



OFFICE BUILDING FOR SALE & LEASE

Goodwood Office Building

7732 Goodwood Boulevard , Baton Rouge, LA 70806

Presented By:

Dex Shill

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PROPERTY DESCRIPTION

Well-located Class B office building in the heart of Baton Rouge. The property has benefited from recent infrastructure improvements and has been professionally managed and maintained, ensuring long-term stability and functionality.

With existing income in place, the Goodwood Office Building is an excellent opportunity for an owner-occupant, while also offering strong value-add potential through rent growth and improved occupancy. Its central location on Goodwood Boulevard provides exceptional access to Jefferson Highway, Airline Highway, Florida Boulevard, Government Street, and Corporate Boulevard.

PROPERTY HIGHLIGHTS

- Central Location
- Easy access to Jefferson Hwy
- Full Service Lease
- Across from Goodwood Library

OFFERING SUMMARY

Sale Price:	\$1,399,000
Lease Rate:	\$15 SF/yr (Gross)
Available SF:	438 - 1,493 SF
Lot Size:	41,920 SF
Building Size:	18,178 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,016	30,933	89,886
Total Population	6,780	72,284	224,986
Average HH Income	\$75,974	\$67,016	\$63,062

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	438 - 1,276 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	Available	1,493 SF	Gross	\$15.00 SF/yr
Suite A	Available	1,276 SF	Gross	\$15.00 SF/yr
Suite 209	Available	888 SF	Gross	\$15.00 SF/yr
Suite 211A	Available	438 SF	Gross	\$15.00 SF/yr



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BUILDING GROSS SQUARE FEET:

FIRST FLOOR:	8,796.8
SECOND FLOOR:	9,363.0
BUILDING TOTAL:	18,159.8

BUILDING US/RSF SQUARE FEET:

	USF	RSF
FIRST FLOOR:	6,784.1	8,251.3
SECOND FLOOR:	8,161.4	9,926.5
TOTAL:	14,945.5	18,177.8

**BUILDING TOTALS
SQUARE FOOT TABULATION**

USF	RSF
352.0	428.1
392.9	477.1
1,227.1	1,492.5
852.6	1,037.0
1,067.8	1,298.7
1,048.8	1,275.6
1,237.8	1,505.5
605.1	736.0
TOTAL:	8,251.3

	USF	RSF
SUITE 101:	352.0	428.1
SUITE 102:	392.9	477.1
SUITE 103:	1,227.1	1,492.5
SUITE 110:	852.6	1,037.0
SUITE 111:	1,067.8	1,298.7
SUITE A:	1,048.8	1,275.6
SUITE F:	1,237.8	1,505.5
SUITE V:	605.1	736.0
TOTAL:	6,784.1	8,251.3

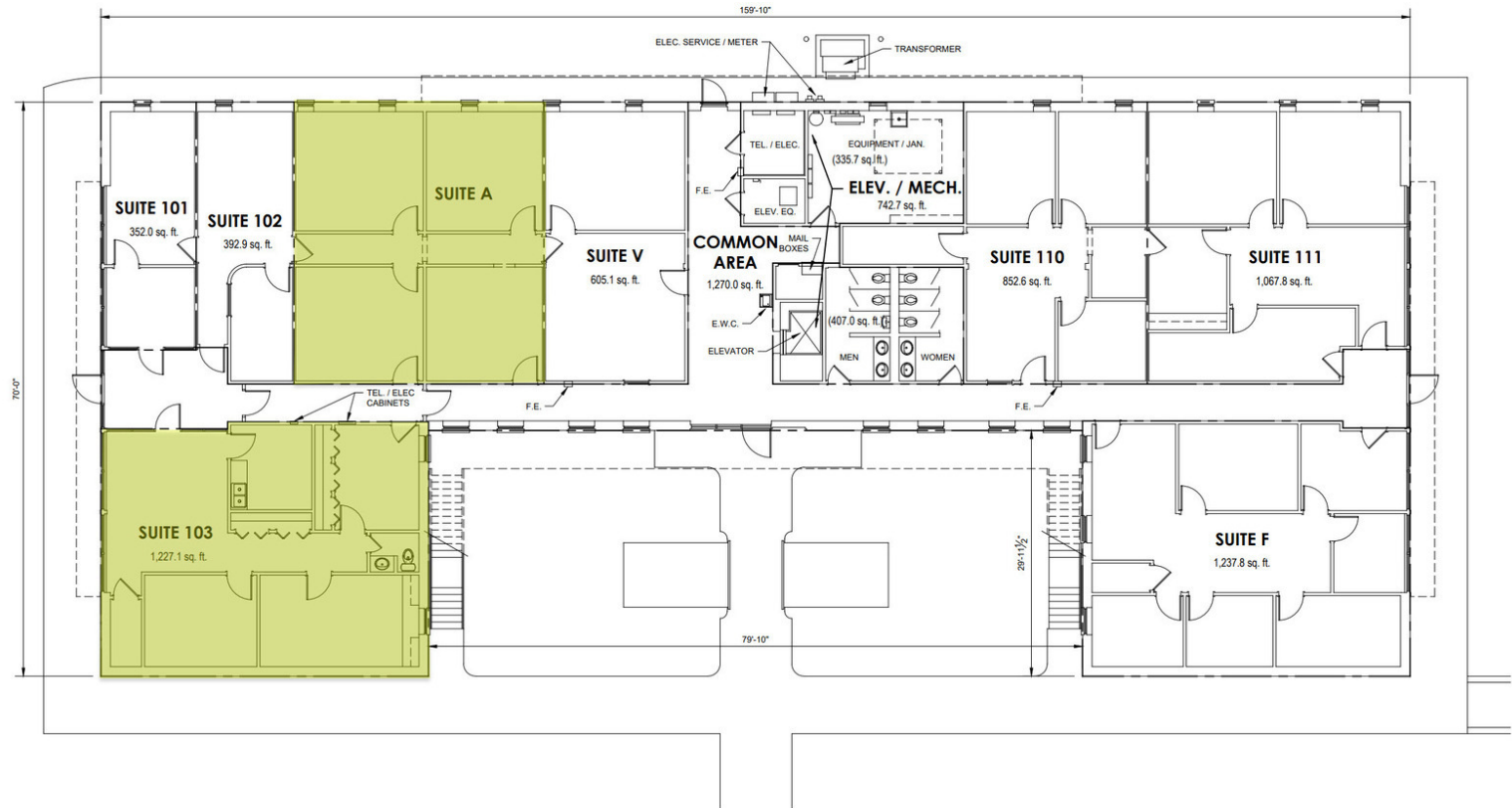
COMMON AREA:	1,270.0
ELEV / MECH:	742.7
TOTAL:	2,012.7
TOTAL_1ST FLR:	8,796.8

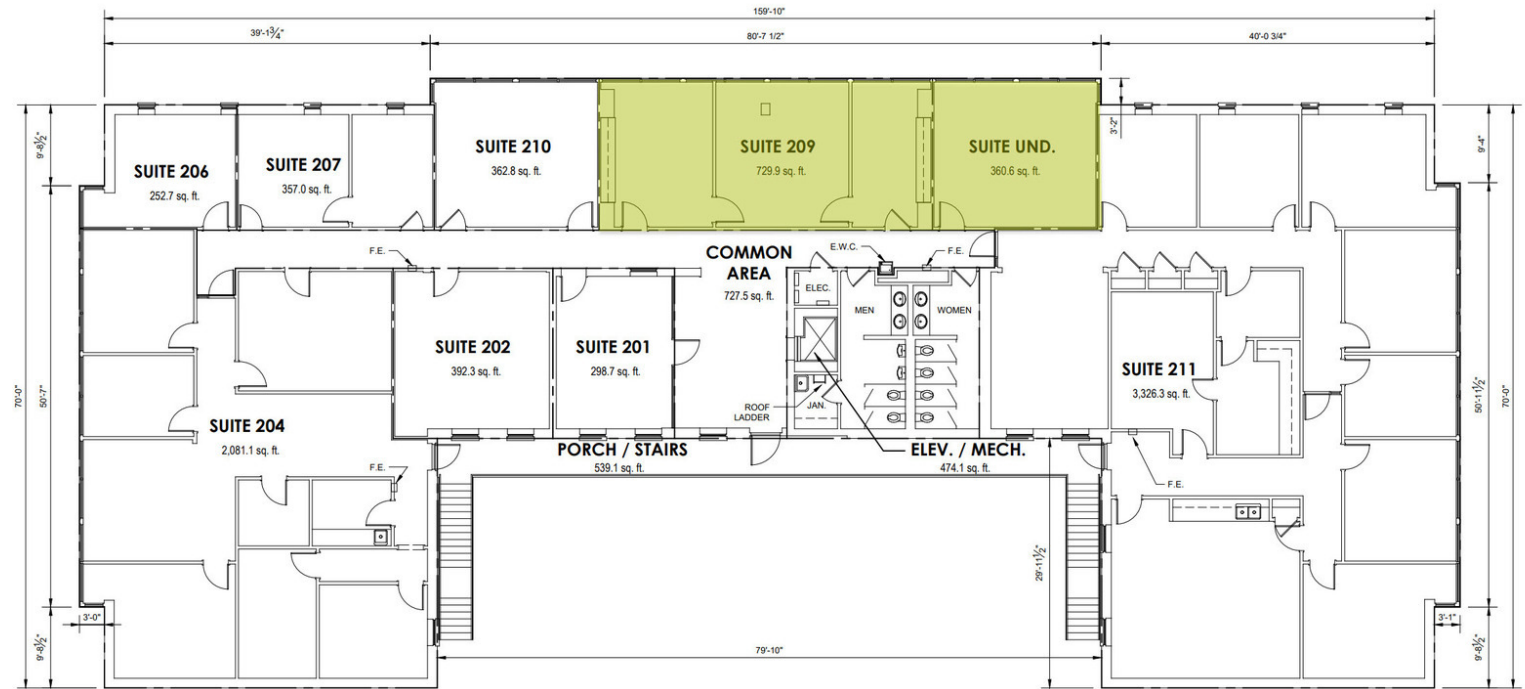
**FIRST FLOOR
SQUARE FOOT TABULATION**

USF	RSF
352.0	428.1
392.9	477.1
1,227.1	1,492.5
852.6	1,037.0
1,067.8	1,298.7
1,048.8	1,275.6
1,237.8	1,505.5
605.1	736.0
TOTAL:	8,251.3

EXISTING SUITE SQUARE FOOT CALCULATIONS - FIRST FLOOR

USF	RSF
352.0	428.1
392.9	477.1
1,227.1	1,492.5
852.6	1,037.0
1,067.8	1,298.7
1,048.8	1,275.6
1,237.8	1,505.5
605.1	736.0
TOTAL:	8,251.3





	USF	RSF
SUITE 201:	298.7	363.3
SUITE 202:	392.3	477.1
SUITE 204:	2,081.1	2,531.2
SUITE 206:	252.7	307.4
SUITE 207:	357.0	434.2
SUITE 209:	729.9	887.8
SUITE 210:	362.8	441.3
SUITE 211:	3,326.3	4,045.7
SUITE UND:	360.6	438.6
TOTAL:	8,161.4	9,926.5
COMMON AREA:	727.5	
ELEV. / MECH:	474.1	
TOTAL:	1,201.6	
TOTAL, 2ND FLR:	9,363.0	

SECOND FLOOR
SQUARE FOOT TABULATION

Current as of date indicated. SCALE: N.T.S.

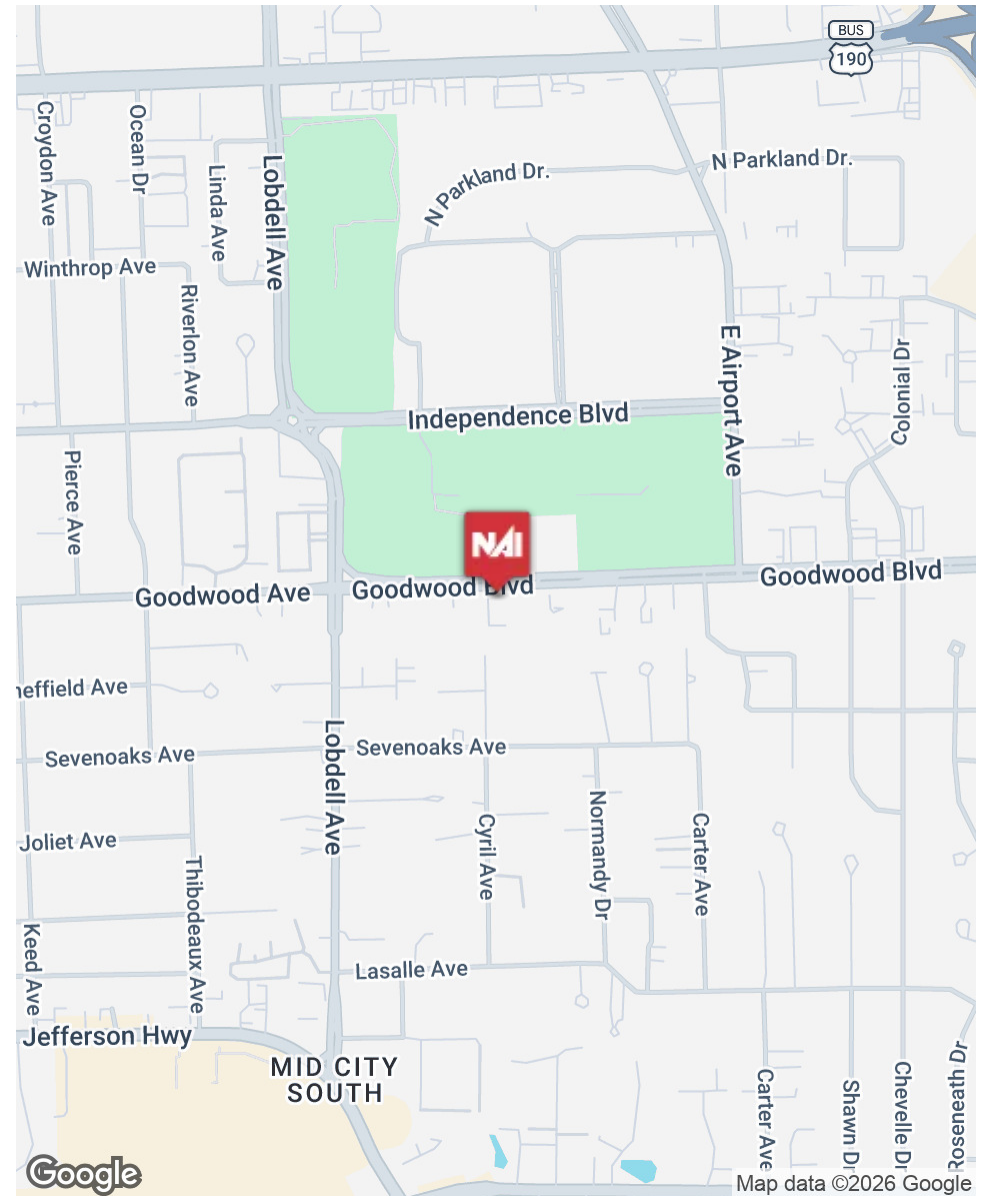
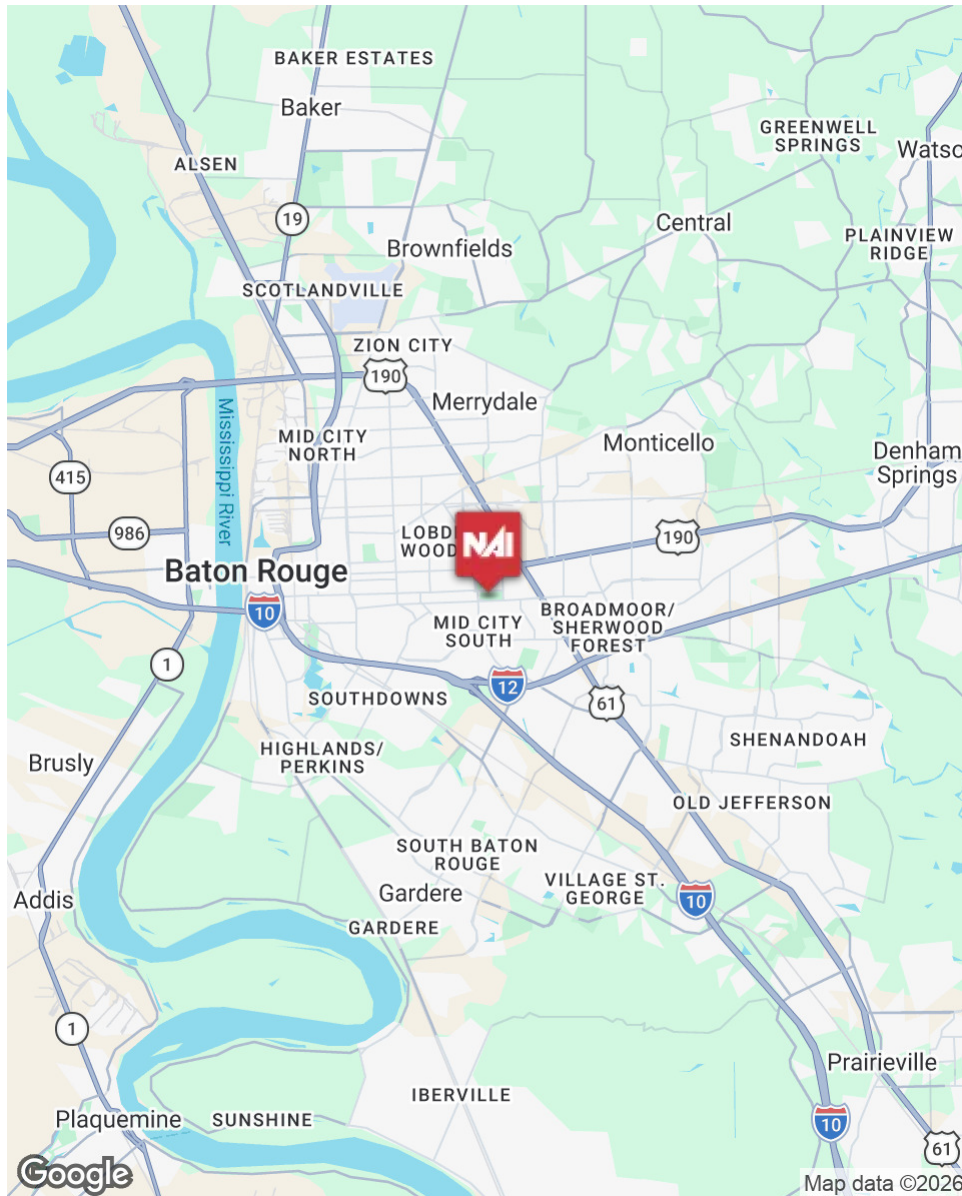
EXISTING SUITE SQUARE FOOT CALCULATIONS - SECOND FLOOR

Current as of date indicated. SCALE: 1/8" = 1'-0"

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For More Information:

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