



PROPERTY DESCRIPTION

6,427 sq. ft. professional office space available for sale or lease. Located in the heart of Baton Rouge just off Sherwood Forest Blvd. with quick access to I-12 and Airline Hwy. The office consists of two separate offices that can be combined into one space depending on the need of the owner. The first unit has a reception area, kitchenette, conference room, 6 offices, and 2 restrooms. The 2nd unit has a lobby & reception area, conference room, workroom, kitchen, 8 offices, and 2 restrooms. The executive office is equipped with a private bathroom and shower. The building also has a fully enclosed single-car garage and a private courtyard.

PROPERTY HIGHLIGHTS

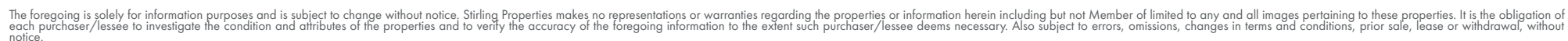
- 6,427 sq. ft. office for sale or lease
- Quick access to I-12 and Airline Hwy.
- Two separate units that can be combined into one office
- Private courtyard

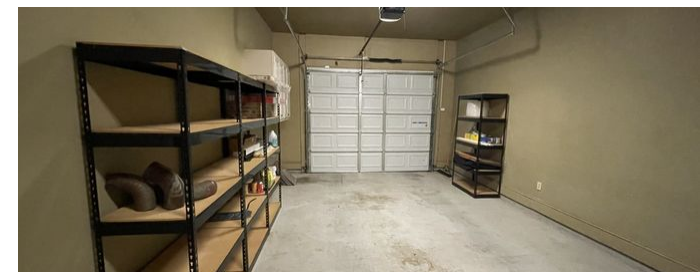
OFFERING SUMMARY

Sale Price:	\$1,150,000
Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	3,214 - 6,427 SF
Lot Size:	21,500 SF
Building Size:	6,427 SF



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,431	78,803	177,855
Average Age	33.8	36.3	36.1
Average Age (Male)	32.3	34.3	33.9
Average Age (Female)	34.8	38.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,384	33,576	73,001
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$58,481	\$68,954	\$73,691
Average House Value	\$217,074	\$199,122	\$219,928

* Demographic data derived from 2020 ACS - US Census

