

# Professional Class A Office Space for Lease in Luling, LA

## 13919 River Rd, Luling, LA 70070

Listing ID: 30818632  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Office Building  
 Contiguous Space: 1,240 SF  
 Total Available: 1,240 SF  
 Lease Rate: \$18 PSF (Annual)  
 Base Monthly Rent: \$1,860  
 Lease Type: Full Service



### Overview/Comments

Class A office space located inside One American Place building. First American Bank first floor tenant.

Suite 110

Directly across from First American Bank Suite

922 S.F. office space, 1,240 S.F. total (35% common area factor)

\$18.00/SF fully serviced

### More Information Online

<https://www.lacdb.com//listing/30818632>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 15020AP0004A  
 Office Type: Office Building  
 Class of Space: Class A

Gross Building Area: 1,240 SF  
 Usable Size (USF): 922 SF  
 Core Factor: 35%

### Available Space

Suite/Unit Number: 110  
 Suite Floor/Level: 1  
 Space Available: 1,240 SF  
 Minimum Divisible: 1,240 SF  
 Maximum Contiguous: 1,240 SF  
 Space Subcategory 1: Office Building  
 Space Type: Relet  
 Date Available: 10/01/2022

Lease Term (Months): 12 Months  
 Lease Rate: \$18 PSF (Annual)  
 Lease Type: Full Service  
 Conference Rooms: 1  
 Offices: 3  
 Parking Spaces: 0  
 Rent Escalators: Fixed Lease

### Area & Location

Property Visibility: Excellent

### Building Related

Passenger Elevators: 0  
 Freight Elevators: 0

### Location

Address: 13919 River Rd, Luling, LA 70070  
 County: Saint Charles

MSA: New Orleans-Metairie  
 Submarket: St Charles Parish



## Property Images



IMG\_3437



IMG\_3440



IMG\_3438



IMG\_3439



IMG\_3441



IMG\_3442



IMG\_3443

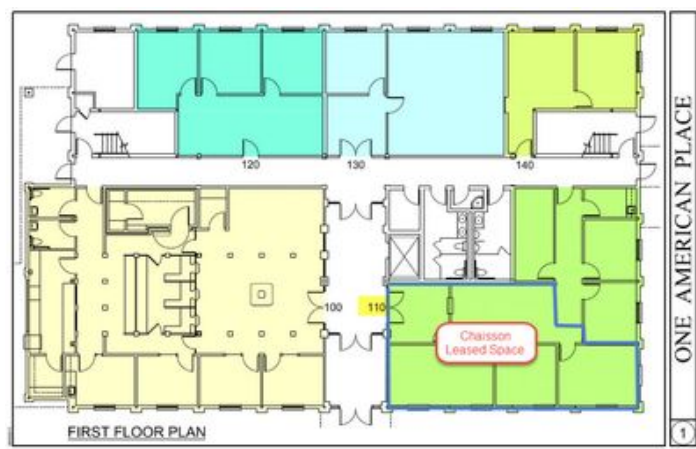


IMG\_0240





IMG\_0241



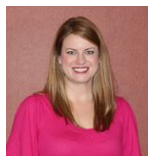
—Plan-110 OAP

## Property Contacts



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