

PROPERTY DESCRIPTION



Suite B - General Office:

4,500 SF of general office space

\$17.50 PSF, modified gross

Full suite generator

Suite C: Cold Dark Storage

11,000 SF of cold dark shell storage

\$4.50 PSF modified gross

Site Description

Landlord to pay: property taxes, insurance, and building structure/roof.

Tenant to pay: base rent, utilities, janitorial

VA Clinic in front of property to remain, do not disturb tenant

Ample parking accessing subject office suite

Office available immediately

Warehouse available with 2 month +/- lead time

Contact agent for more details



Jessie Babcock

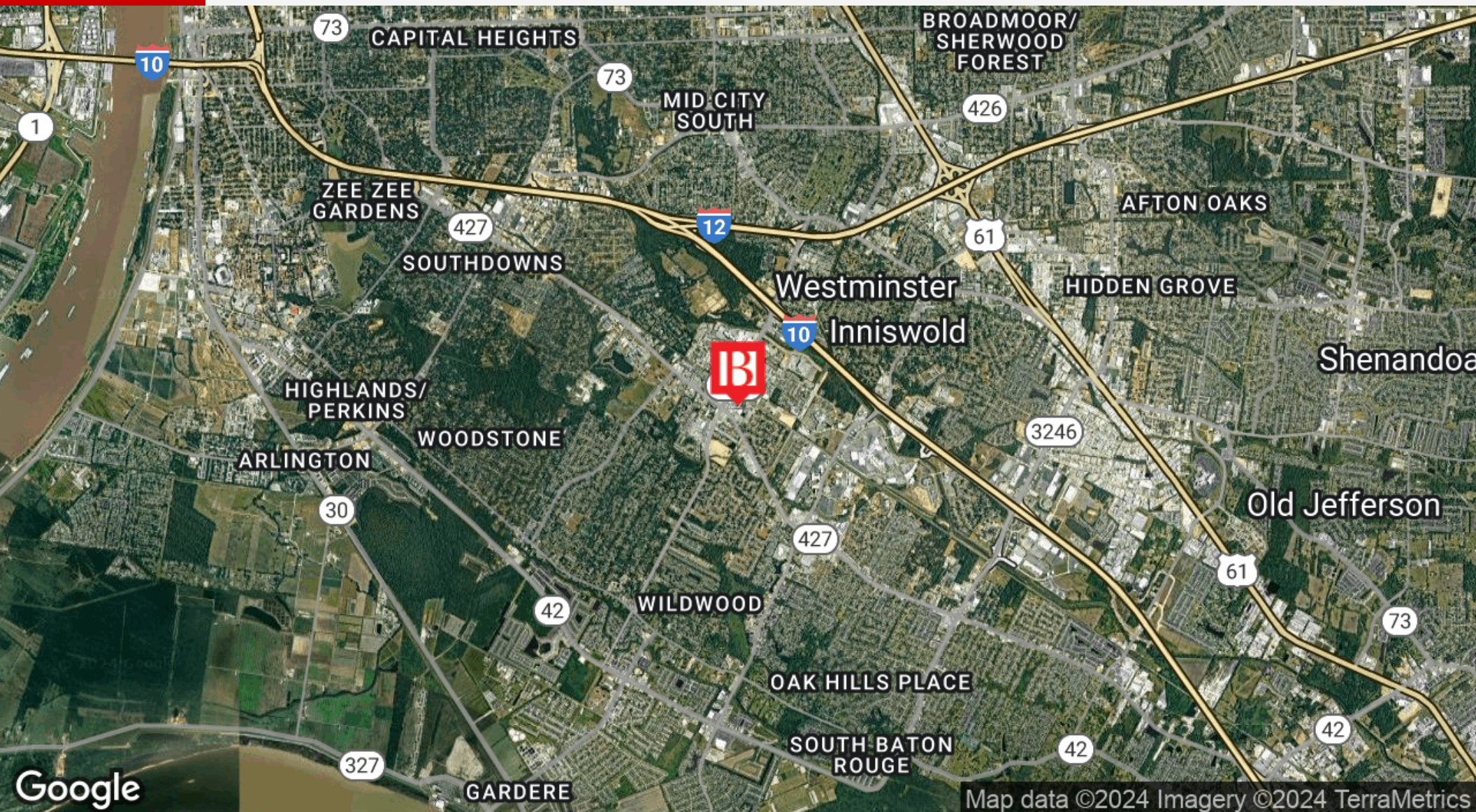
225.772.8090

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7850 Anselmo Ln
Baton Rouge, LA 70810

LOCATION MAP



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ADDITIONAL PHOTOS

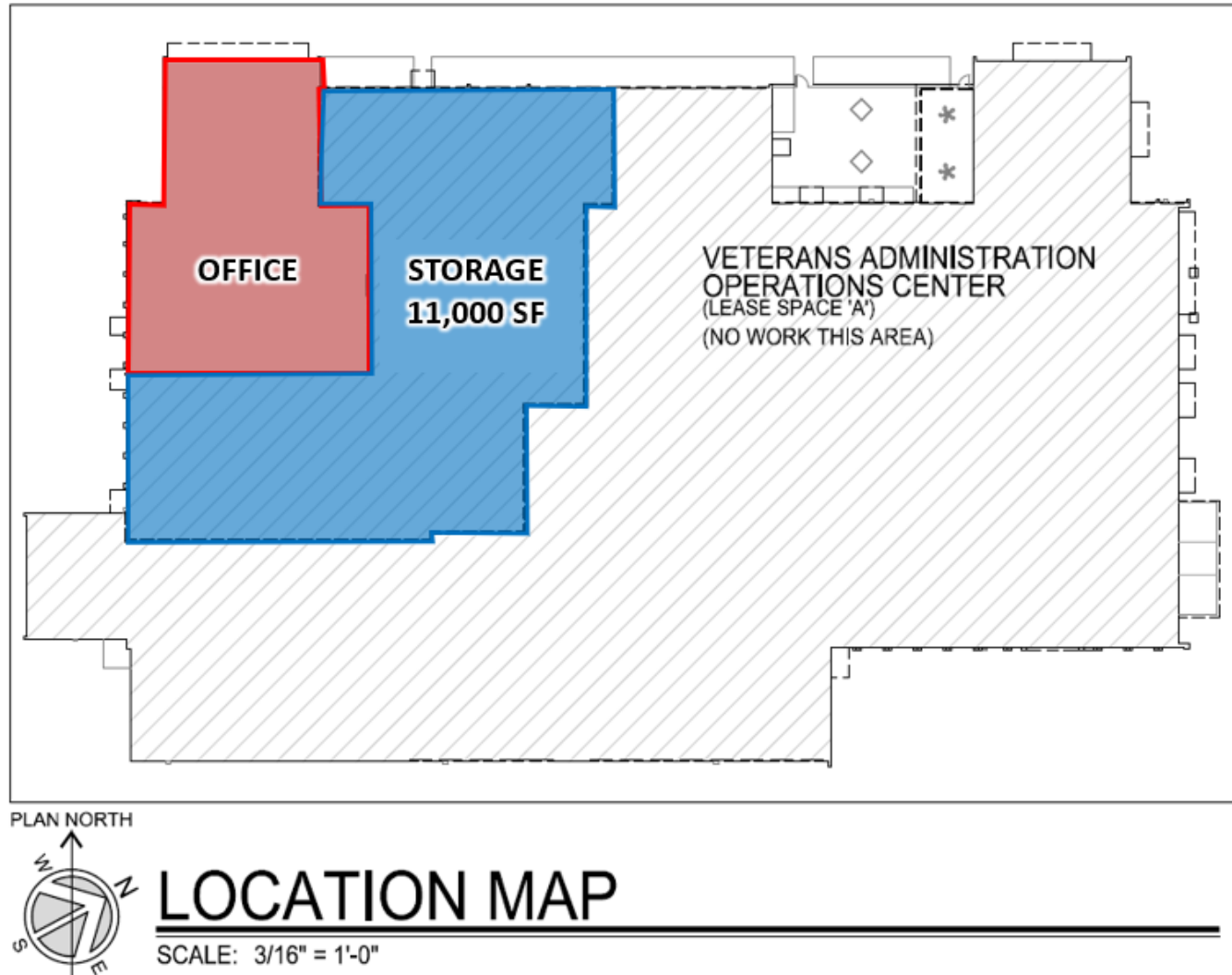


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SITE PLAN

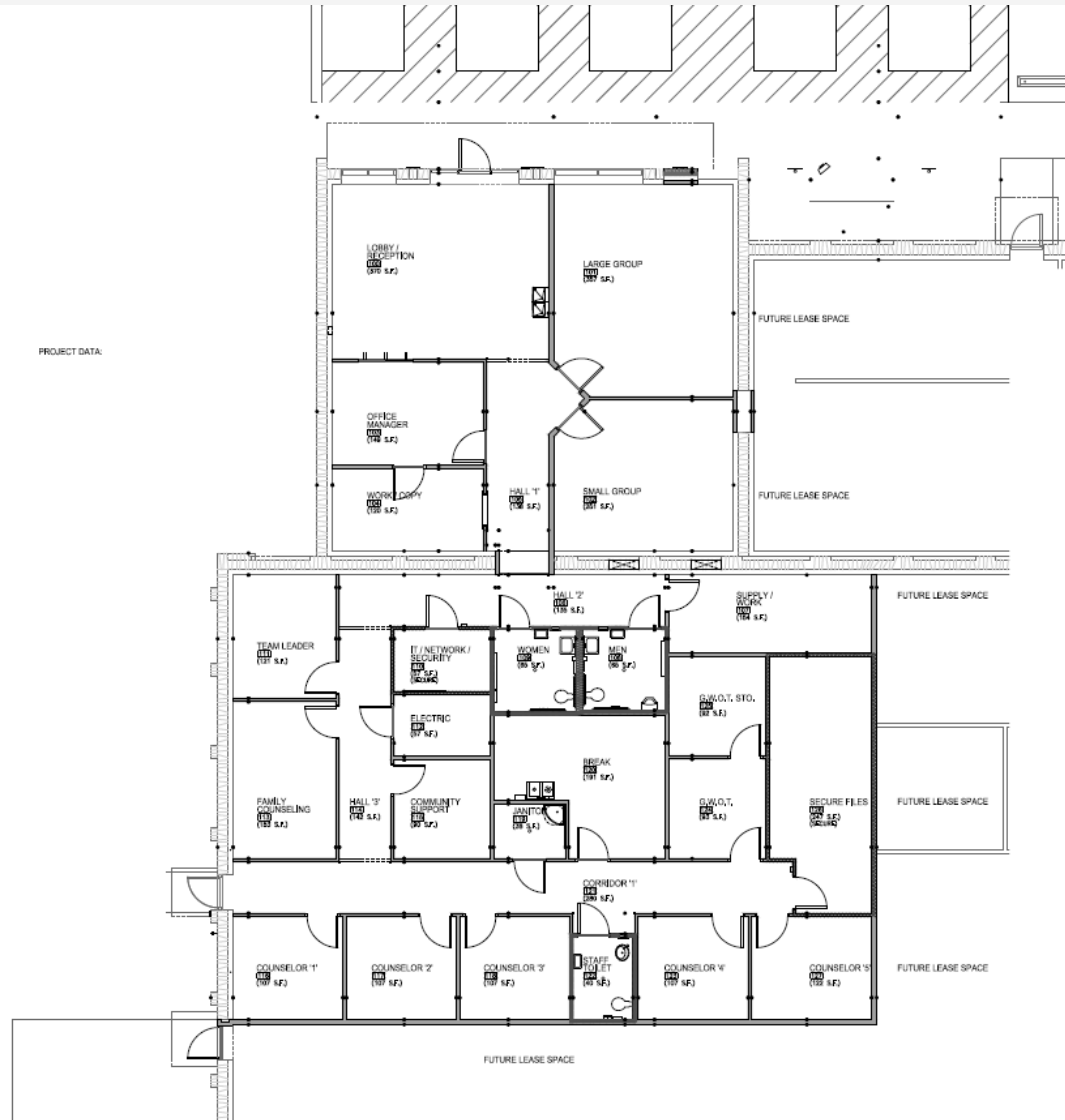


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OFFICE FLOOR PLAN



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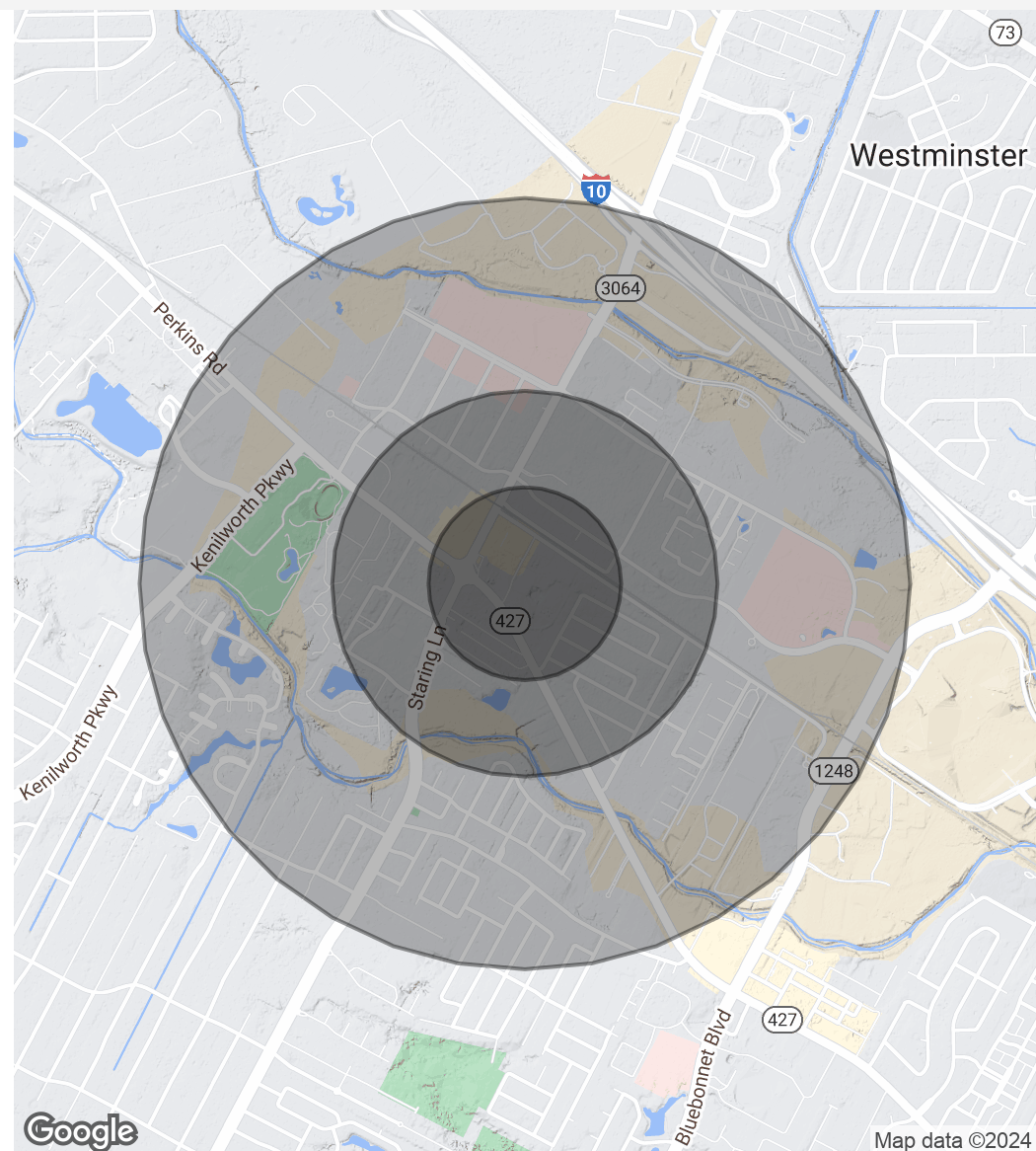
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	771	2,775	7,430
Average Age	42.8	37.9	39.7
Average Age (Male)	42.7	38.5	42.5
Average Age (Female)	44.0	39.0	40.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	345	1,293	3,595
# Of Persons Per HH	2.2	2.1	2.1
Average HH Income	\$55,579	\$53,123	\$61,717
Average House Value	\$191,356	\$197,892	\$207,792

* Demographic data derived from 2020 ACS - US Census



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