

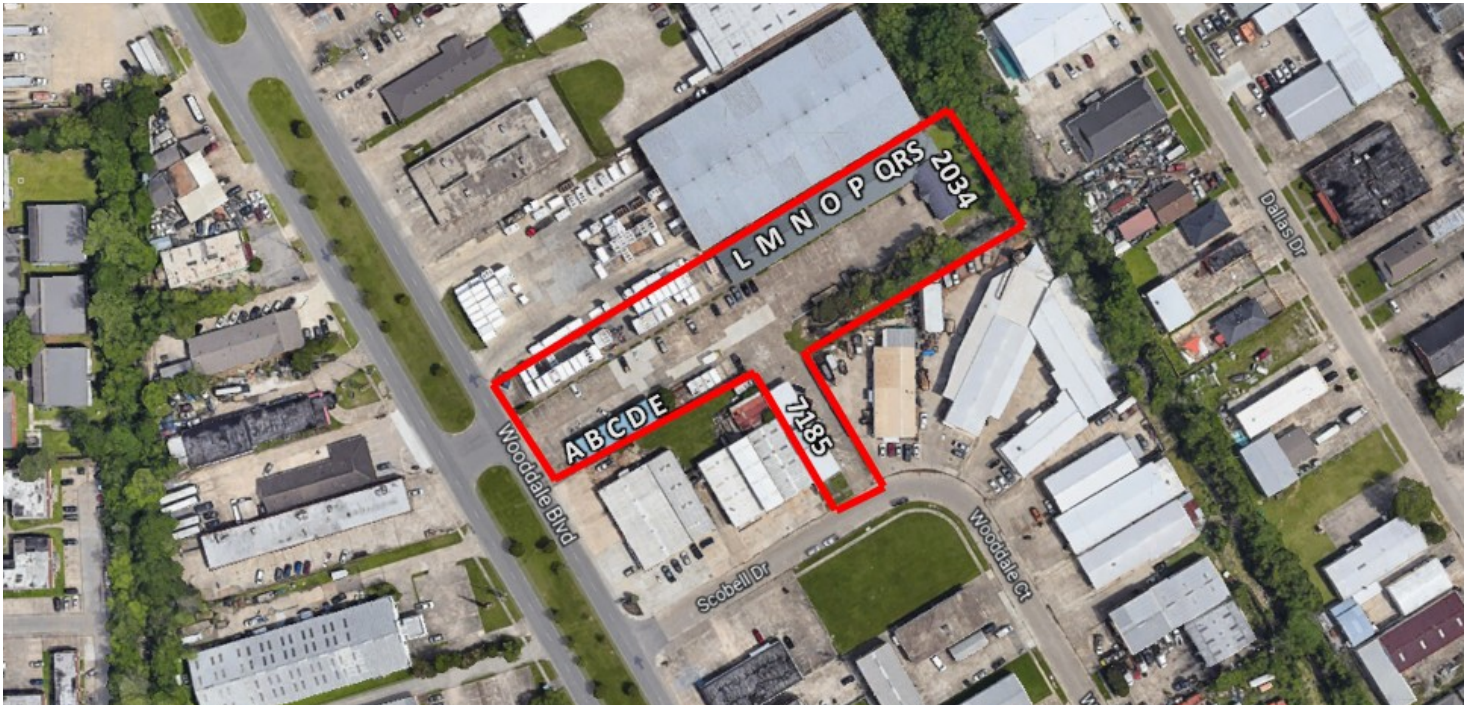


**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**OFFICE SPACE FOR LEASE**  
**MOVE IN SPECIAL!! \$550 PER MONTH - WOODDALE CENTER**

2032, 2034, 2036 WOODDALE BLVD & 7185 SCOBELL DR., BATON ROUGE, LA 70806

**220 - 2,500 SF**



**OFFERING SUMMARY**

|                      |                                |
|----------------------|--------------------------------|
| <b>Lease Rate:</b>   | <b>\$550.00 - 2,916.67/mo.</b> |
| <b>Available SF:</b> | <b>220 - 2,500 SF</b>          |

**PROPERTY HIGHLIGHTS**

- Wooddale Center Office Complex
- Affordable Office Space Available with a Variety of Floor Plans
- 2034 Wooddale: 2,500 SF. Freshly Renovated; New Flooring, New Paint, New Fixtures and New Roof
- +/-1.66 Acre Lot
- 121' Frontage on Wooddale Blvd.
- Centrally Located, Established Area near the new Amazon Fulfillment Center corner of Airline Hwy. and Florida Blvd.
- Easy Access, Dual Access Points
- All Leases are Modified Gross
- Zoned M-2



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#### AVAILABLE SPACES

| SUITE            | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION                                                                            |
|------------------|-----------|-----------|----------------|-------------------|----------------------------------------------------------------------------------------|
| 2032_ABCDE       | Available | 2,200 SF  | Modified Gross | \$2,200 per month | Base Rent + Utilities                                                                  |
| 2032_A           | Available | 1,000 SF  | Modified Gross | \$1,000 per month | Base Rent + \$200/mo. Utilities                                                        |
| 2032_B           | Available | 220 SF    | Modified Gross | \$550 per month   | Base Rent includes Utilities                                                           |
| 2032_C           | Available | 220 SF    | Modified Gross | \$550 per month   | Base Rent includes Utilities                                                           |
| 2032_D           | Available | 220 SF    | Modified Gross | \$550 per month   | Base Rent includes Utilities                                                           |
| 2032_E           | Available | 220 SF    | Modified Gross | \$550 per month   | Base Rent includes Utilities                                                           |
| 2034             | Available | 2,500 SF  | Modified Gross | \$2,917 per month | Base Rent + Utilities. Freshly Renovated; Brand New Flooring, Paint, Roof and Fixtures |
| 2036_M           | Available | 550 SF    | Modified Gross | \$800 per month   | Base Rent includes Utilities                                                           |
| 2036_N           | Available | 1,000 SF  | Modified Gross | \$1,150 per month | Base Rent includes Utilities. 5 Offices, Breakroom, Conference Room and 2 Restrooms    |
| 2036_O           | Available | 550 SF    | Modified Gross | \$800 per month   | Base Rent includes Utilities                                                           |
| 2036_P           | Available | 550 SF    | Modified Gross | \$800 per month   | Base Rent includes Utilities                                                           |
| 2036_QRS         | Available | 1,176 SF  | Modified Gross | \$1,200 per month | Base Rent includes Utilities                                                           |
| 7185 Scobell Dr. | Available | 1,470 SF  | Modified Gross | \$1,977 per month | Base Rent + Utilities                                                                  |



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**Wooddale Blvd., 121' Frontage**



**Scobell Dr., 60' Frontage**

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**16,000 SF**



**2032 Wooddale Suite A**



**2032 Wooddale Suite A**



**2032 Wooddale Suite A**



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**2032 Wooddale Suite A**



**2032 Wooddale Suite A**

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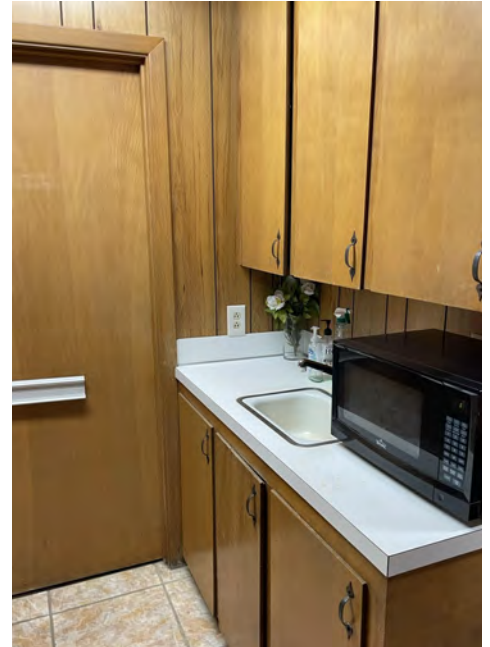
**220 - 2,500 SF**



**2032 Wooddale Blvd., Suite E**



**2032 Wooddale Blvd., Common Area**



**2032 Wooddale Blvd., Common Area**



**2032 Wooddale Blvd., Suite E**



**2032 Wooddale Blvd., Suite E**



**2032 Wooddale Blvd., Suite E**

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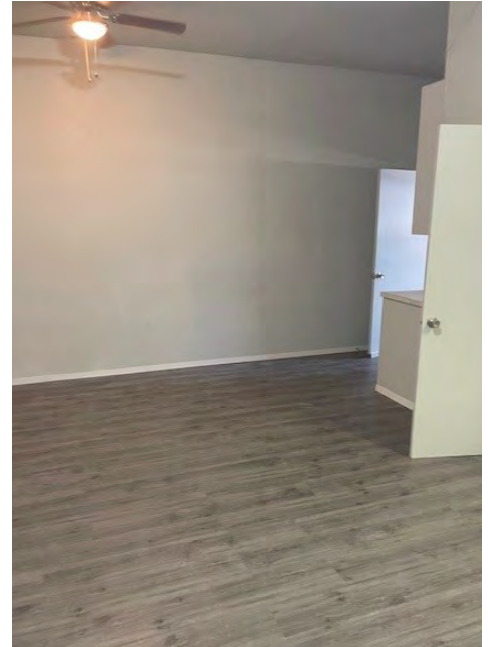
**220 - 2,500 SF**



**2034 Wooddale Blvd.**



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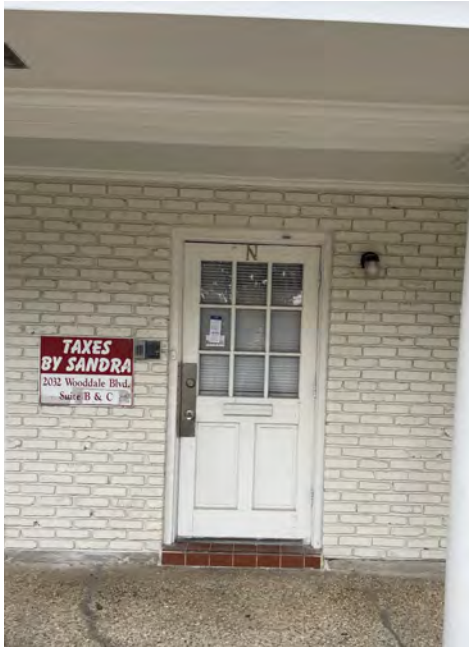
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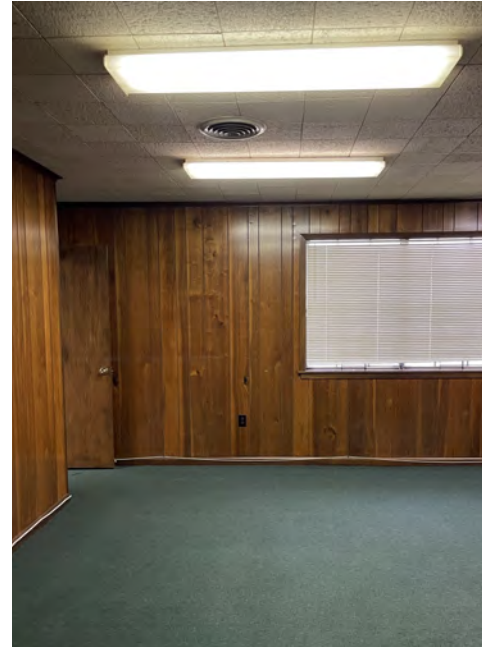
**220 - 2,500 SF**



**2036 Wooddale Blvd., Suite N**



**2036 Wooddale Blvd., Suite N**



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**2036 Wooddale Blvd., Suite N**

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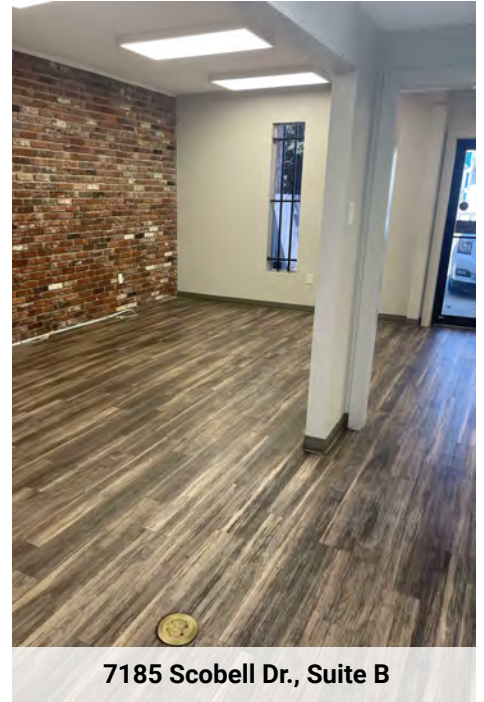
**220 - 2,500 SF**



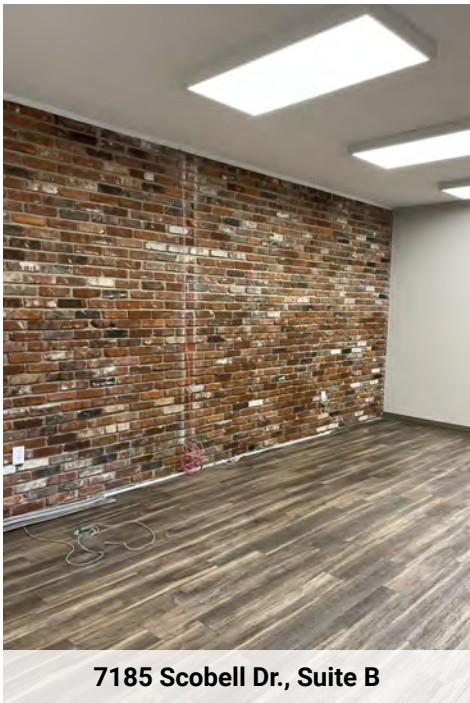
**7185 Scobell Dr.**



**7185 Scobell Dr., Suite B**



**7185 Scobell Dr., Suite B**



**7185 Scobell Dr., Suite B**



**7185 Scobell Dr., Suite B**



**7185 Scobell Dr., Suite B**

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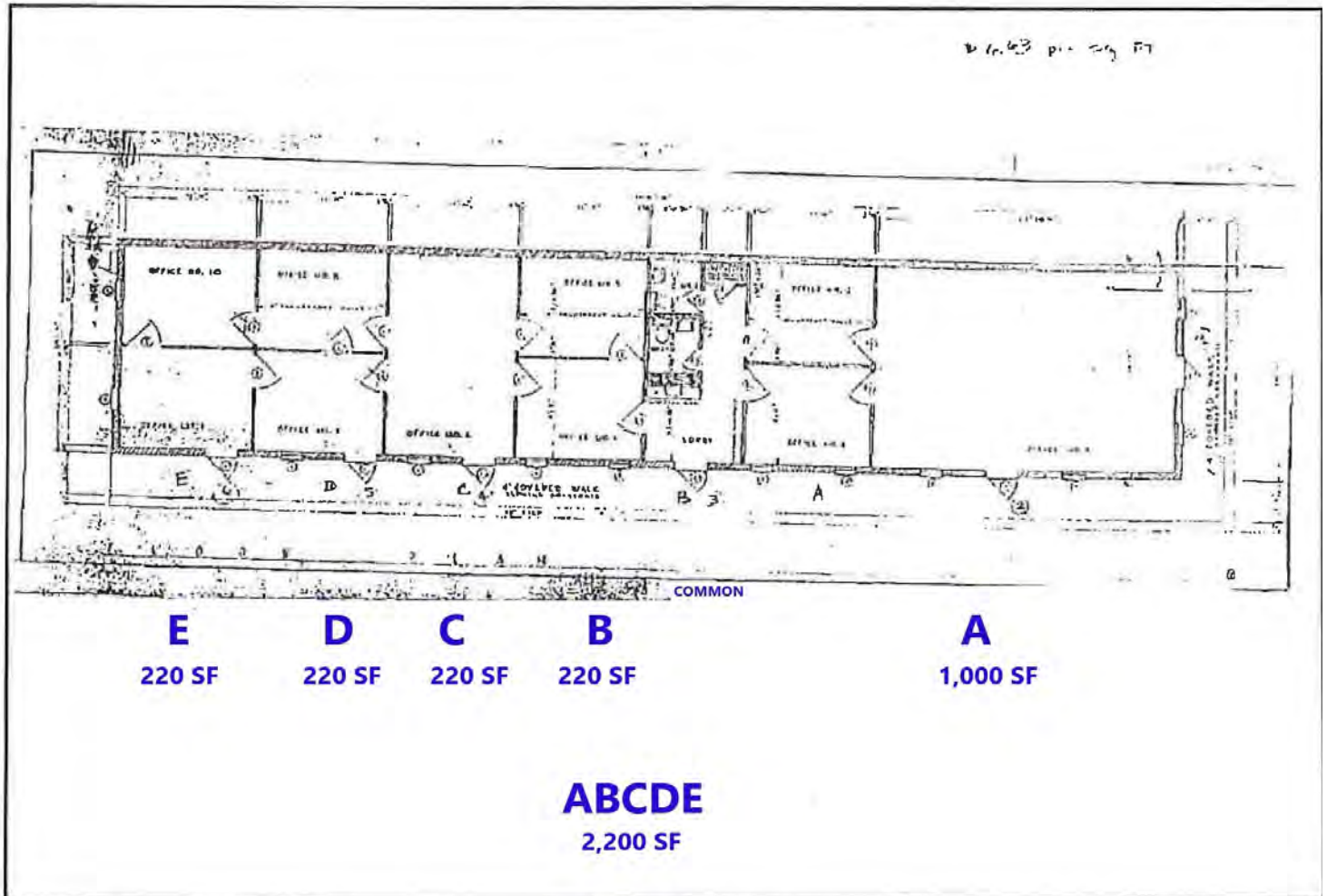
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FLOOR PLAN: A, B, C, D, E

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**220 - 2,500 SF**



### FLOOR PLAN

**2032 WOODDALE BLVD.**

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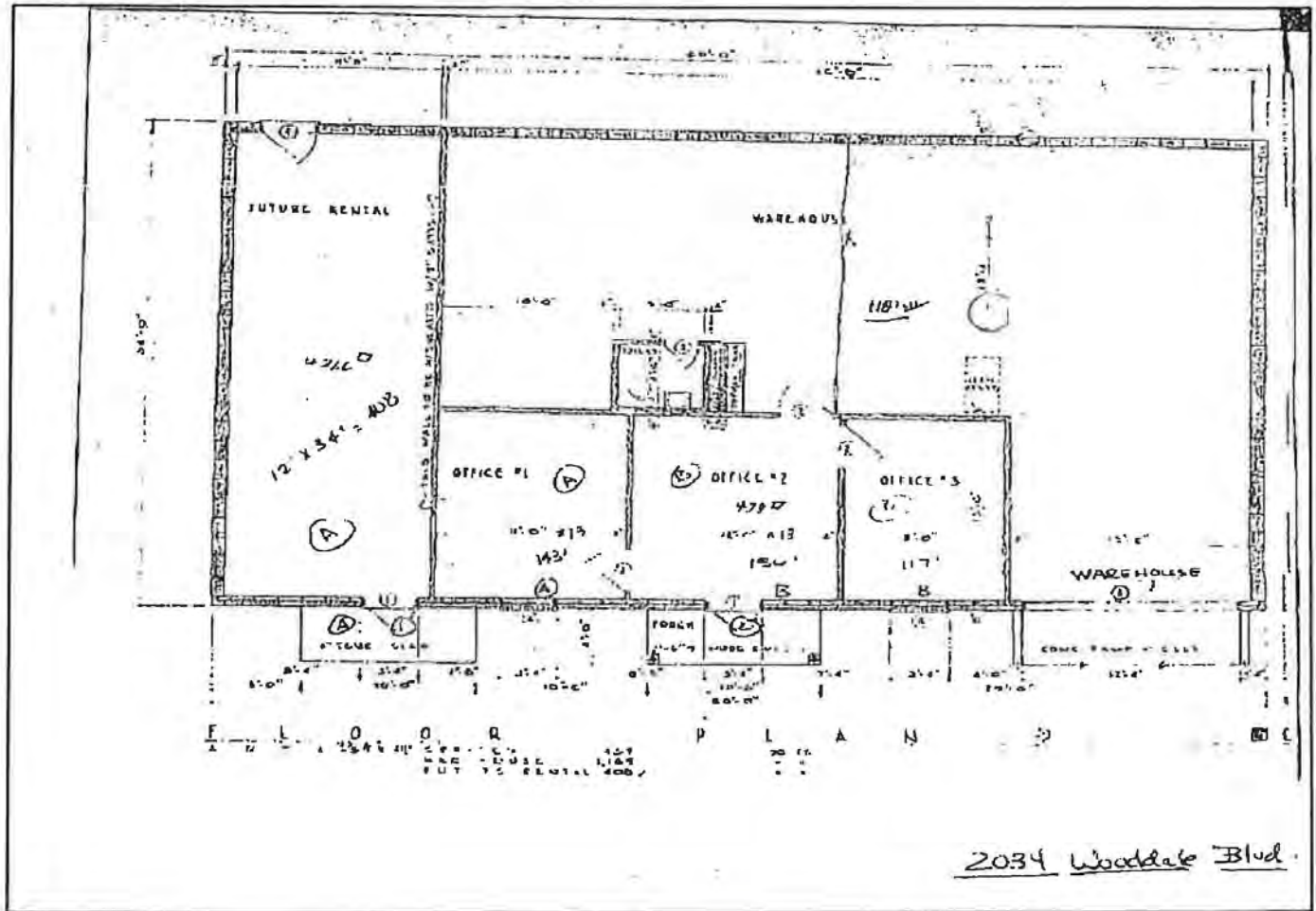
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FLOOR PLAN: 2034

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**220 - 2,500 SF**



**2034 WOODDALE BLVD.**  
**2,500 SF**

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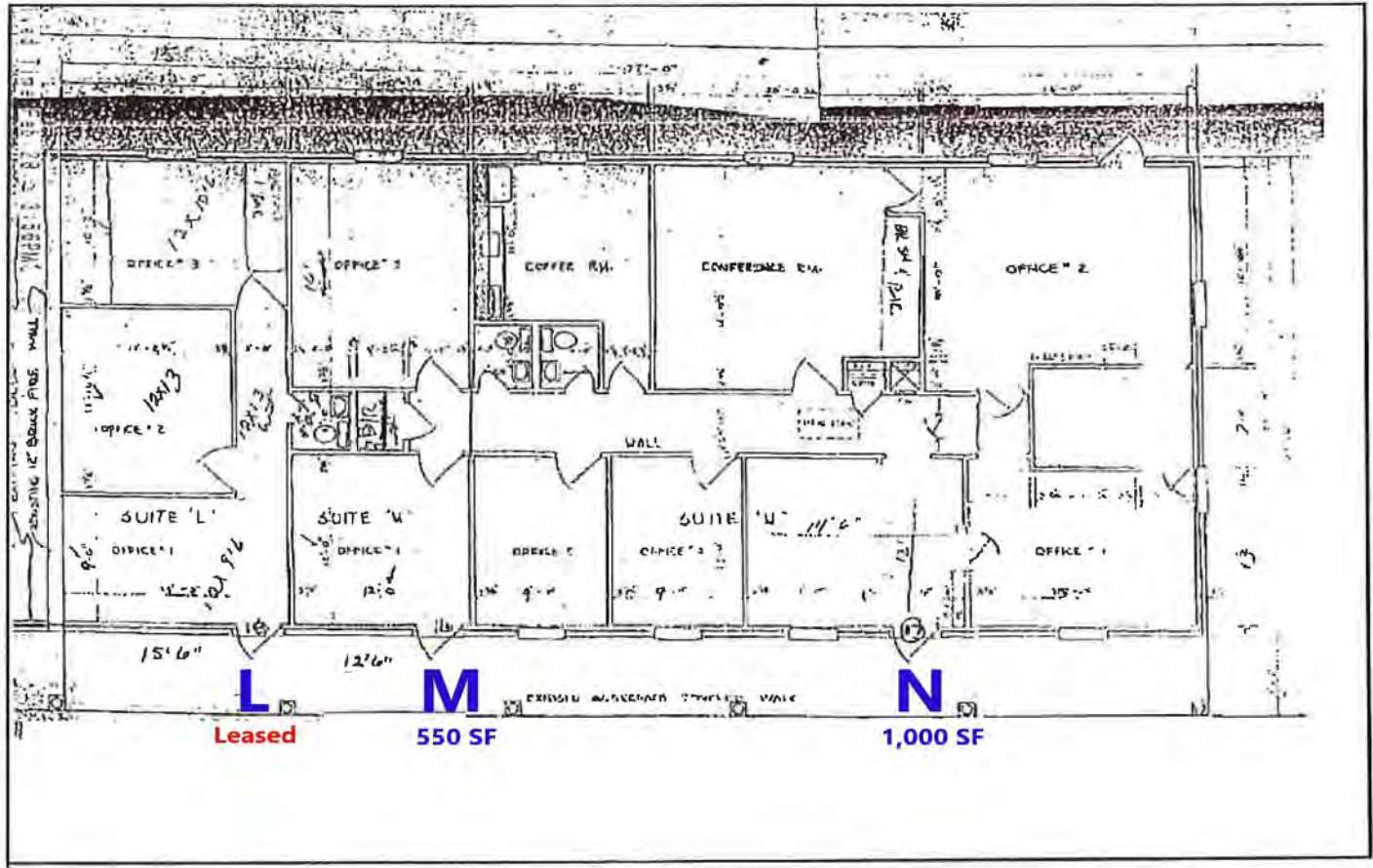
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FLOOR PLAN: L, M, N

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**220 - 2,500 SF**



**2036 WOODDALE BLVD.**

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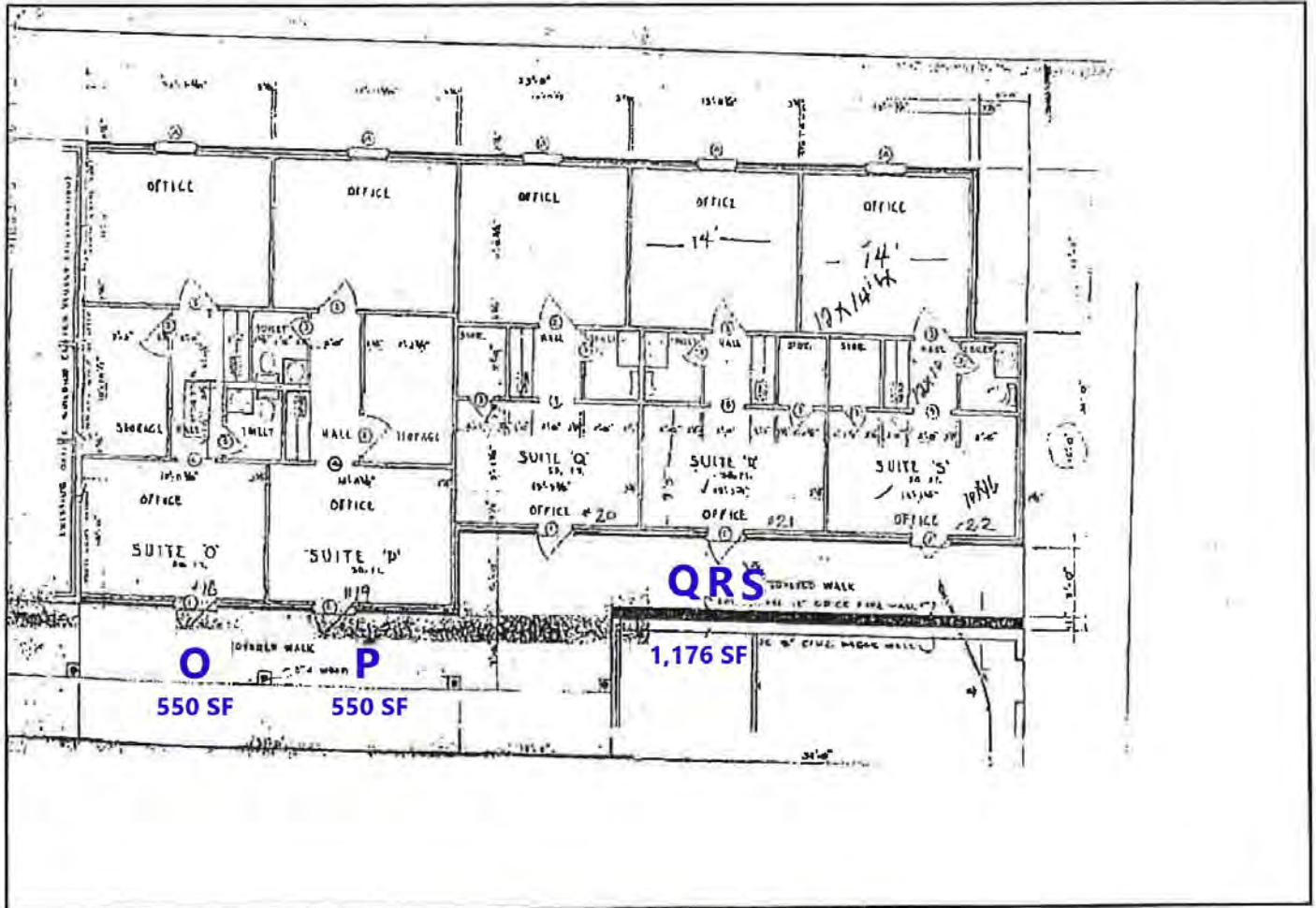
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FLOOR PLAN: O, P, QRS

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**2036 WOODDALE BLVD.**

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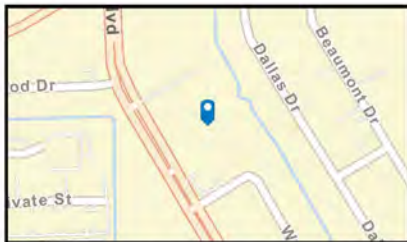
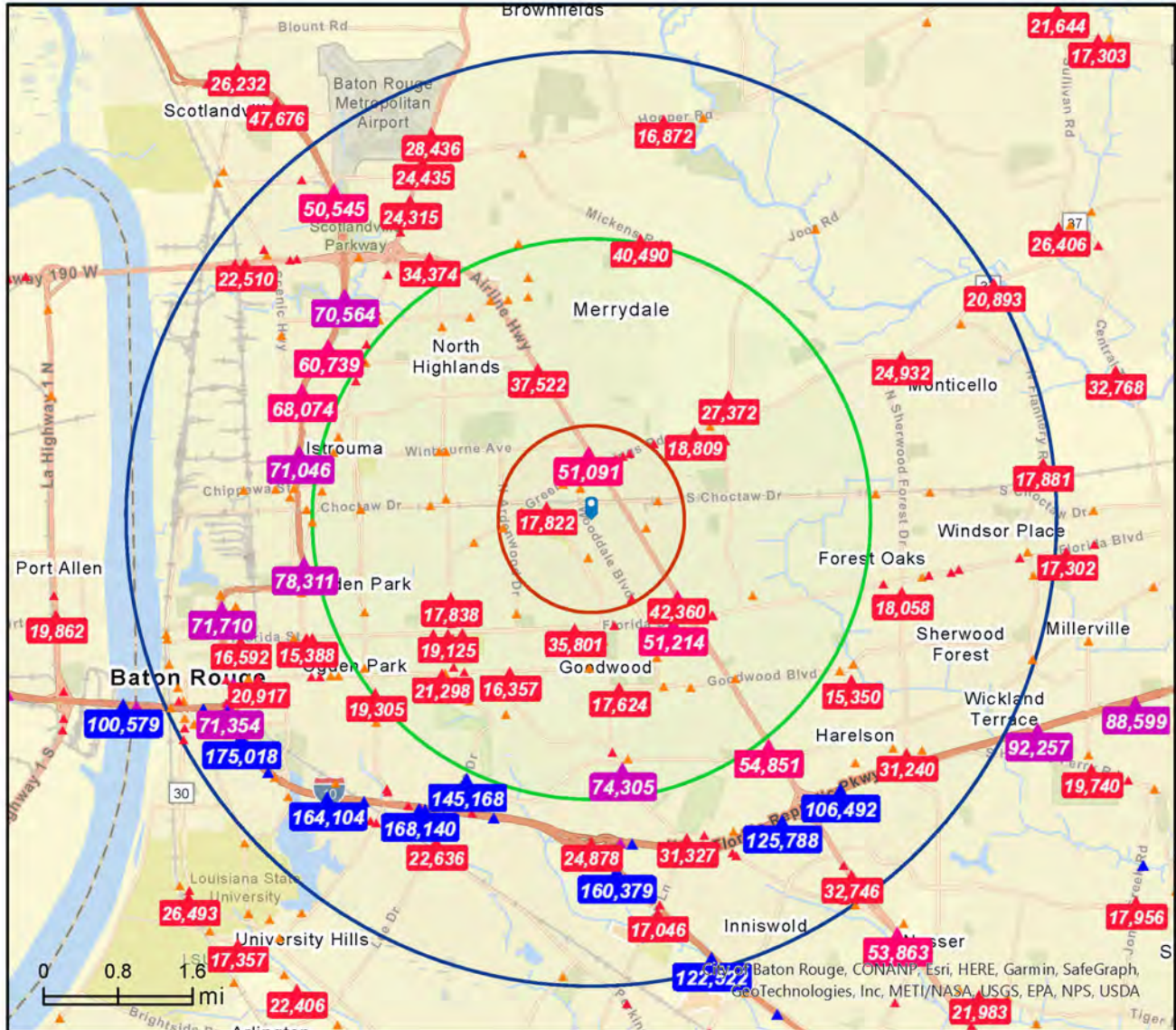
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TRAFFIC COUNT MAP

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Source: ©2022 Kalibrate Technologies (Q1 2022).

**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



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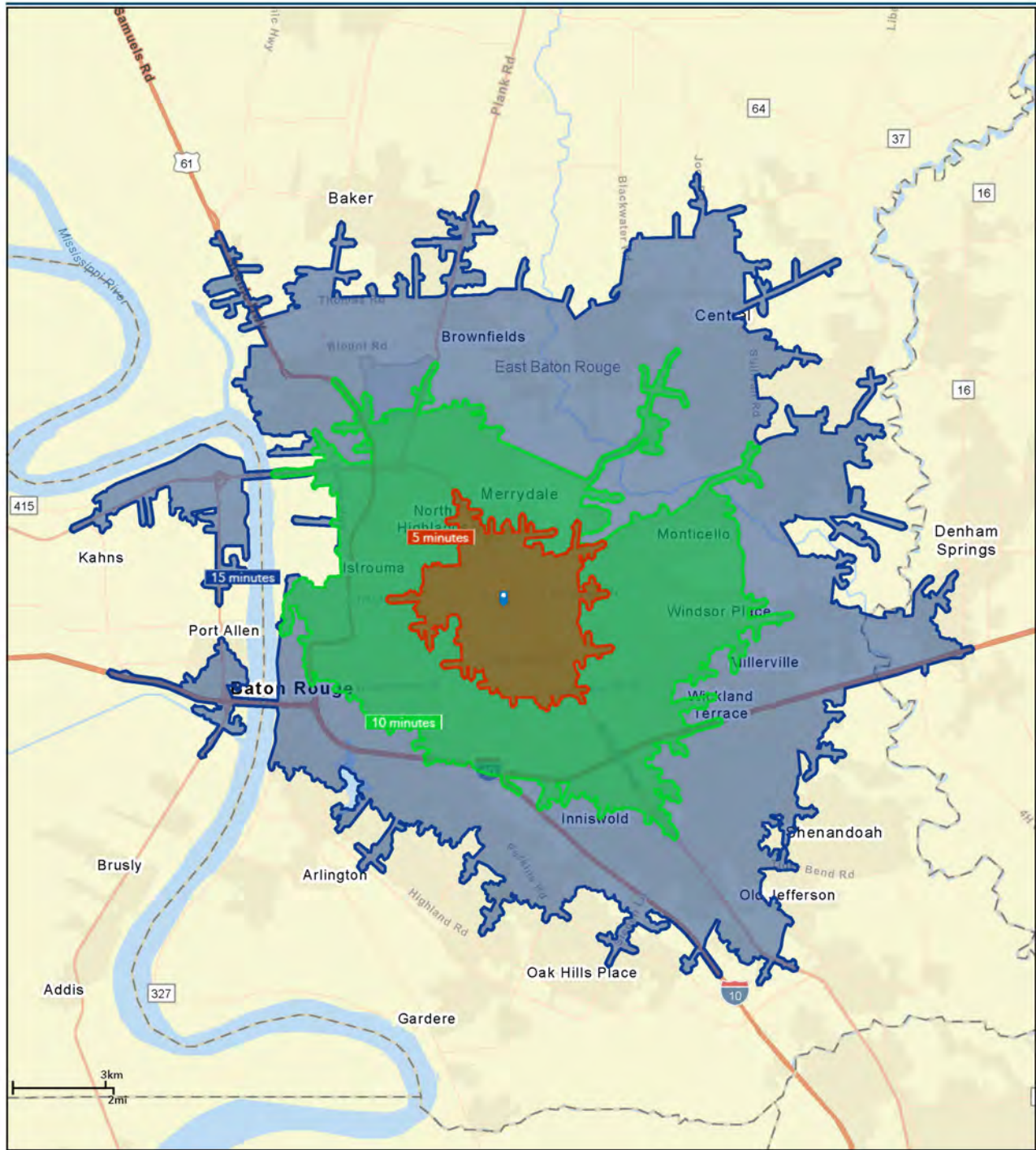
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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