# 312 Westgate
Lafayette, LA 70506

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**MLS# 2020022910**

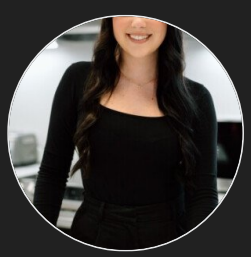






**$8,000**

Now available: 11, 600 SF of versatile space in a highly visible and established commercial corridor. This professionally maintained facility offers a rare opportunity for expanding operators or multi-tenant concepts seeking a long-term foothold in Lafayette. Configured for flexibility, the property includes office space, a conference room, and ample parking, making it ideal for medical, professional services, logistics, or specialty use. With a minimum 3-year lease term, the landlord is seeking a stable, qualified tenant ready to capitalize on this turn-key setup. Triple Net Lease (NNN) - tenant responsible for taxes, insurance, and maintenance. This structure allows for maximum control over the space while providing a predictable and investment-friendly lease model for ownership. Position your business for success in one of Lafayette's most active corridors. Serious inquiries only.



**Taylor Johnson**
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Epique Realty

For full listing details, please scan: