MOMENTUM
COMMERCIAL REAL ESTATE

9420 Old Hammond Hwy, Baton Rouge, LA 70809 | [225] 408-6595
MOMENTUM-COMMERCIAL.COM

For Sale

COURSEY BLVD OFFICE SPACE

11307 COURSEY BLVD, BATON ROUGE, LA 70816

$2,000,000



PROPERTY INFO:

- Prime Baton Rouge Location – Within one mile of Sherwood Forest Boulevard & Coursey Blvd, with convenient access to nearby amenities & restaurants
- Available Space – 2,014 SF on the 1st floor & 5,948 SF on the 2nd floor.
- Fully Furnished – Existing furniture can remain or be removed to accommodate the tenant's needs.
- Creditworthy tenant with term remaining on lease providing stable cash flow to new owners.
- Low parking demand from the existing co-tenant leaves ample spaces for new occupants.

CLAY FURR **c** [225] 229-0753 | **f** [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Sale







CLAY FURR **c** [225] 229-0753 | **f** [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.













CLAY FURR **c** [225] 229-0753 | **f** [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.











CLAY FURR **c** [225] 229-0753 | **f** [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MOMENTUM
COMMERCIAL REAL ESTATE

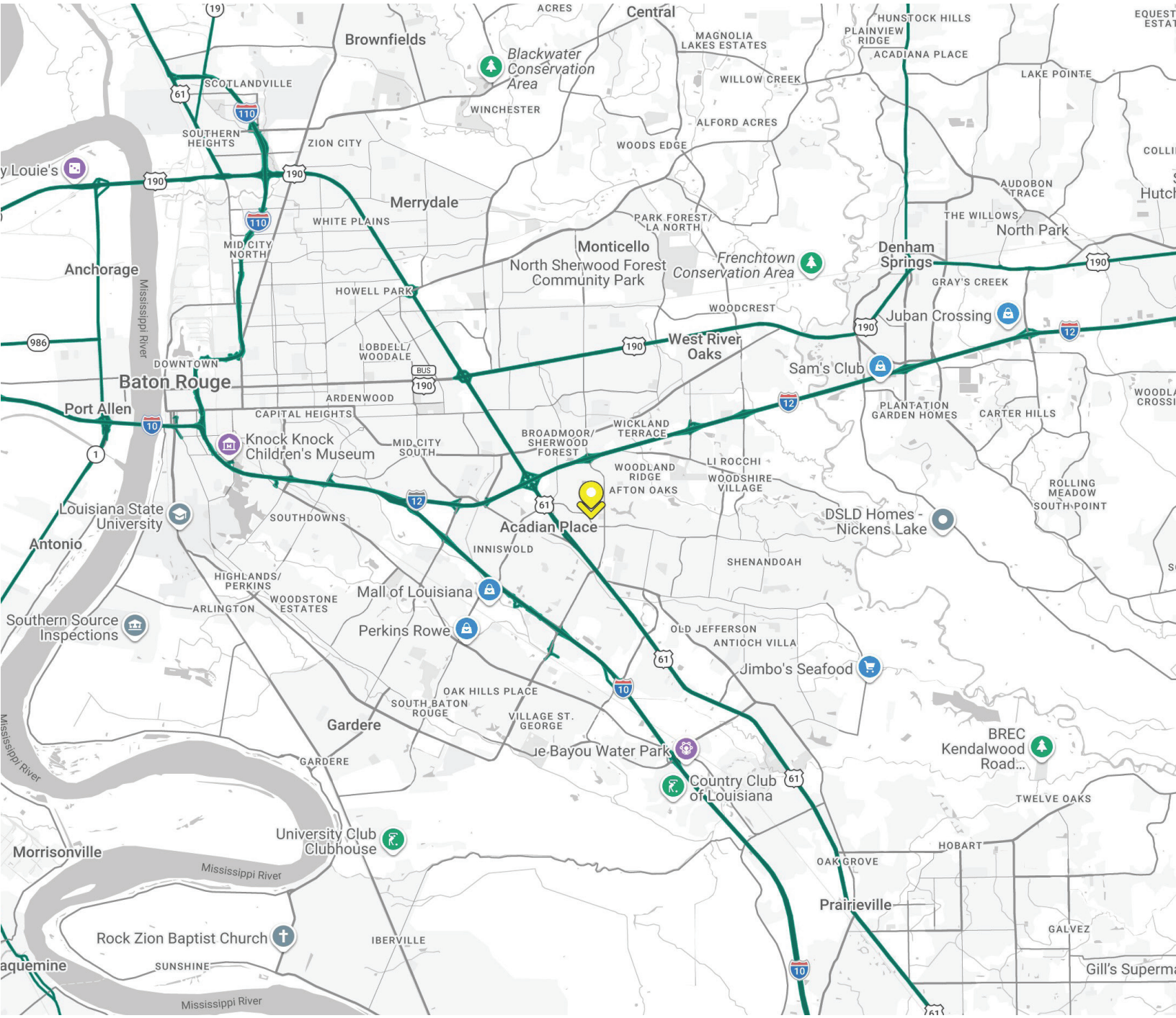
9420 Old Hammond Hwy, Baton Rouge, LA 70809 | [225] 408-6595
MOMENTUM-COMMERCIAL.COM

For Sale

COURSEY BLVD OFFICE SPACE

11307 COURSEY BLVD, BATON ROUGE, LA 70816

$2,000,000



CLAY FURR c [225] 229-0753 | f [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MOMENTUM
COMMERCIAL REAL ESTATE

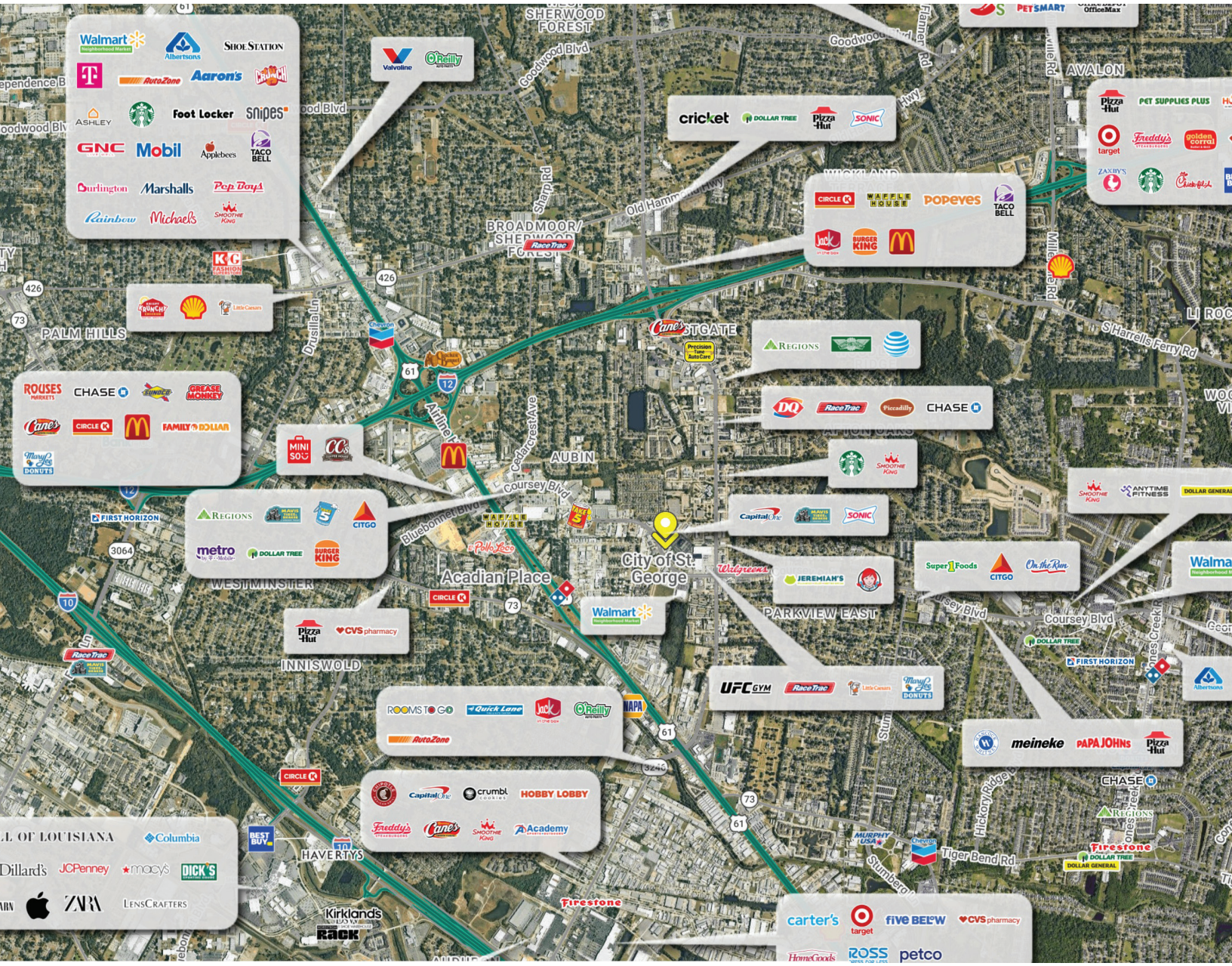
9420 Old Hammond Hwy, Baton Rouge, LA 70809 | [225] 408-6595
MOMENTUM-COMMERCIAL.COM

For Sale

COURSEY BLVD OFFICE SPACE

11307 COURSEY BLVD, BATON ROUGE, LA 70816

$2,000,000



CLAY FURR c [225] 229-0753 | f [225] 408-9596 | **clay@momentum-commercial.com**

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.