stirling

JUSTIN LANGLOIS, CCIM, SIOR
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OFFICES AT DUTCHTOWN
OFFICE BUILDINGS

36503 & 36475 Dutchtown Gardens Ave., Geismar, LA

FOR LEASE

LEASE RATE

- Lease Rate: $20.50 SF/yr (NNN)
- NNN Rate: $5.00 SF/yr

AVAILABLE

- Building 36503 Size: 1,250 - 4,910 SF
- Proposed Building 36475 Size: 1,250 - 4,500 SF

PROPERTY DESCRIPTION

Offices @ Dutchtown in Geismar, Louisiana is the newest premier office development, offering Class A garden-style buildings designed for medical, professional, and specialty office users. 36503 Dutchtown Gardens Ave. is complete and move-in ready. The building holds three finished, turnkey suites: Suite 101 is +/- 1,830 SF, Suite 102 is +/- 1,250 SF, and Suite 103 is +/- 1,830 SF. Laid out so a tenant can take a single suite or combine them for up to +/- 4,910 SF. 36475 Dutchtown Gardens Ave. (Lot D) remains available as a build-to-suit pad from +/- 1,250 to 4,500 SF, delivered turnkey to tenant specifications. With modern architecture, ample parking, and close proximity to key retail and residential corridors, Offices @ Dutchtown provides a highly functional and accessible office environment for growing practices and businesses.

PROPERTY HIGHLIGHTS

- New Construction | Medical & Professional Offices
- Build-to-suit available
- Class A garden offices with modern design and finishes
- Nestled in the heart of the thriving Dutchtown community





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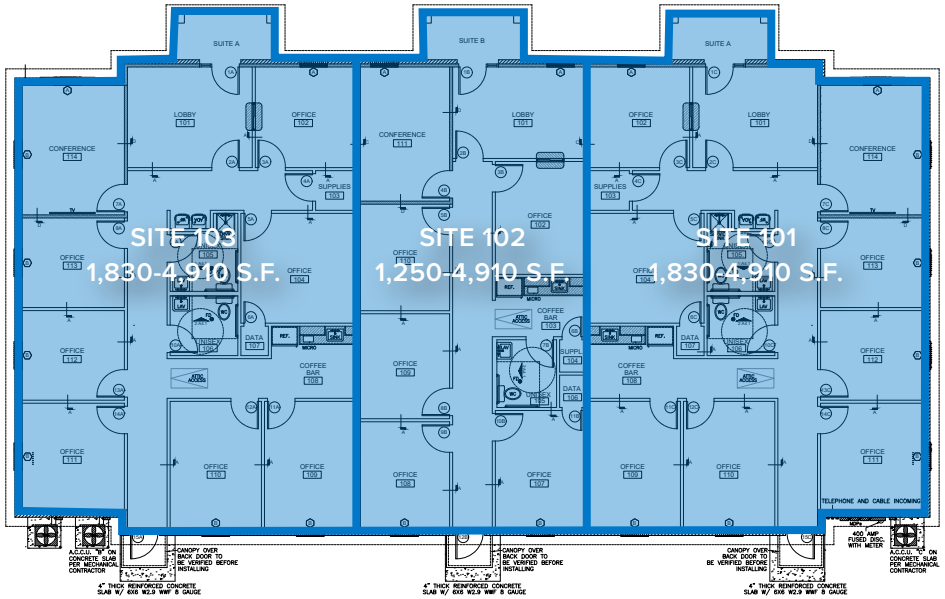
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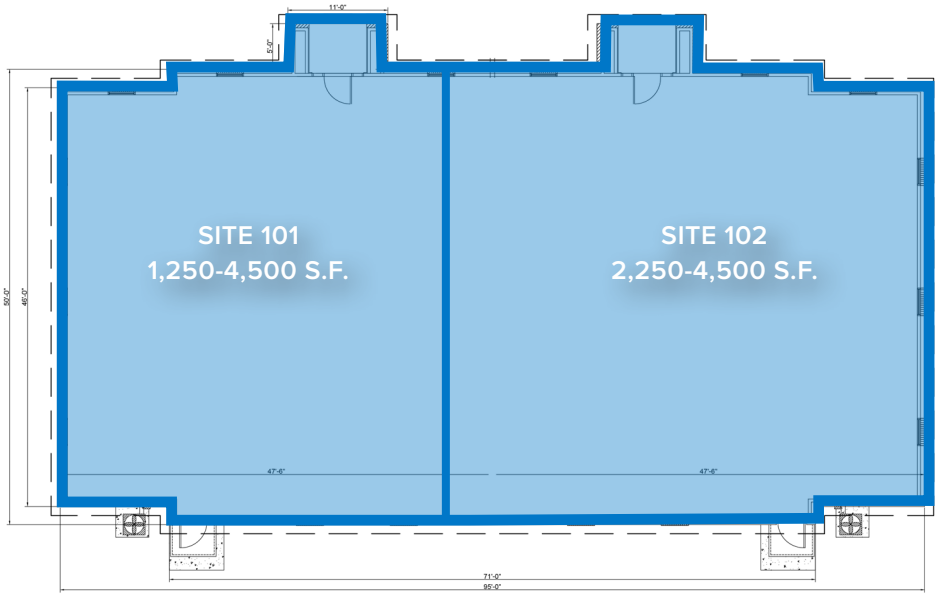
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BUILDING 36503

SUITE	TENANT	SIZE	RATE
Suite 101	Available	1,830 - 4,910 SF	$20.50 SF/yr (NNN)
Suite 102	Available	1,250 - 4,910 SF	$20.50 SF/yr (NNN)
Suite 103	Available	1,830 - 4,910 SF	$20.50 SF/yr (NNN)

PROPOSED BUILDING 36475

SUITE	TENANT	SIZE	RATE
Lot D- Suite A	Available	1,250 - 4,500 SF	$20.50 SF/yr (NNN)
Lot D- Suite B	Available	2,250 - 4,500 SF	$20.50 SF/yr (NNN)

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BUILDING 36503



BUILDING 36503



PROPOSED BUILDING 36475



BUILDING 36503

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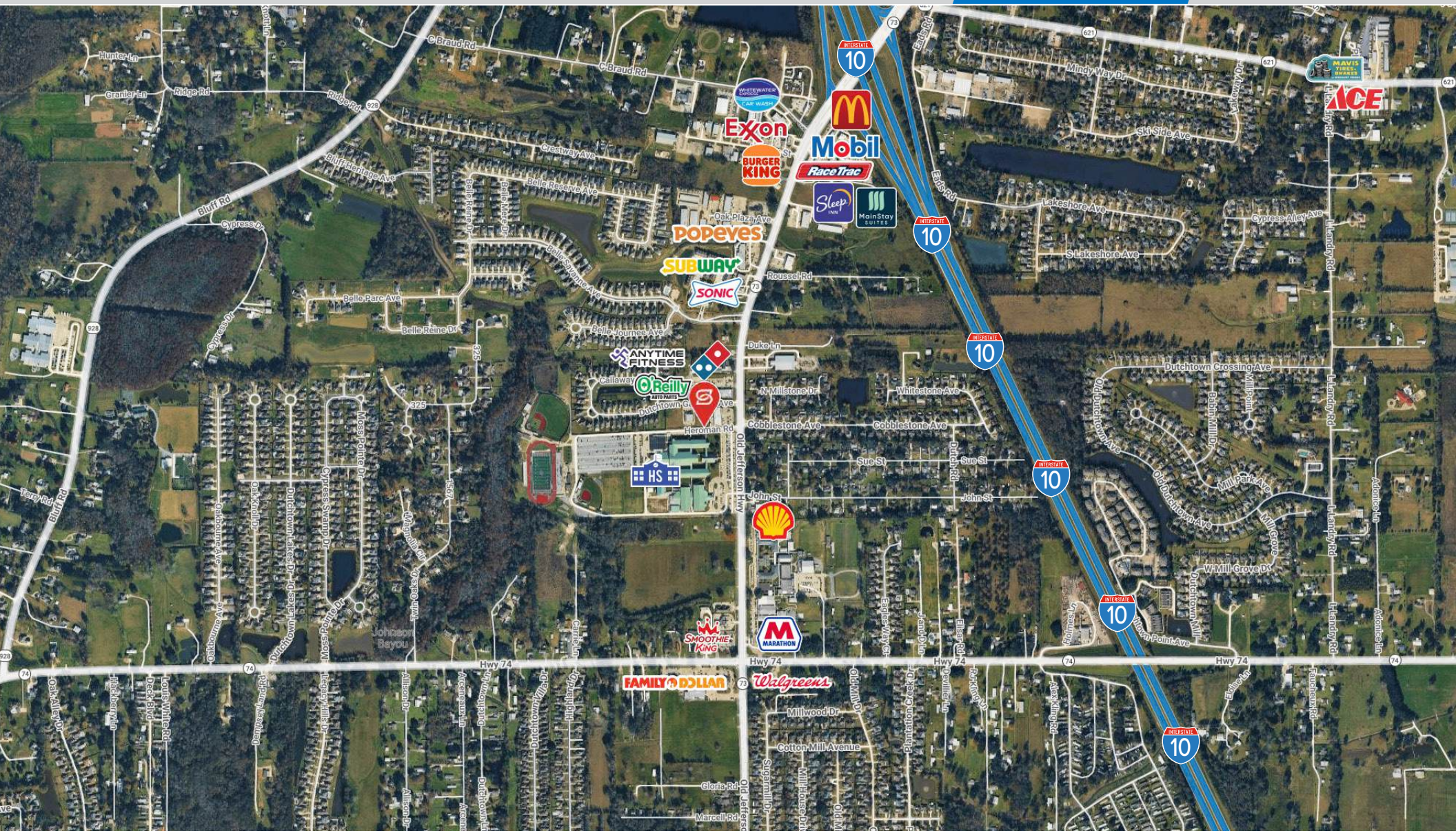
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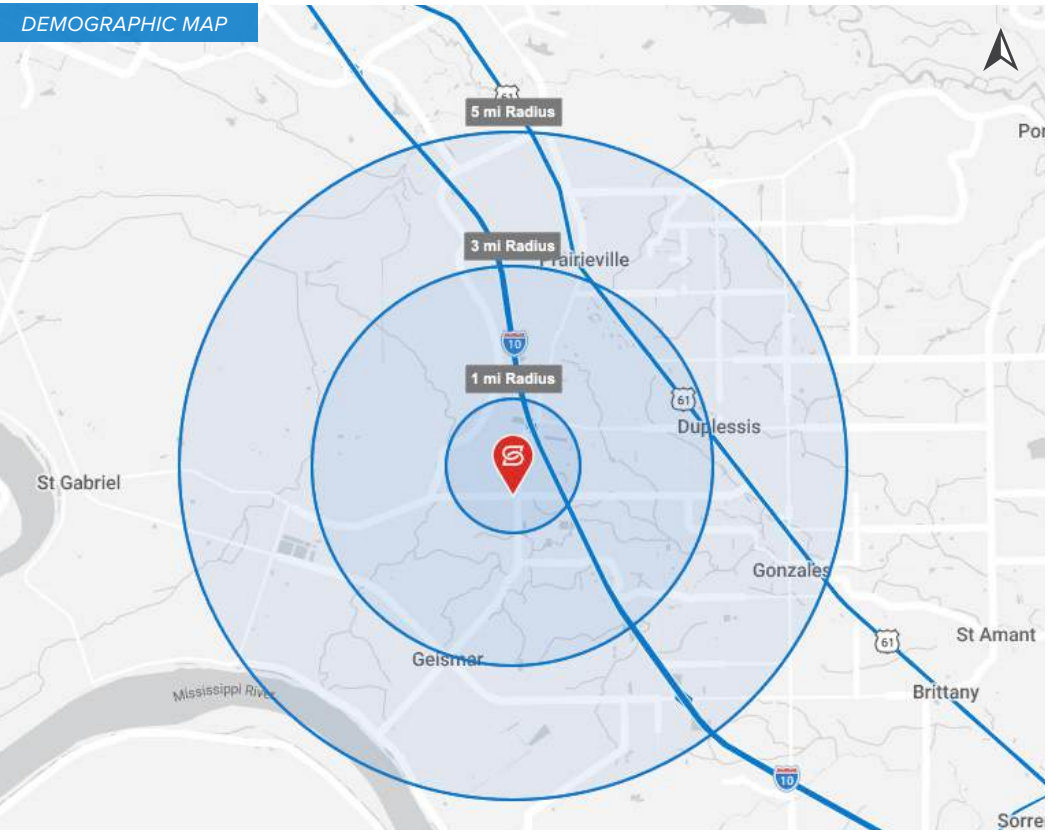
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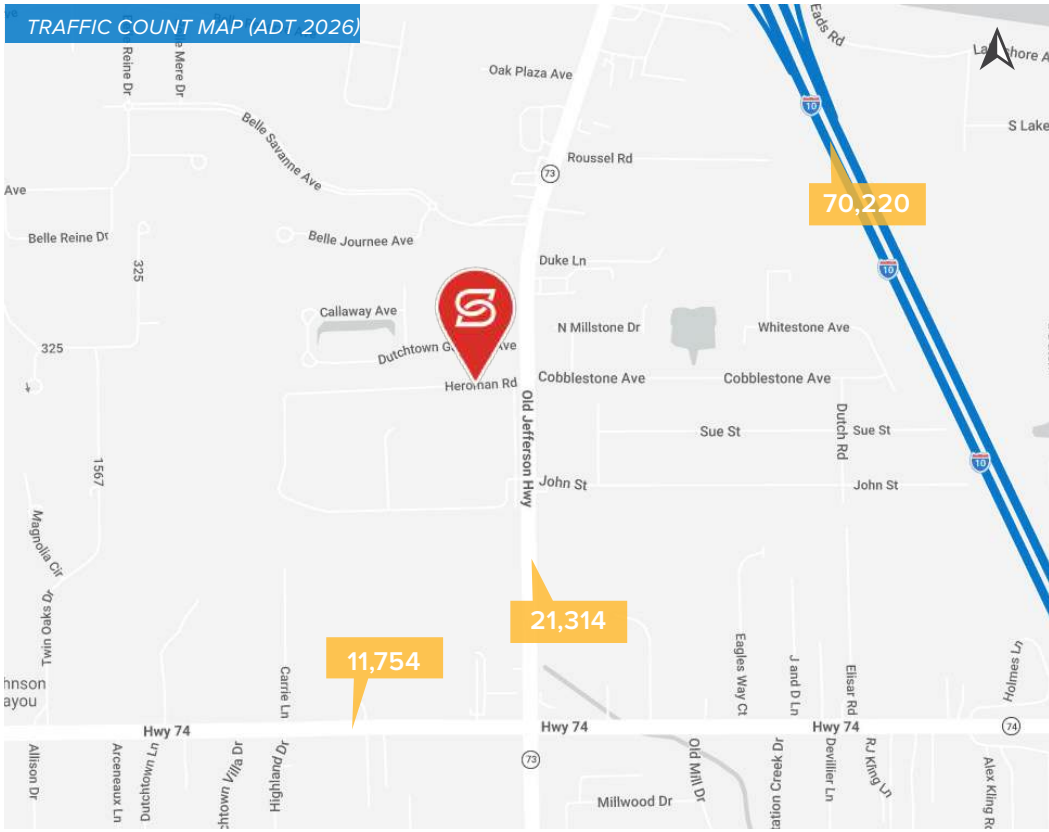
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
	7,960	26,191	63,079

AVG. HH INCOME	1 MI	3 MI	5 MI
	$181,542	$154,101	$133,253

HOUSEHOLDS	1 MI	3 MI	5 MI
	2,742	9,453	23,545

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