

# FOR SALE

3074 Westfork Drive, Baton Rouge, LA



**Denis Murrell**  
(225) 298-1250  
dmurrell@mmcre.com

**MAESTRI·MURRELL**<sup>INC.</sup>  
REAL ESTATE

# OVERVIEW

3074 WESTFORK DRIVE

## DETAILS

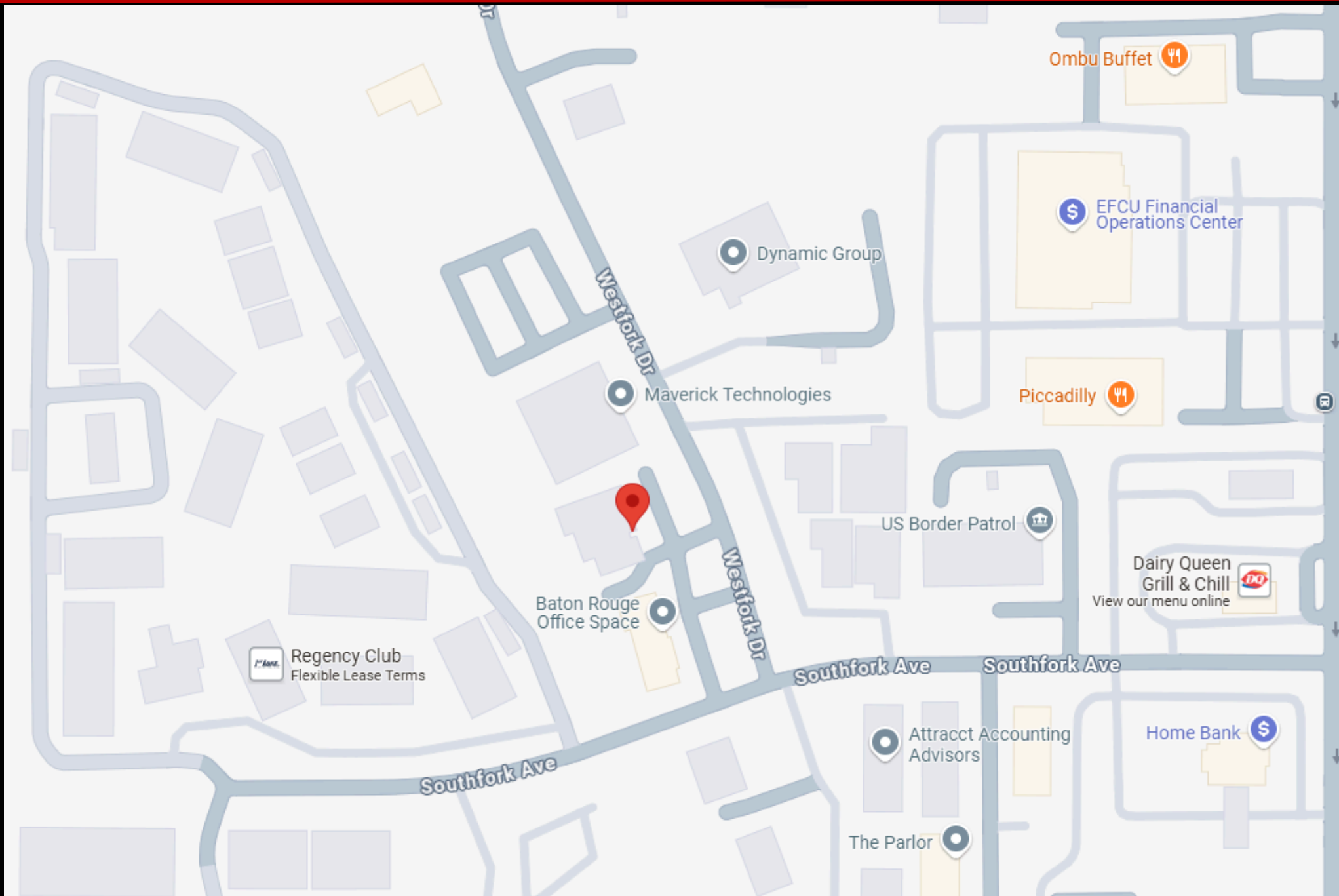
<b>Property Type</b>	General Office
<b>Building Size</b>	6,426 Sq. Ft.
<b>Space Available</b>	Occupied Building For Sale
<b>Lessee Information</b>	<p>Suite A: Capital Area Groundwater Conservation District : 10 year lease as of May 2023</p> <ul style="list-style-type: none"><li>• \$7,758.75/month for years 3-4</li><li>• \$7,931.17 for years 5-6</li><li>• \$8,103.58 in years 7-8</li><li>• \$8,276.00/month for years 9-10</li></ul> <p>Suite B: Consolidated Wastewater, LLC who services the State Agency in suite A.</p> <ul style="list-style-type: none"><li>• \$2,860/month through May 2028</li></ul>
<b>Annual Location Expenses</b>	<ul style="list-style-type: none"><li>• Lawn: \$6,230</li><li>• Insurance: \$11,922.23</li><li>• Taxes: \$9,341.93</li></ul>



**Sell Price**      \$1,427,400.00

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# AERIAL VIEW

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# AERIAL VIEW

3074 WESTFORK DRIVE





# INTERIOR PHOTOS

3074 WESTFORK DRIVE

Master  
Office



Office



Conference  
Room



Boardroom



# INTERIOR PHOTOS

3074 WESTFORK DRIVE

Office



Office



Kitchen Area

