

# FOR LEASE



1,350 SF A CLASS OFFICE BURNSIDE AVE  
GONZALES

516 NORTH BURNSIDE AVENUE • GONZALES, LA 70737

## Highlights

Monthly Rent:	\$2,250
Suite A SF:	1,350
Lot Size:	0.28 Acres
Utilities:	Landlord Pays
Parking	10



**DAVID VERCHER, CCIM**  
Director  
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Louisiana

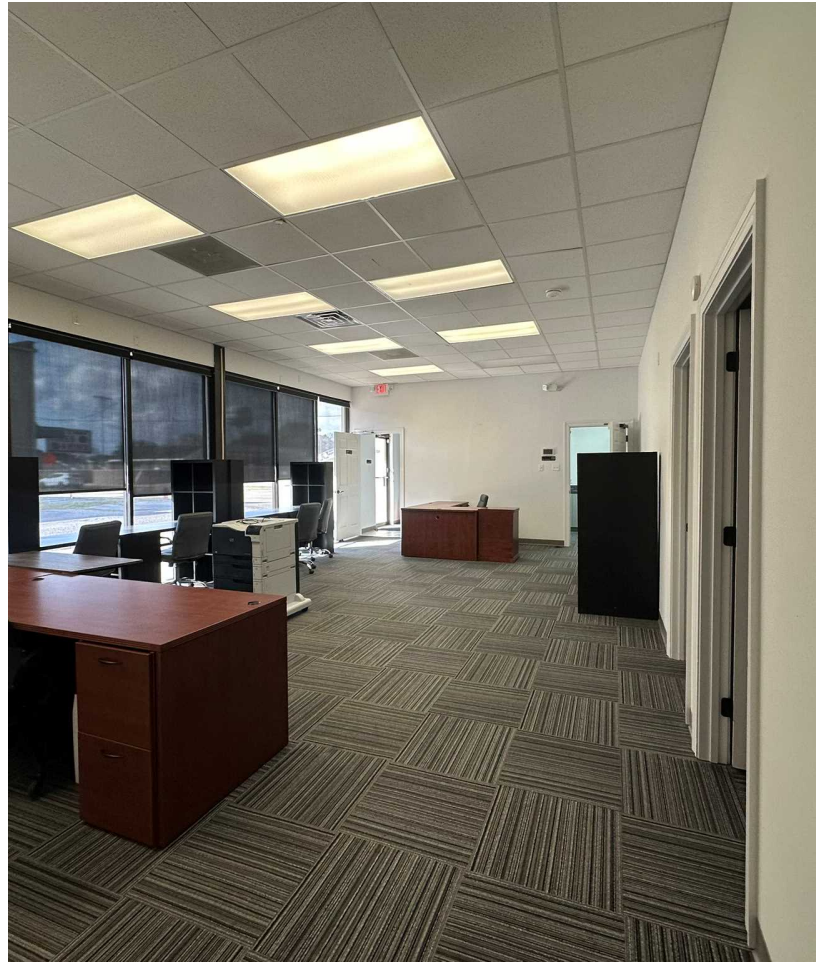
Step into a bright, modern workspace in the heart of Mid-City. Recently renovated with a clean, neutral palette, this 1,350 SF suite blends a light, airy feel with an efficient executive layout: a generous open work area, welcoming reception, three private executive offices, and a kitchen. Large windows invite abundant natural light throughout the day.

**Flexible Layout**  
**Natural Light**  
**Partially Furnished**  
**Street Sign**  
**Full Service Lease**  
**Flexible Layout**



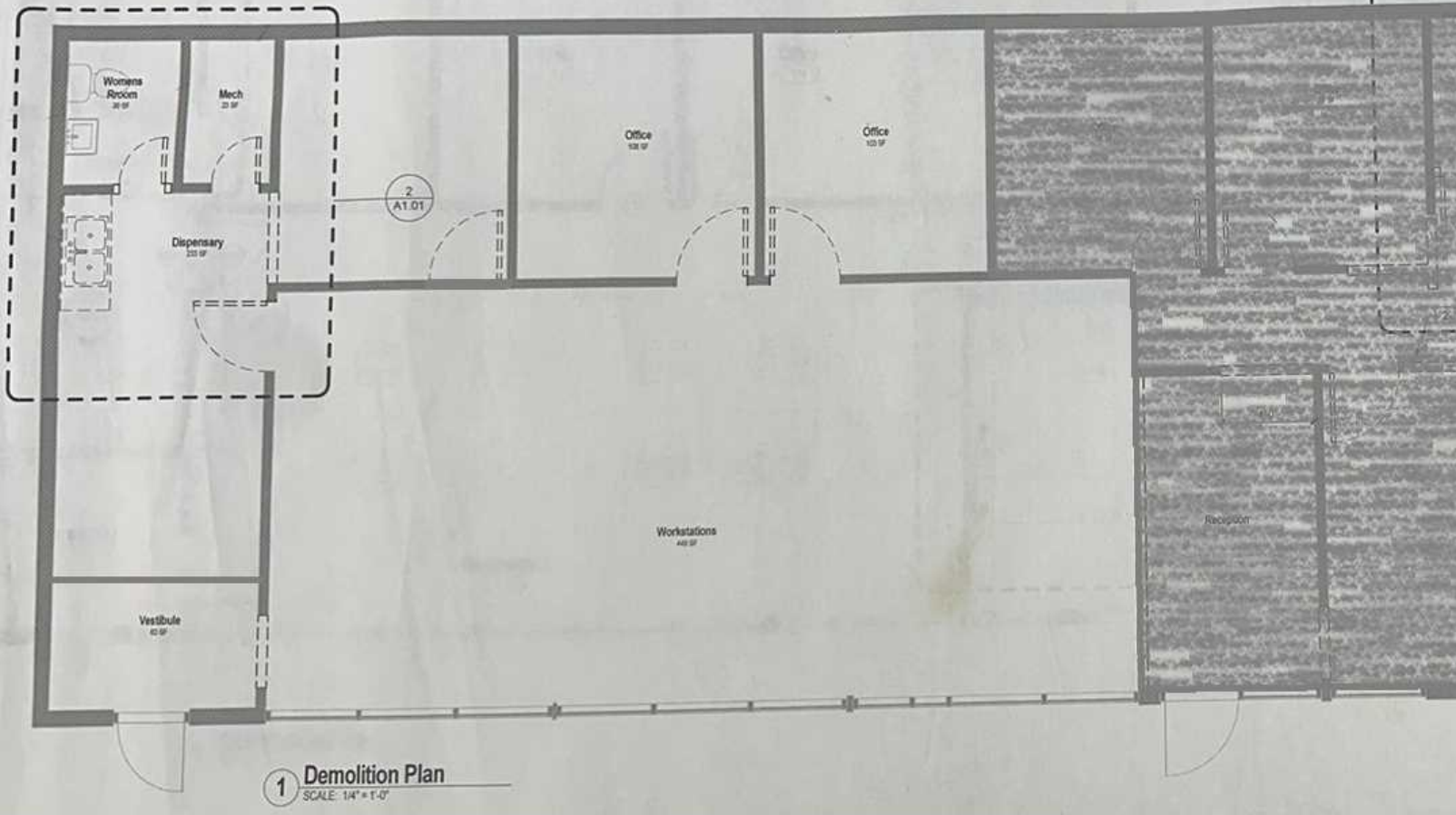
# PROPERTY PHOTOS

516 NORTH BURNSIDE AVENUE



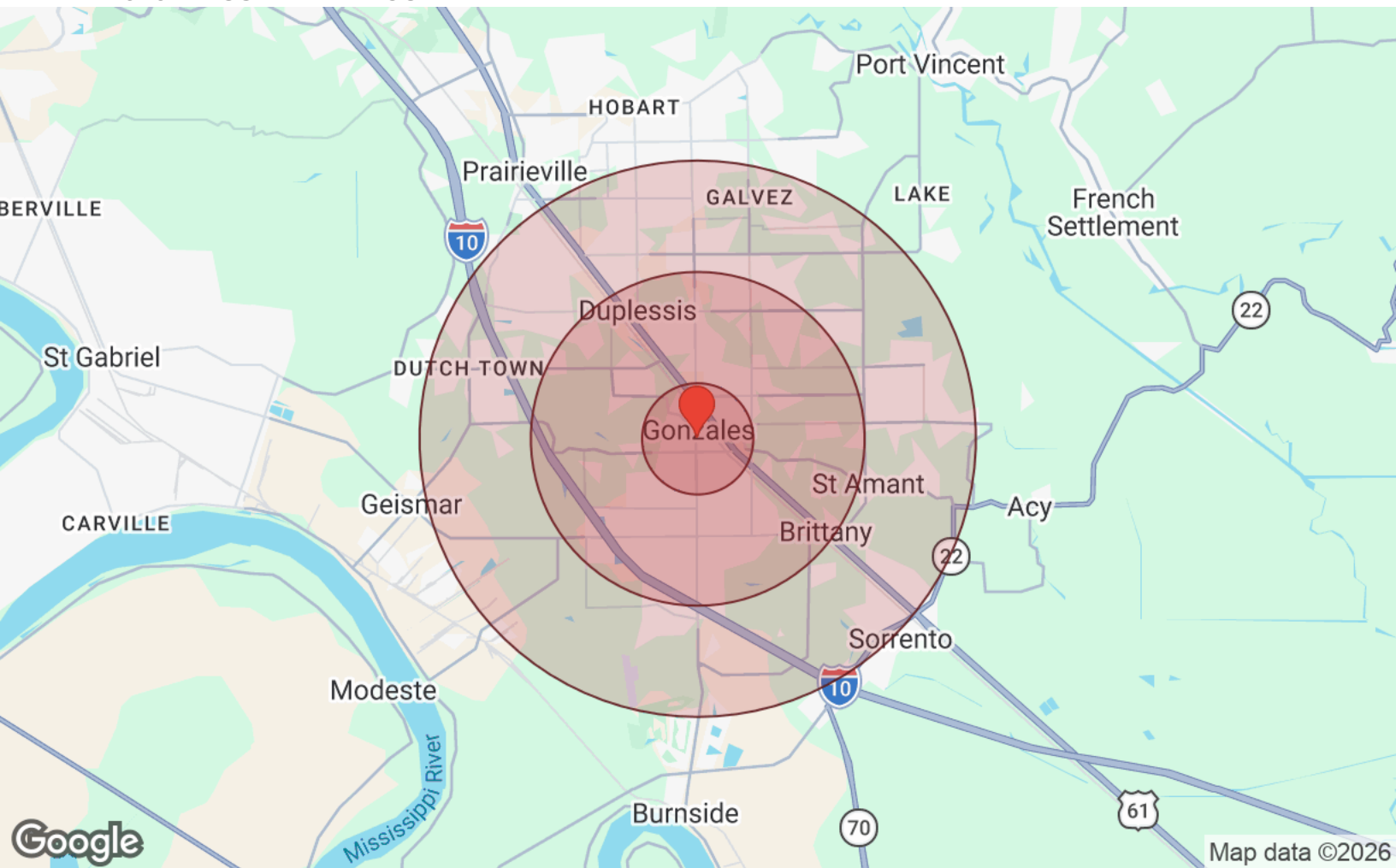
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# DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,891	14,963	37,859
Female	2,919	15,432	38,986
Total Population	5,810	30,395	76,845

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,435	16,465	48,151
Black	2,529	9,787	18,889
Am In/AK Nat	9	43	100
Hawaiian	1	3	8
Hispanic	700	3,371	7,439
Asian	46	255	976
Multiracial	86	447	1,237
Other	5	24	46

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,461	13,105	31,609
Occupied	2,240	11,988	29,116
Owner Occupied	1,419	8,243	22,150
Renter Occupied	821	3,745	6,966
Vacant	221	1,117	2,493

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,180	5,871	15,956
Ages 15 - 24	825	4,095	10,232
Ages 25 - 54	2,365	12,249	31,337
Ages 55 - 64	648	3,653	8,853
Ages 65+	794	4,526	10,466

Income	1 Mile	3 Miles	5 Miles
Median	\$63,739	\$74,430	\$89,423
Under \$15k	171	698	1,696
\$15k - \$25k	123	790	1,535
\$25k - \$35k	233	721	1,668
\$35k - \$50k	401	1,711	3,290
\$50k - \$75k	342	2,112	4,071
\$75k - \$100k	307	1,737	3,983
\$100k - \$150k	518	2,178	5,517
\$150k - \$200k	76	968	3,369
Over \$200k	72	1,074	3,987

**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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**AERIAL MAP**

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