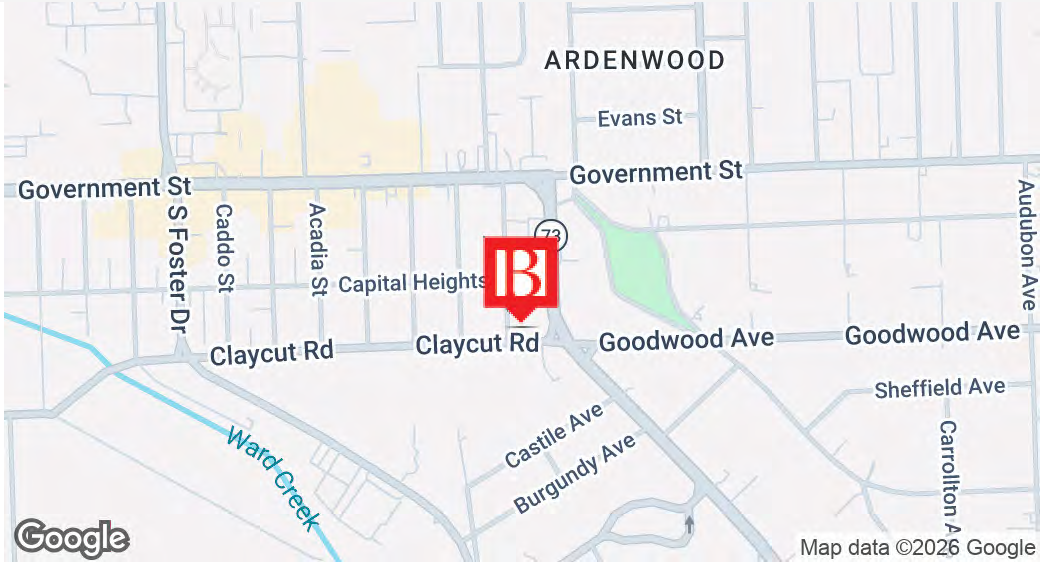


5707 Claycut Rd Baton Rouge, LA 70806

PROPERTY SUMMARY



Property Description

1,192 SF freestanding office located on Claycut Rd near Jefferson Hwy. Highly functional small office space, consisting of 2 private offices, an open / flex area (suitable for reception and multiple workstations), 1 restroom, and 1 kitchenette. Pylon and monument signage are available fronting Claycut Rd, maximizing visibility.

Situated in the Capital Heights / Goodwood area, the property is easily accessible and located near Towne Center and Government St, providing many nearby dining and retail options.

Landlord improvements available subject to tenant and lease terms. Modified gross lease.

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Offering Summary

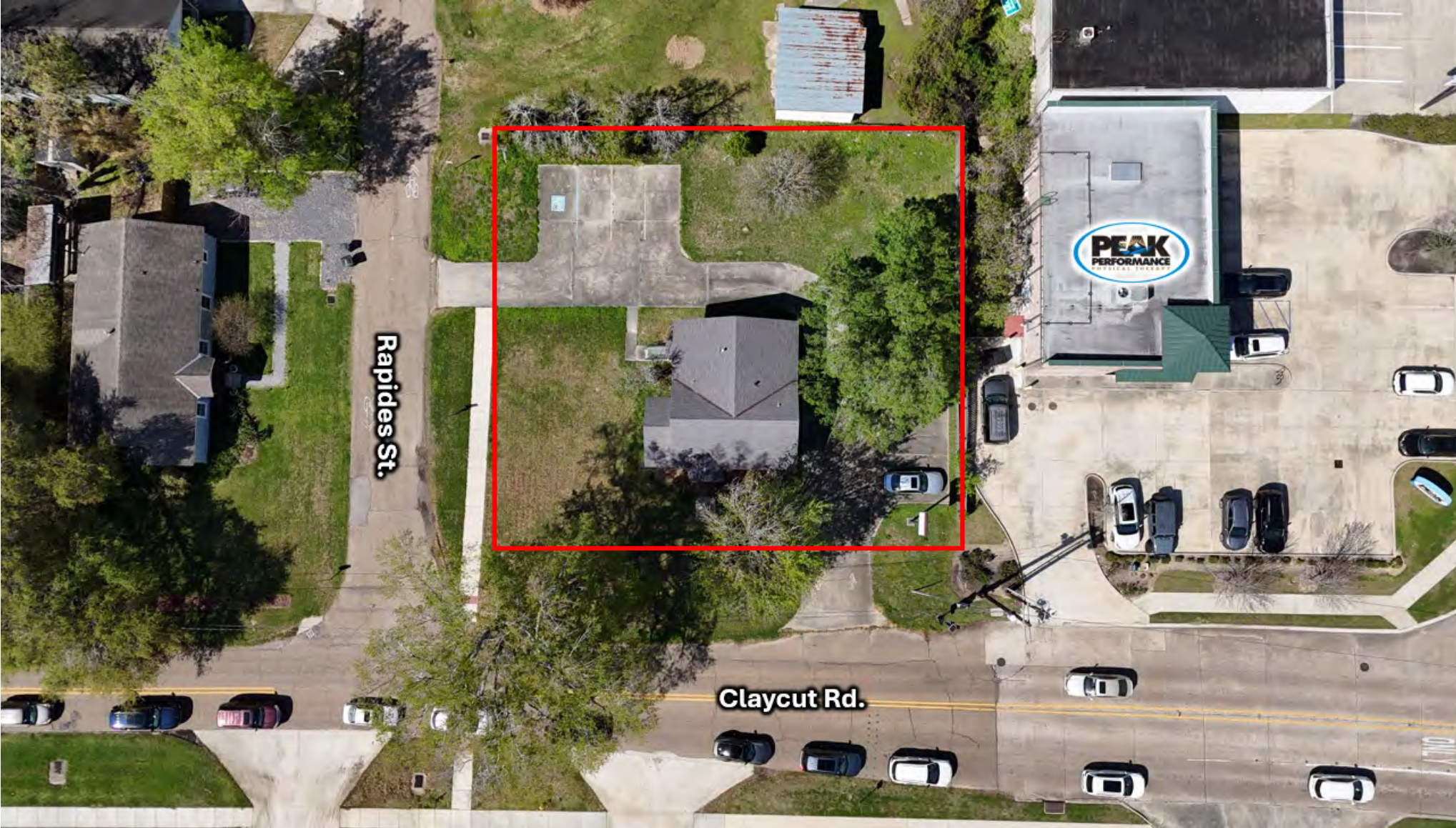
Lease Rate:	\$1,995.00 SF/yr (MG)
Available SF:	1,192 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,494	33,607	80,769
Total Population	9,239	79,046	198,933
Average HH Income	\$93,168	\$88,559	\$82,274



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AERIAL



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



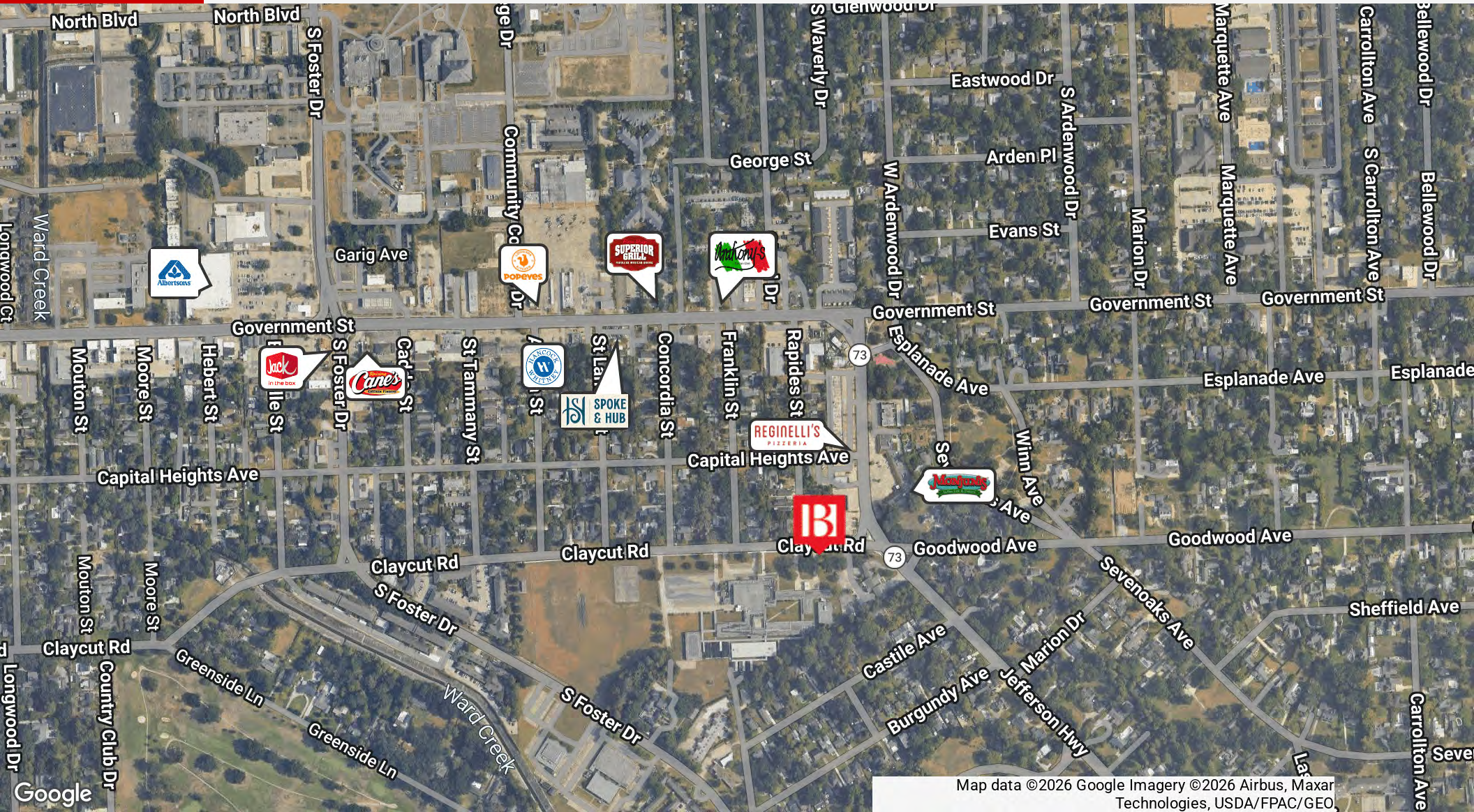
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RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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