



INCOME-PRODUCING OFFICE

9619 Interline Avenue
Baton Rouge, LA 70809

Presented By:

Andrew D'Ostilio, CCIM
Commercial Sales and Leasing
225.678.8851
andrewdos@rampartcre.com

Bobby Smith, CCIM
Commercial Sales & Leasing
225.413.1195
rsmith@rampartcre.com



PROPERTY DESCRIPTION

This fully leased investment property presents an attractive opportunity for investors seeking stable in-place income with a diversified tenant mix. Effective June 1, 2026, the building will be 100% occupied by the State of Louisiana and Joy PCA, a home healthcare company. The property offers strong occupancy, dependable tenancy, and long-term investment potential.

PROPERTY HIGHLIGHTS

- Fully Leased Investment Opportunity – 100% occupied effective June 1, 2026 with established in-place cash flow
- Strong Tenant Mix – Leased to the State of Louisiana and Joy PCA, a home healthcare provider
- Stable Income Stream – Existing tenancy provides dependable cash flow with long-term investment potential
- Prime Accessibility – Conveniently located on Interline Avenue with direct access to Interstate 12, Airline Highway, and Jefferson Highway

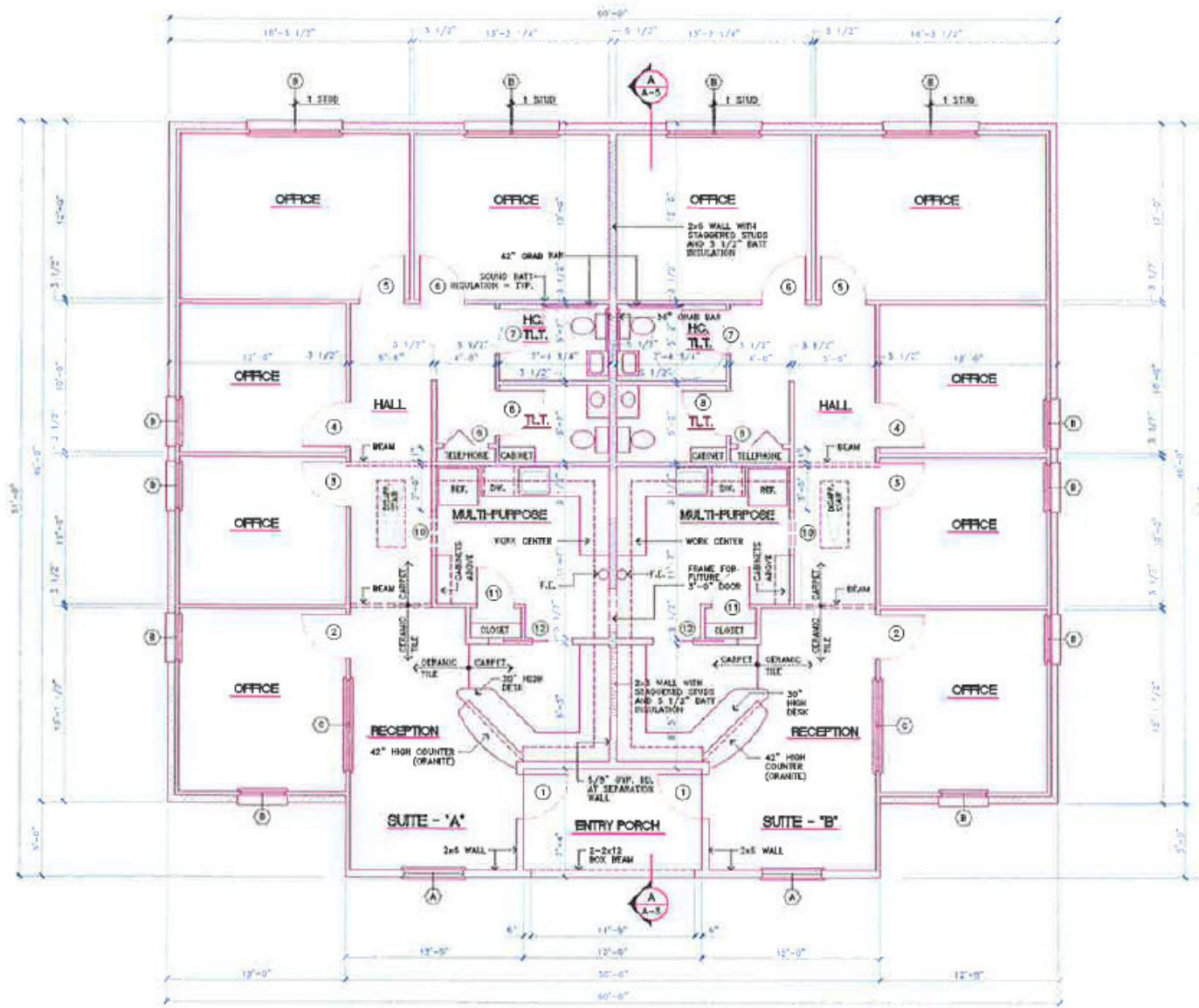
OFFERING SUMMARY

Sale Price:	\$529,000
Number of Units:	2
Building Size:	2,850 SF
Actual NOI:	\$39,271.00
Occupancy:	100%
Year Built	2009
Site Size:	0.52 ac
Parking:	23 spaces

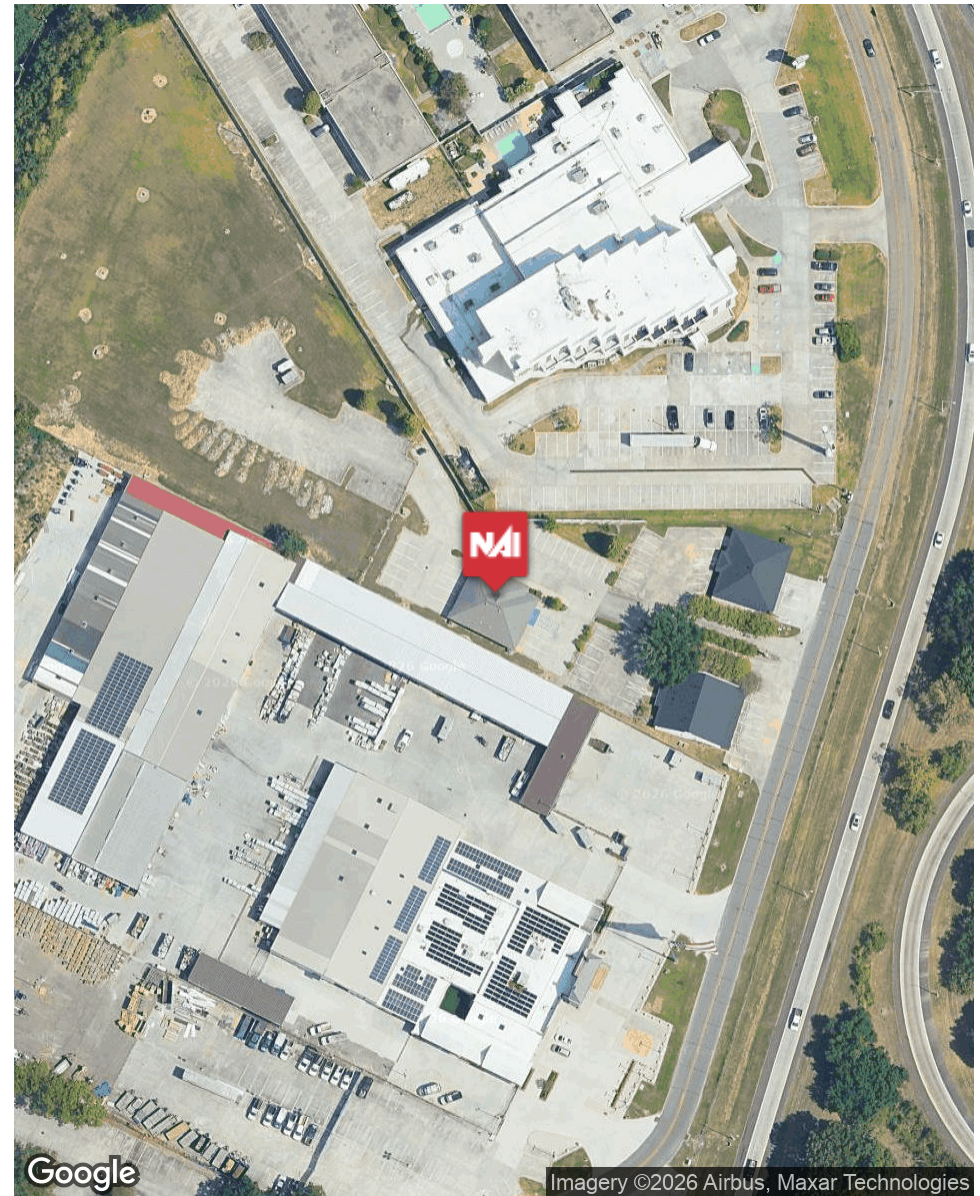
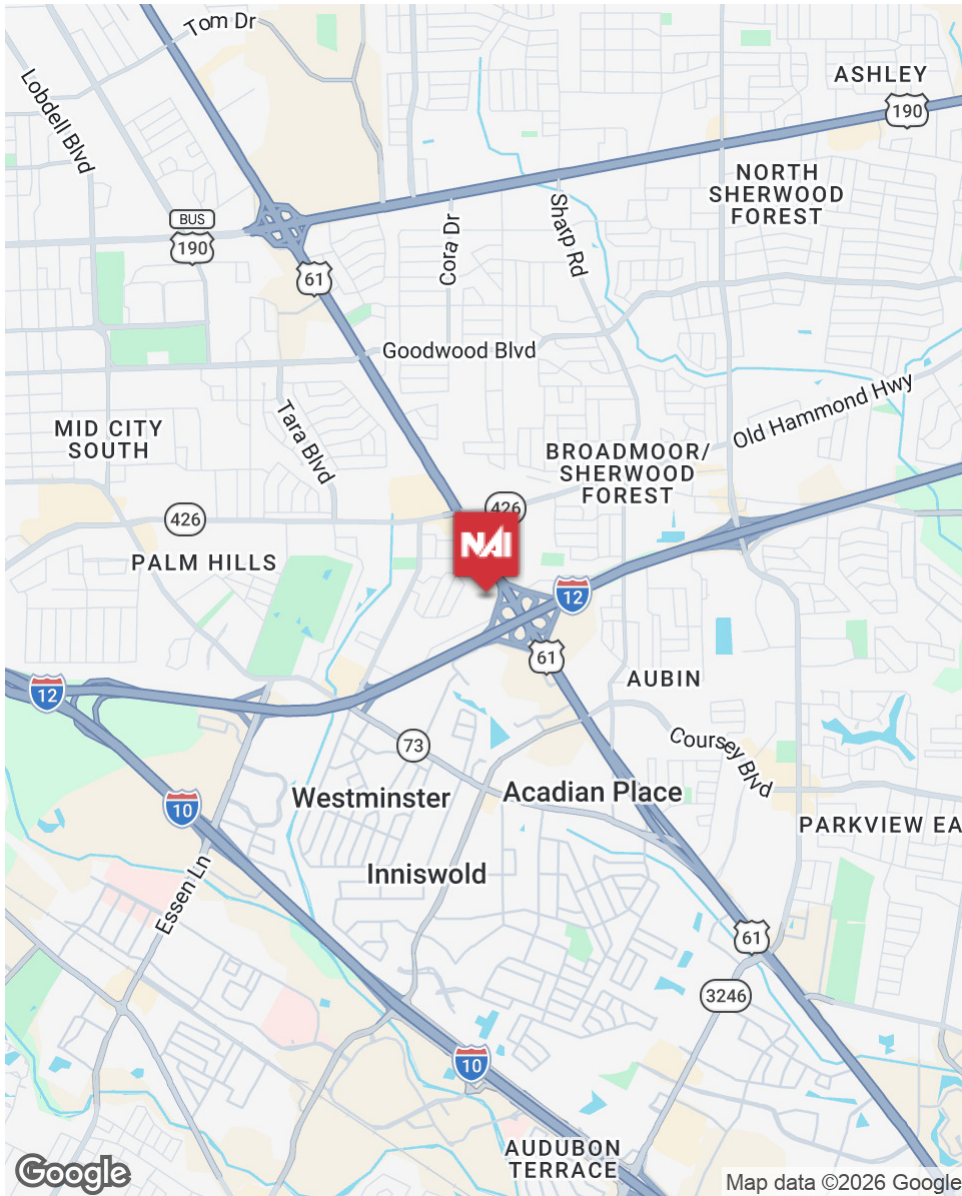
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Andrew D'Ostilio, CCIM
Commercial Sales and Leasing
225.678.8851
andrewdos@rampartcre.com

Bobby Smith, CCIM
Commercial Sales & Leasing
225.413.1195
rsmith@rampartcre.com

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com