



PROPERTY DESCRIPTION

Well-maintained office building located in Central Louisiana. The property is minutes from Baton Rouge, Denham Springs, Greenwell Springs, and is located on Magnolia Bridge Road. Currently occupied by a local insurance company.

The office suite contains three (3) offices, a conference room, reception area, kitchenette, restroom. Parking is available in the front and rear of the building.

Ideal for professional office users. Current tenants include Edward Jones, State Farm Insurance, and Dr. Rodrigue (chiropractor).

PROPERTY HIGHLIGHTS

- Well maintained office building
- Located in the City of Central, Louisiana
- Professional office space/quiet neighbors
- Highly visible and centrally located
- Monument signage as well as signage on building available

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	4
Available SF:	1,250 SF
Lot Size:	0.66 Acres
Building Size:	5,500 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	837	7,138	19,866
Total Population	2,248	18,891	50,229
Average HH Income	\$71,546	\$78,025	\$73,792





