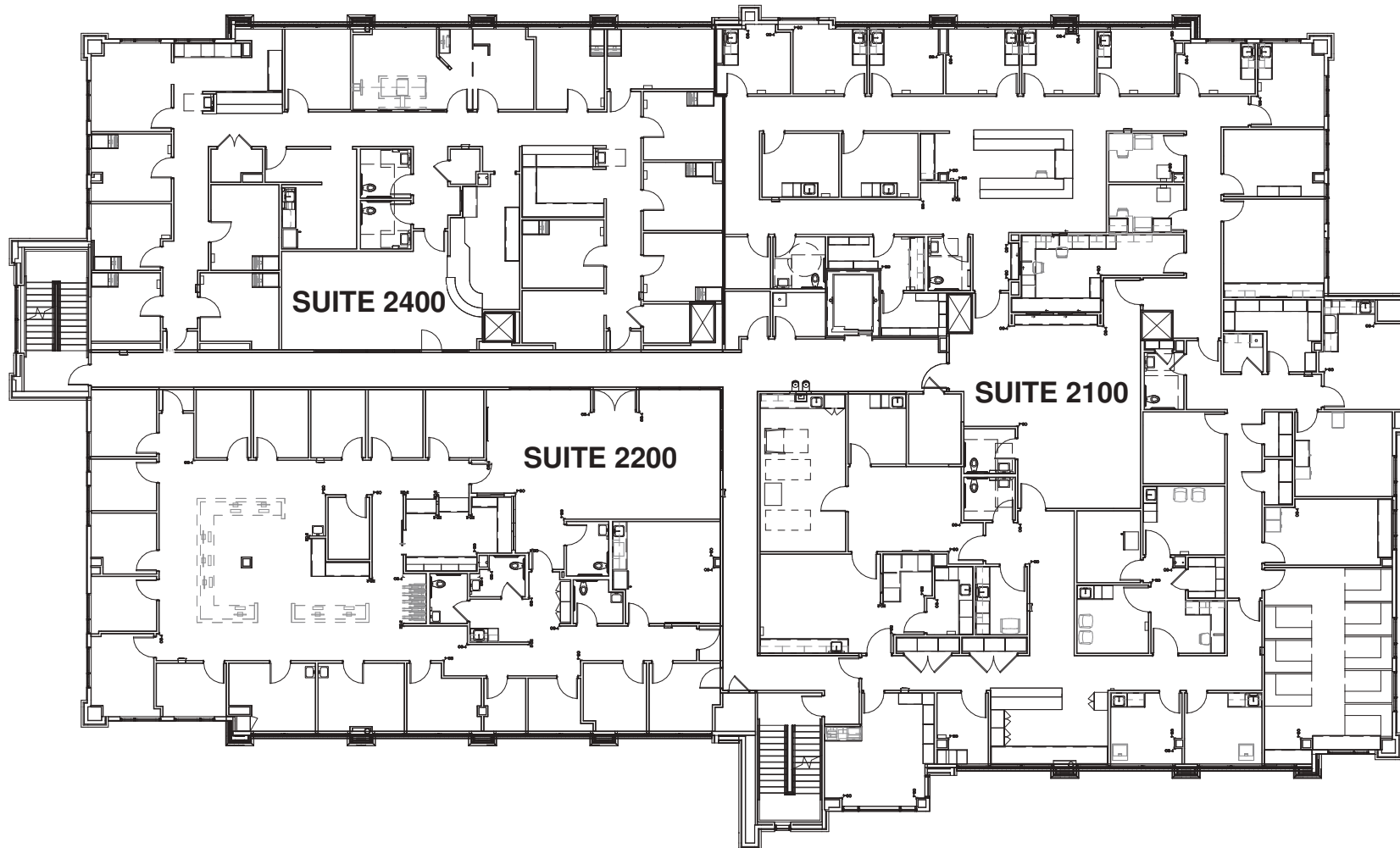
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### 2<sup>ND</sup> FLOOR

FULLY LEASED



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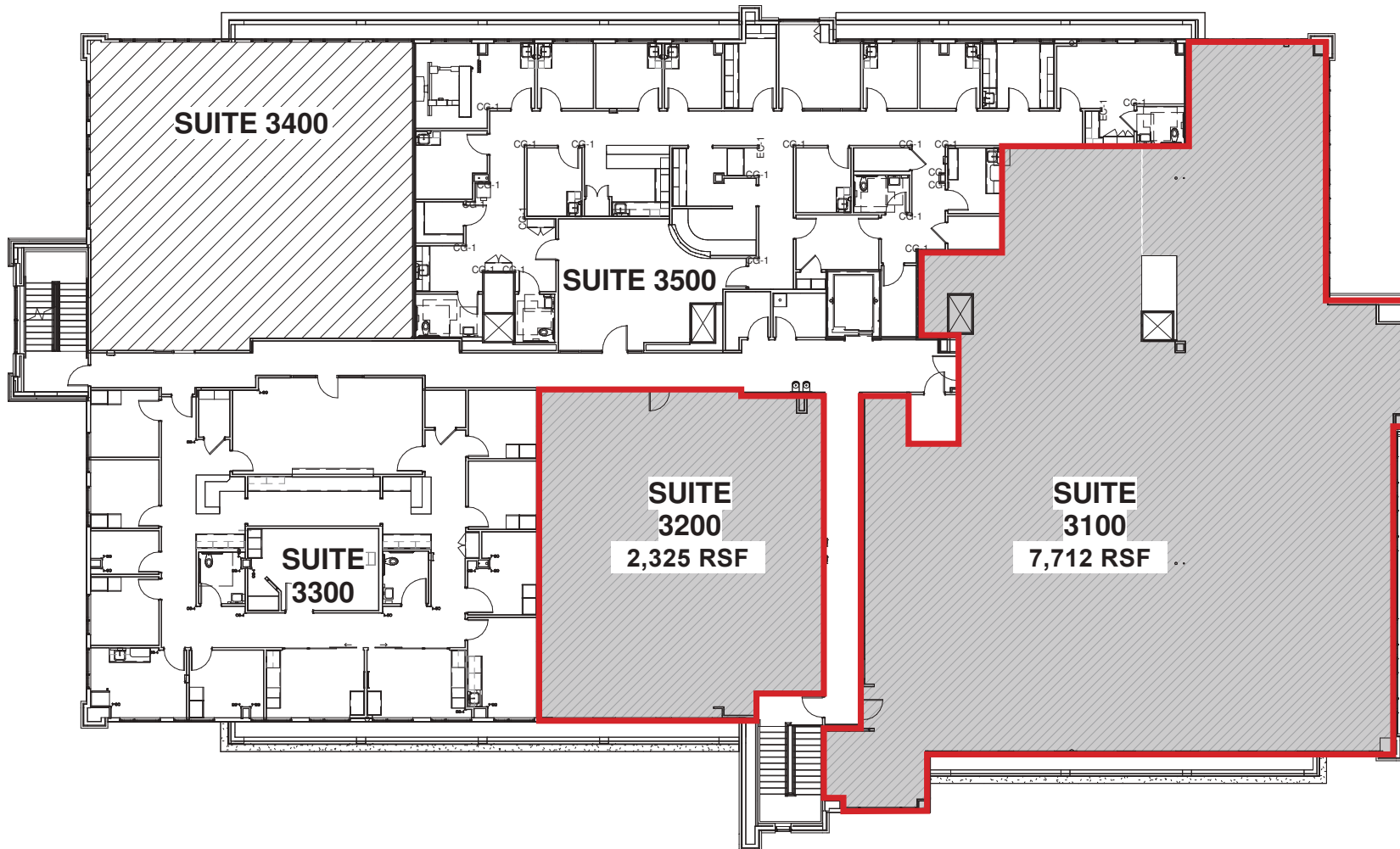
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### 3<sup>RD</sup> FLOOR

#### AVAILABLE SHELL SPACES

- Suite 3100: 7,712 RSF
- Suite 3200: 2,325 RSF





# stirling

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## FREMAUX MEDICAL OFFICE BUILDING

1810 Lindberg Drive, Slidell, LA

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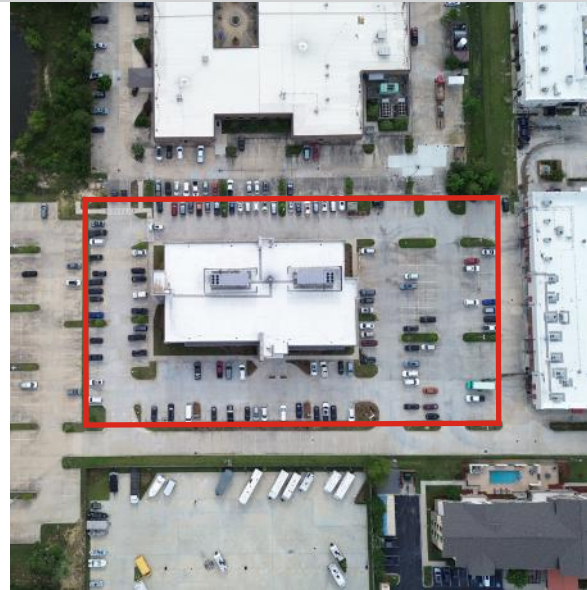
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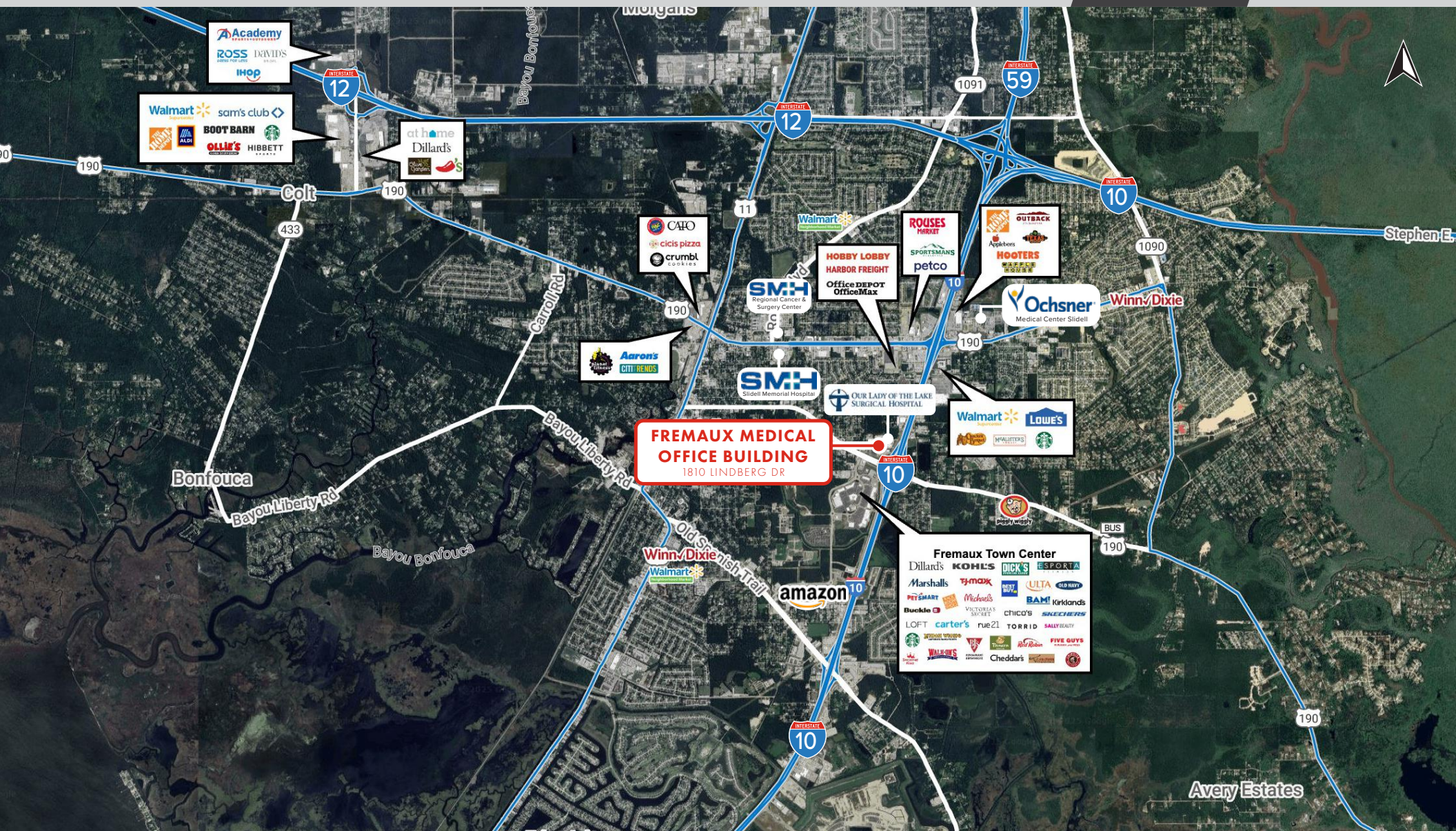
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### 2024 DRIVE TIME DEMOGRAPHICS

5 MIN 10 MIN 15 MIN



POPULATION

25,507 68,914 91,801



AVG. HH  
INCOME

\$87,240 \$93,985 \$95,019



HOUSEHOLDS

10,175 27,041 36,196

