

PROPERTY SUMMARY



Property Description

Professional office space in the center of Goodwood-Independence Park, situated amongst oak and pine trees along E. Airport Avenue. Suite B is located just behind the office of Dr. Tiffany Chevalier - Pediatrician, containing +/- 3,900 square feet of medical office space. Six (6) exam rooms, three (3) private executive offices, kitchen, two (2) separate reception areas. Space can be divided, Landlord is negotiable on space layout and willing to consider Tenant Improvements for qualified uses.

Property Highlights

- - Centrally located on E. Airport Ave, between Florida Blvd and Goodwood Blvd
- - Existing Pad for dedicated Generator - can be negotiated
- - Space can be divided. Minimum divisibility approx 2,000 SF

Offering Summary

Lease Rate:	\$14 - 16 SF/yr (MG)
Available SF:	3,976 SF
Building Size:	3,876 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	150	601	3,135
Total Population	385	1,543	7,779
Average HH Income	\$139,578	\$139,064	\$111,322

Ruth Whitaker

225.237.3343
rwhitaker@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 31, 2026



719 East Airport Avenue
Baton Rouge, LA 70806

LOCATION MAP



Ruth Whitaker
225.237.3343
rwhitaker@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 31, 2026



ADDITIONAL PHOTOS



Ruth Whitaker
225.237.3343
rwhitaker@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 31, 2026



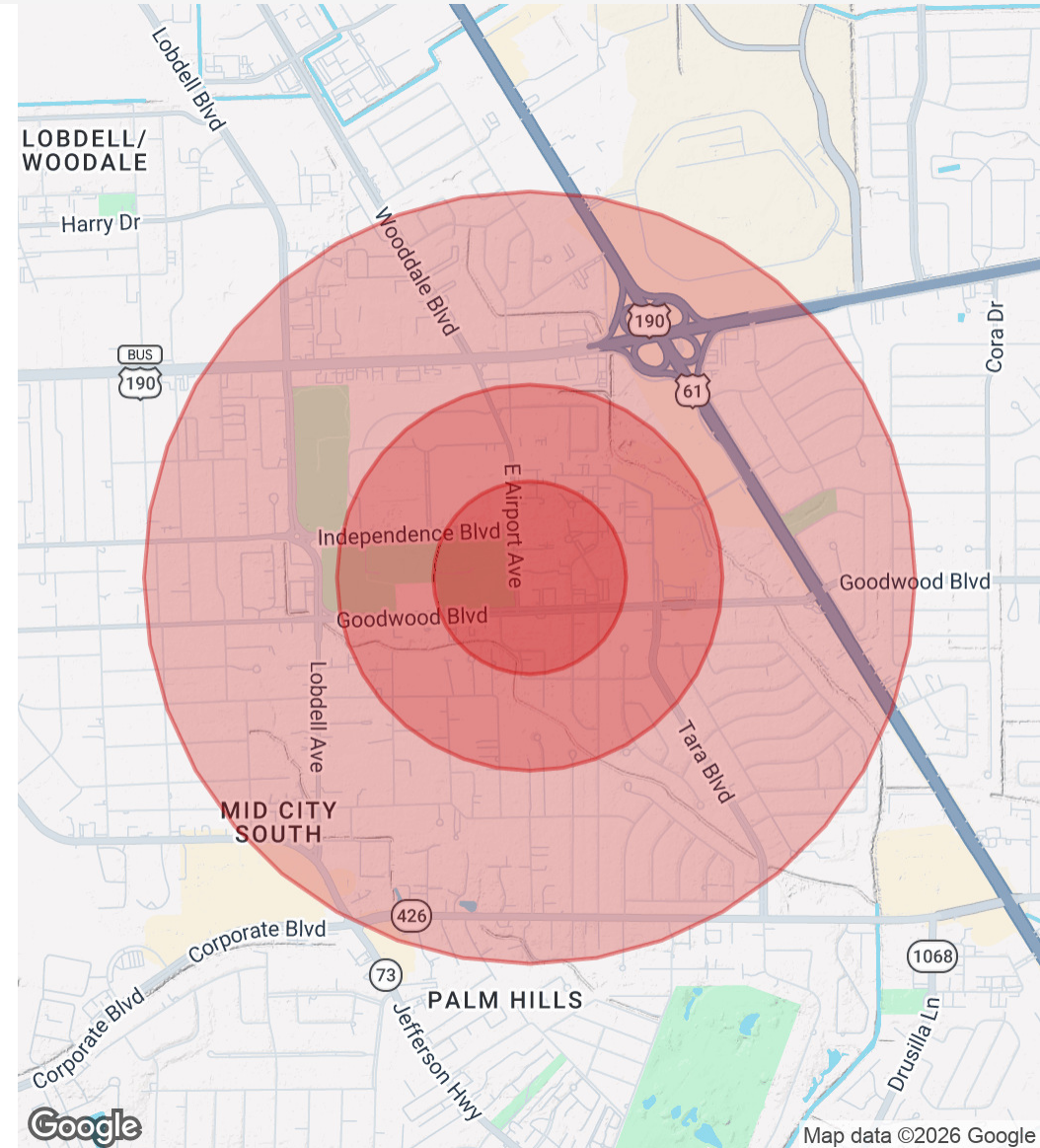
719 East Airport Avenue Baton Rouge, LA 70806

DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	385	1,543	7,779
Average Age	40.7	40.5	37.4
Average Age (Male)	43.7	43.6	40.0
Average Age (Female)	40.6	40.4	37.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	150	601	3,135
# Of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$139,578	\$139,064	\$111,322
Average House Value	\$496,815	\$488,141	\$403,327

2023 American Community Survey (ACS)



Ruth Whitaker
225.237.3343
rwhitaker@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | March 31, 2026

