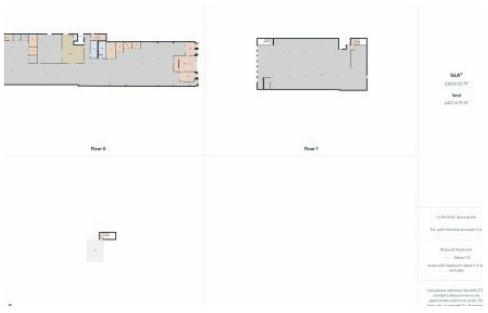
538 Jefferson
Lafayette, LA 70501

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MLS# 2600005138







$4,000,000

Rare opportunity to own one of downtown Lafayette's most unique and recognizable buildings -- completely renovated and ready for a world-class company to call home. Located in the heart of downtown directly across from the Vermilion parking garage entrance through the park, this property blends authentic character -- including real exposed brick walls -- with true Class A finishes. Offering approximately 24, 850 total square feet across two floors, the building is as distinctive as it is functional. The first floor (15, 500 SF) is fully renovated and move-in ready, featuring a full kitchen, conference rooms, meeting and training rooms, multiple restrooms, and expansive open space built for a modern headquarters. The second floor (9, 350 SF) is wide open with plumbing already in place -- ideal as additional open space or storage as-is, or ready to be finished to the same Class A quality as the first floor. A rooftop deck rounds out the upper level and can be expanded with the right buyer and approved plans. The property is offered for lease or sale as-is; however, the owners have plans in place to build out the second floor for a tenant or buyer who needs the additional finished space, at additional cost. Located in the Historic Downtown District, the property also sits within the Downtown Economic Development Zone and a designated Opportunity Zone 2.0



James Keaty
Phone: (337) 344-4236

Keaty Real Estate Team

For full listing details, please scan: