



# AVAILABLE



## RETAIL SPACES FOR LEASE

### COMMERCIAL CENTER

**LOCATION:** 2245 MANHATTN Blvd, HARVEY, LA 70058.

**BUILDING SIZE:** 2<sup>nd</sup> floor. Five (5) units available. Each unit is aprox. 1,000.00 SF.

**LEASE PRICE:** \$900.00 per month to move in for the first year. Second year, rent shall be \$1,000.00 per month. Thereafter, rent shall be \$1,250.00 per month and then, shall increase by CPI thereafter.

- Tenant shall be responsible for build-out, property taxes, utilities and insurance.

**ZONED:** Commercial

**CONTACT:** SONNY K. VUONG 504-756-2381

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**JACK STUMPF  
& ASSOCIATES, INC.**  
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2245 MANHATTAN BLVD, HARVEY, JEFFERSON, LA

# **SPECIAL rental DISCOUNT**

**SECOND FLOOR ONLY**

THREE UNITS AVAILABLE: 204, 205 & 207

UNIT SIZE IS APPROX\_1,000.00 sq.ft

## A. MARKET MONTHLY LEASE PRICE

<u>MARKET RATE</u>	<u>CAM CHARGE</u>	<u>WATER</u>	<u>TOTAL RENT</u>
\$1,350.00	\$165.00	\$25.00	\$1,540.00

## **B. SPECIAL DISCOUNT FOR THE FIRST YEAR**

<u>DISCOUNT RATE</u>	<u>CAM CHARGE</u>	<u>WATER</u>	<u>TOTAL RENT</u>
\$800.00	Waived	\$25.00	\$825.00

C. Lease price shall increase as per Market rate as shown on part A above.

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