

**13083 Highway 308**  
Larose, LA 70373



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**MLS# 2024021762**



**\$1,550,000**

**15,308 Sqft**

Remodeled office building after Ida: New roof, new ceiling with LED lighting, new flooring, new paint, new window treatments. ~15, 300 SF office building in Larose, LA in the heart of the energy corridor between Fourchon & Houma. Building contains 32 offices w/2 large areas for cubicle office space; an executive office w/a full bathroom, kitchenette, & private courtyard; 2 large conference rooms; break area with kitchen; secretarial spaces; server room; application room & waiting and reception area. ~13, 758 SF of downstairs office, 900 SF of upstairs office with bathroom & 650 SF of upstairs storage. Set on ~3.04 acres w/60+ parking spaces. Building has security doors w/card access; full sprinkler system; security; fiber optics; & 150 kw diesel generator. Common area between two wings includes a reception area.



**Hank Babin**

Phone: (985) 804-9991

**KELLER WILLIAMS REALTY BAYOU P**

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