

SUMMARY

PHOTOS

FLOOR PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Move-in-ready office suite located on Magnolia Bridge Road in Central, LA -just minutes from Baton Rouge, Denham Springs, and Zachary. This professional space has a welcoming reception area, four (4) private offices, a conference room, a kitchenette, and a restroom, plus ample front and rear parking. Surrounded by established businesses such as Edward Jones, State Farm Insurance, and Dr. Rodrigue Chiropractic, this location offers high visibility and a thriving professional environment. Perfect for any office user looking for a modern, well-maintained space in a strategic location.

PROPERTY INFO

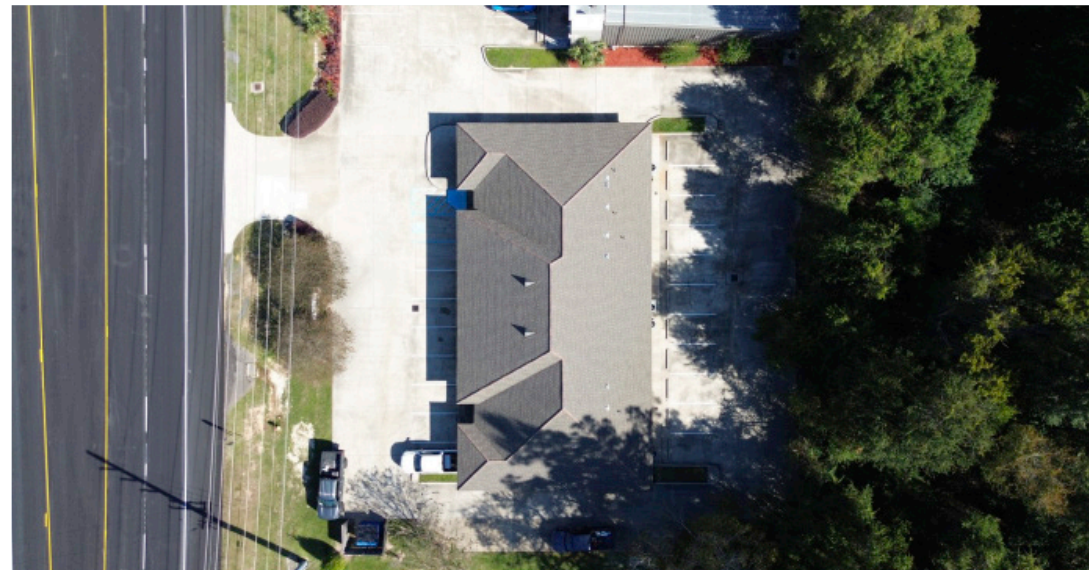
- Available: 1,250 SF
- Lot Size: 0.66 Acres
- Building Size: 5,500 SF

LEASE RATE

- \$16.00 SF/yr (NNN)

PROPERTY HIGHLIGHTS

- Prime Location: Minutes from Baton Rouge, Denham Springs, and Zachary
- Move-In Ready: Modern suite with private offices and conference room
- High Visibility: Prominent signage and ample parking for clients
- Ideal For: Perfect for law, finance, healthcare, or any professional office user



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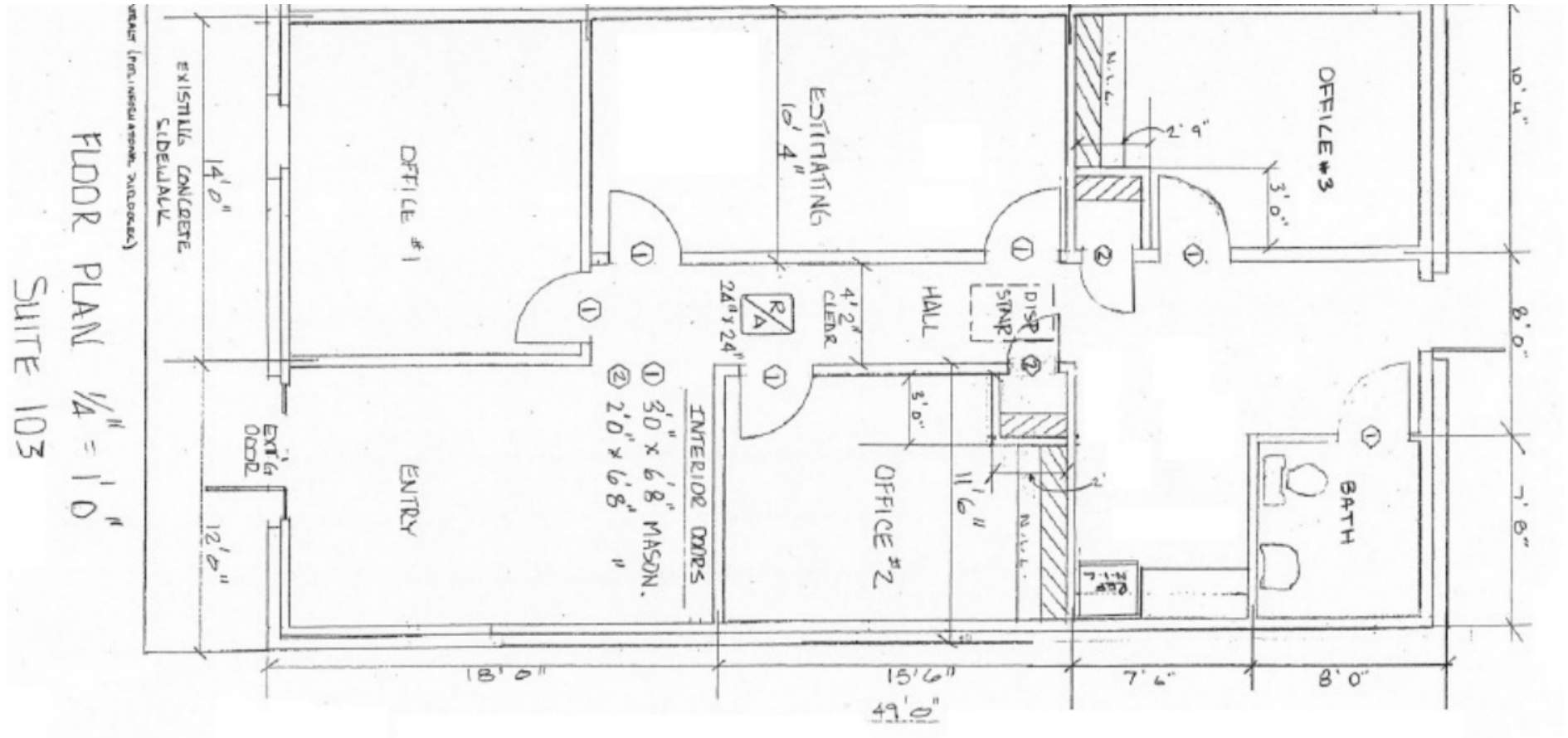


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2026 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
1,653	22,641	67,532



1 MILE	3 MILE	5 MILE
605	8,568	25,428



1 MILE	3 MILE	5 MILE
\$144,871	\$112,110	\$109,711

