



PROPERTY DESCRIPTION

Offices @ Dutchtown is Dutchtown's newest premier office development, offering Class A garden-style buildings designed to accommodate medical, professional, and specialty office users. Two building pads are available for build-to-suit, ranging from +/- 1,250 - 4,910 SF (Lot C), or 1,250 - 4,500 SF (Lot D). These spaces can be delivered turnkey to meet 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.

LOCATION DESCRIPTION

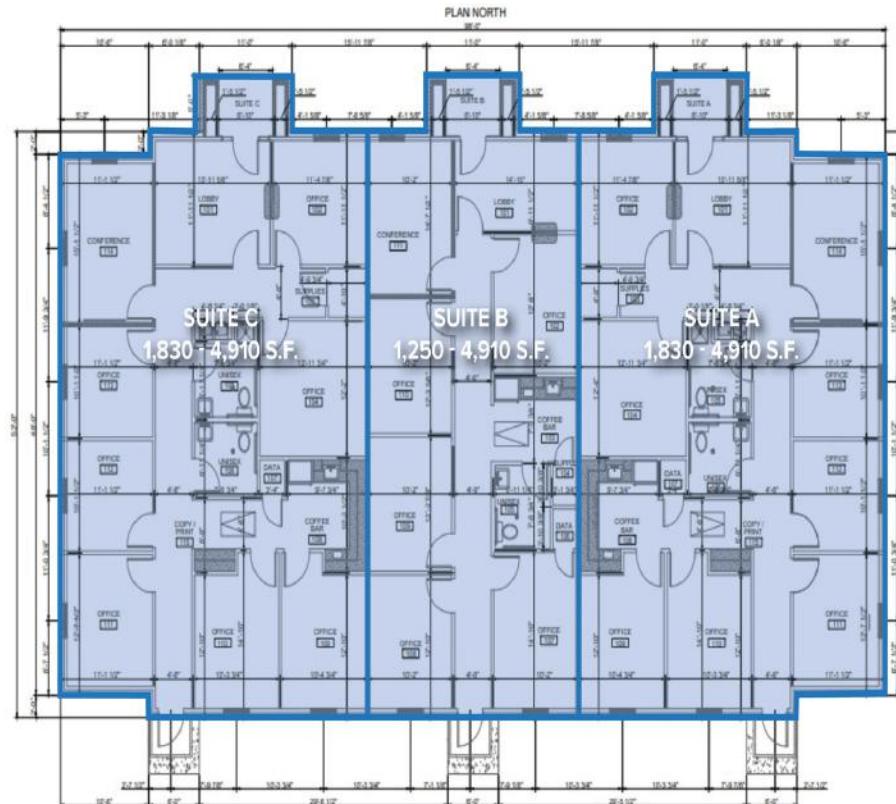
Offices @ Dutchtown, on Dutchtown Gardens Ave. between Hwy. 73 and I-10 sit at the heart of the Dutchtown community in Ascension Parish. Positioned along Highway 73, the location combines exceptional connectivity with a skilled local workforce and convenient community amenities—making it an ideal home for Class A garden offices. Tenants enjoy suburban comforts within minutes of the building, including residential neighborhoods, top schools, and everyday retail and dining.

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

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
NNN Rate:	\$5.00 SF/yr
Available SF:	1,250 - 4,910 SF
Building Size (Lot C):	1,250 - 4,910 SF
Building Size (Lot D):	1,250 - 4,500 SF
Lot Size:	2.64 Acres



AVAILABLE SPACES

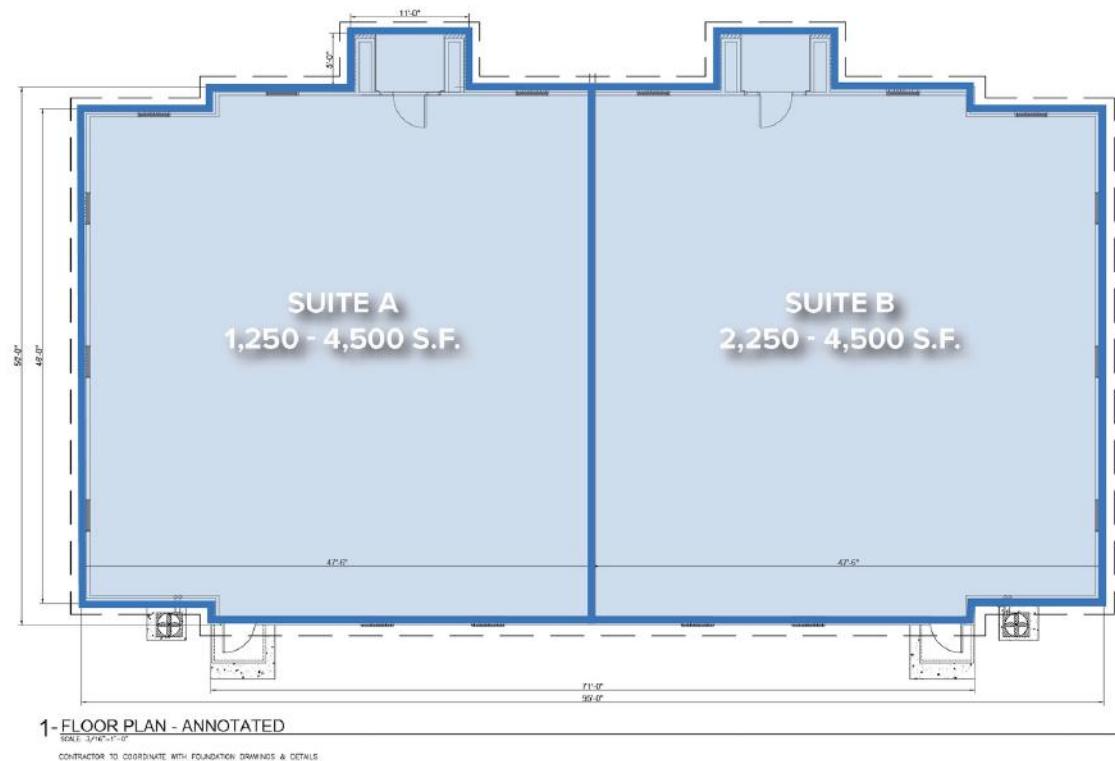
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Lot C - Suite A	Available	1,830 - 4,910 SF	NNN	\$22.00 SF/yr	\$5.00 SF/yr
Lot C - Suite B	Available	1,250 - 4,910 SF	NNN	\$22.00 SF/yr	\$5.00 SF/yr
Lot C - Suite C	Available	1,830 - 4,910 SF	NNN	\$22.00 SF/yr	\$5.00 SF/yr

JUSTIN LANGLOIS, CCIM, SIOR

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Lot D - Suite A	Available	1,250 - 4,500 SF	NNN	\$22.00 SF/yr	\$5.00 SF/yr
Lot D - Suite B	Available	2,250 - 4,500 SF	NNN	\$22.00 SF/yr	\$5.00 SF/yr

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stirling

OFFICES @ DUTCHTOWN

36503 DUTCHTOWN GARDENS AVENUE GEISMAR, LA 70734

Office Building For Lease



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jlanglois@stirlingprop.com

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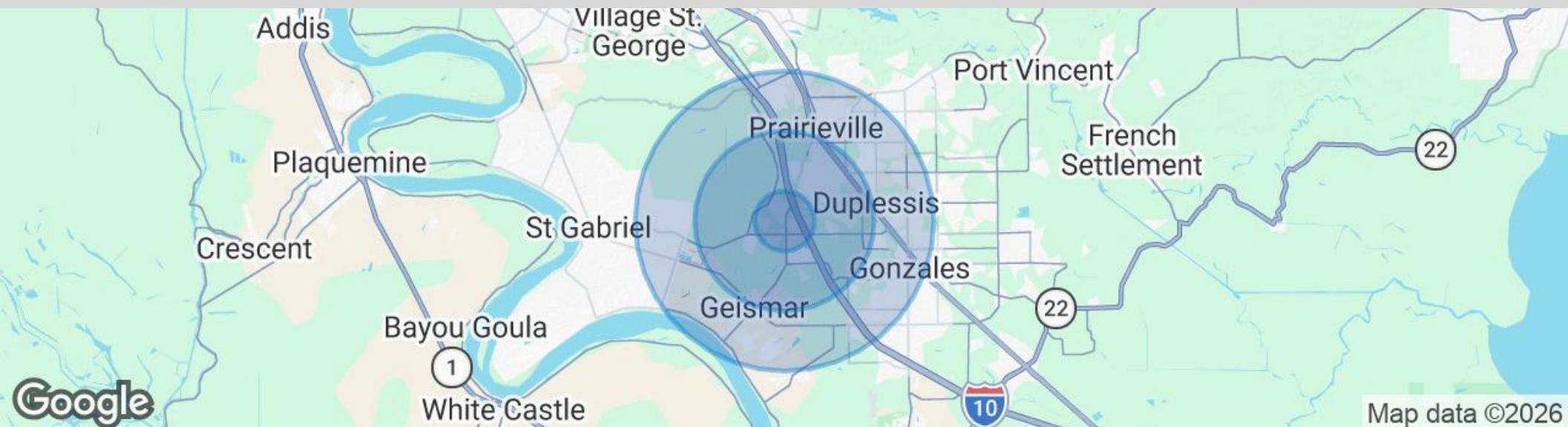
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,820	26,920	66,318
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,234	9,357	23,612
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$151,661	\$130,601	\$118,643
Average House Value	\$359,776	\$324,218	\$305,701

Demographics data derived from AlphaMap