

Goodwood Office's

8281 Goodwood Blvd,
Baton Rouge, LA 70806

OFFICE SPACE FOR LEASE

Prepared By:

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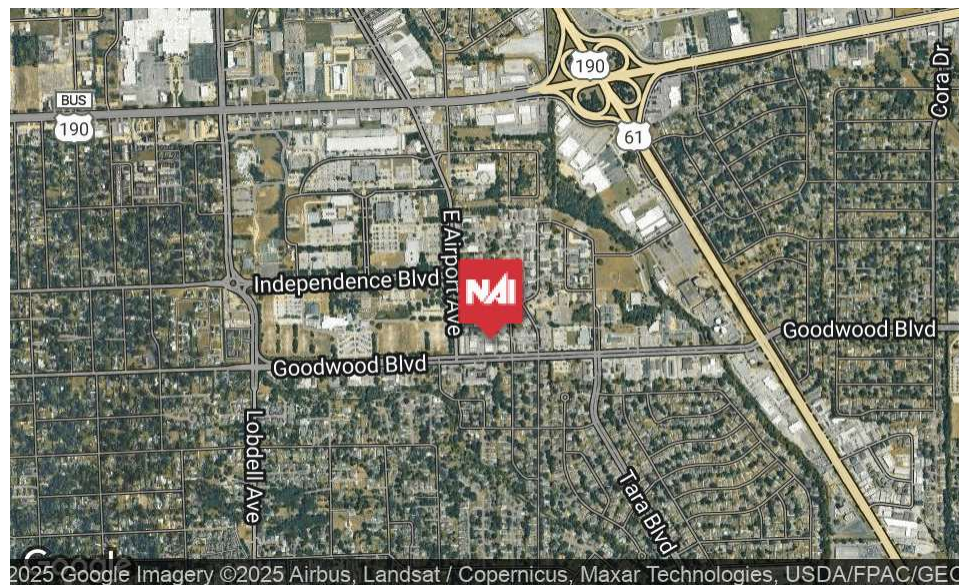
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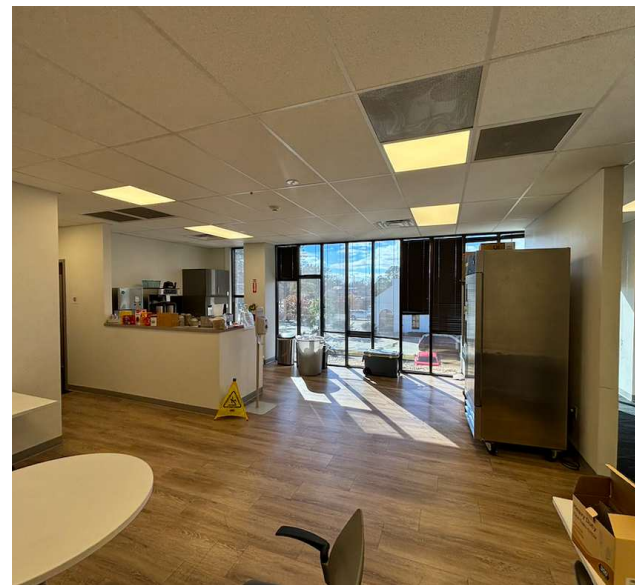
PROPERTY DESCRIPTION

This spacious, fully furnished office suite features a modern open floor plan with plenty of cubicles, ideal for a collaborative work environment. Complementing the open workspace, the suite also includes 7 private offices and 2 spacious conference rooms, providing ample space for focused work and meetings. A welcoming reception and waiting area ensures a professional first impression for visitors. Additionally, tenants will have access to a large kitchenette/break room, perfect for team gatherings and daily convenience. Move-in ready and designed for productivity and flexibility, this second-floor office is perfect for growing businesses looking for a dynamic and professional workspace.

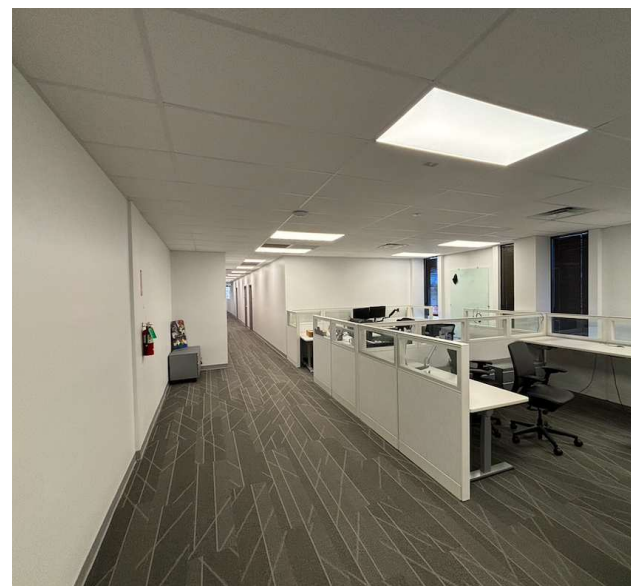
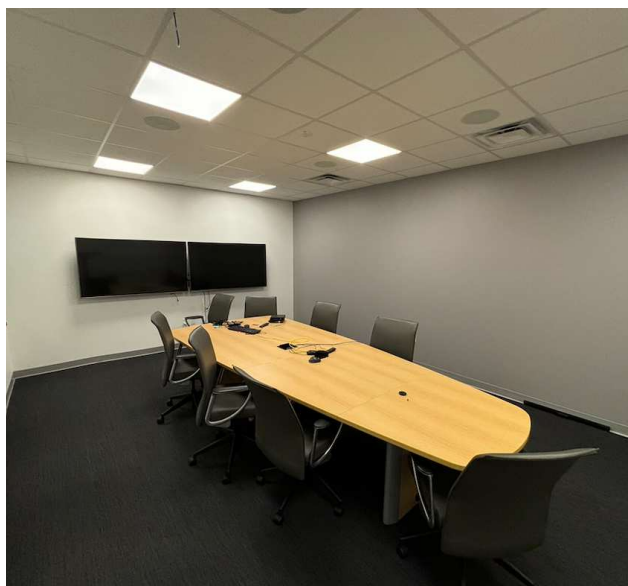
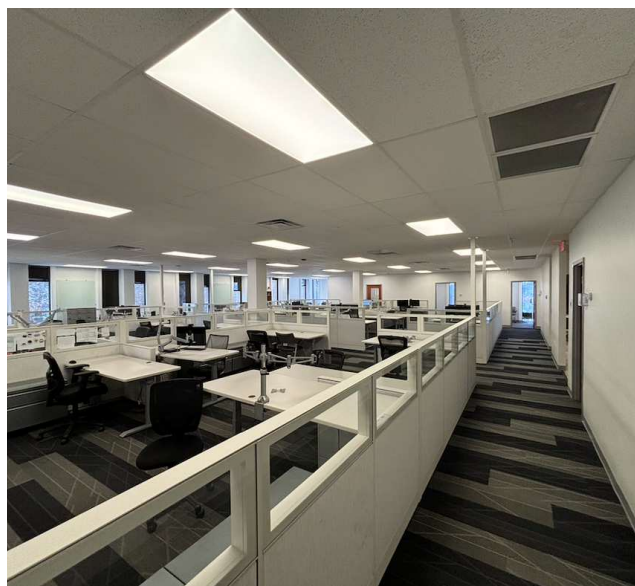
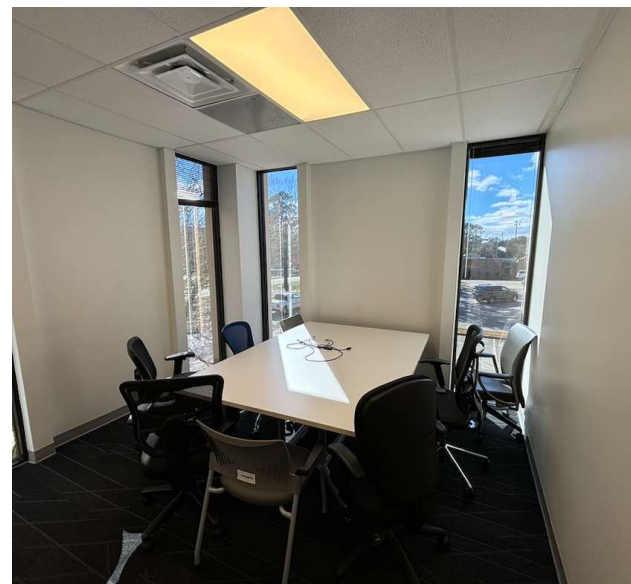
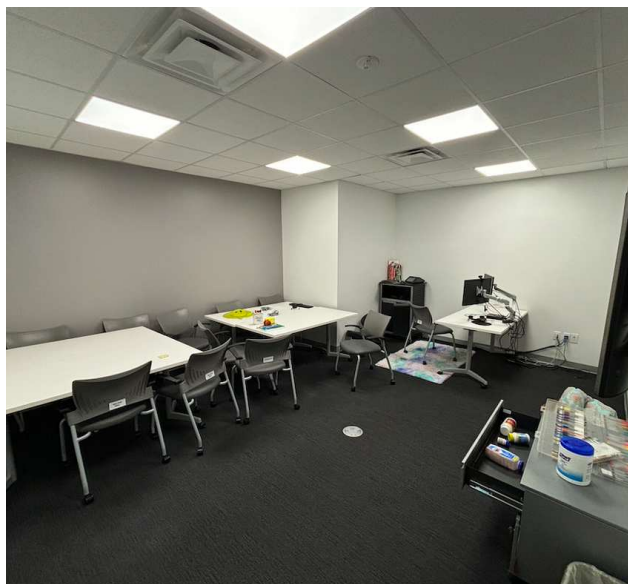
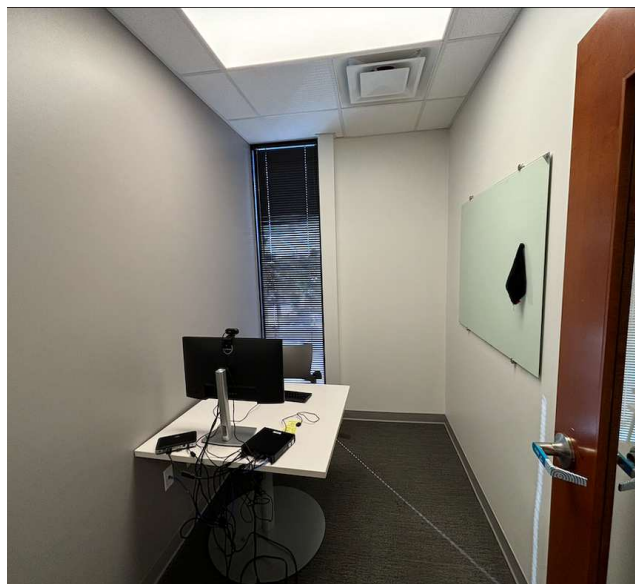
OFFERING SUMMARY

Lease Rate:	\$12.75/SF (NNN)
Available SF:	7,649 SF
Building Size:	33,468 SF
Private Office's:	7
Conference Room's:	2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	535	3,011
Total Population	345	1,223	6,791
Average HH Income	\$107,026	\$111,896	\$102,653



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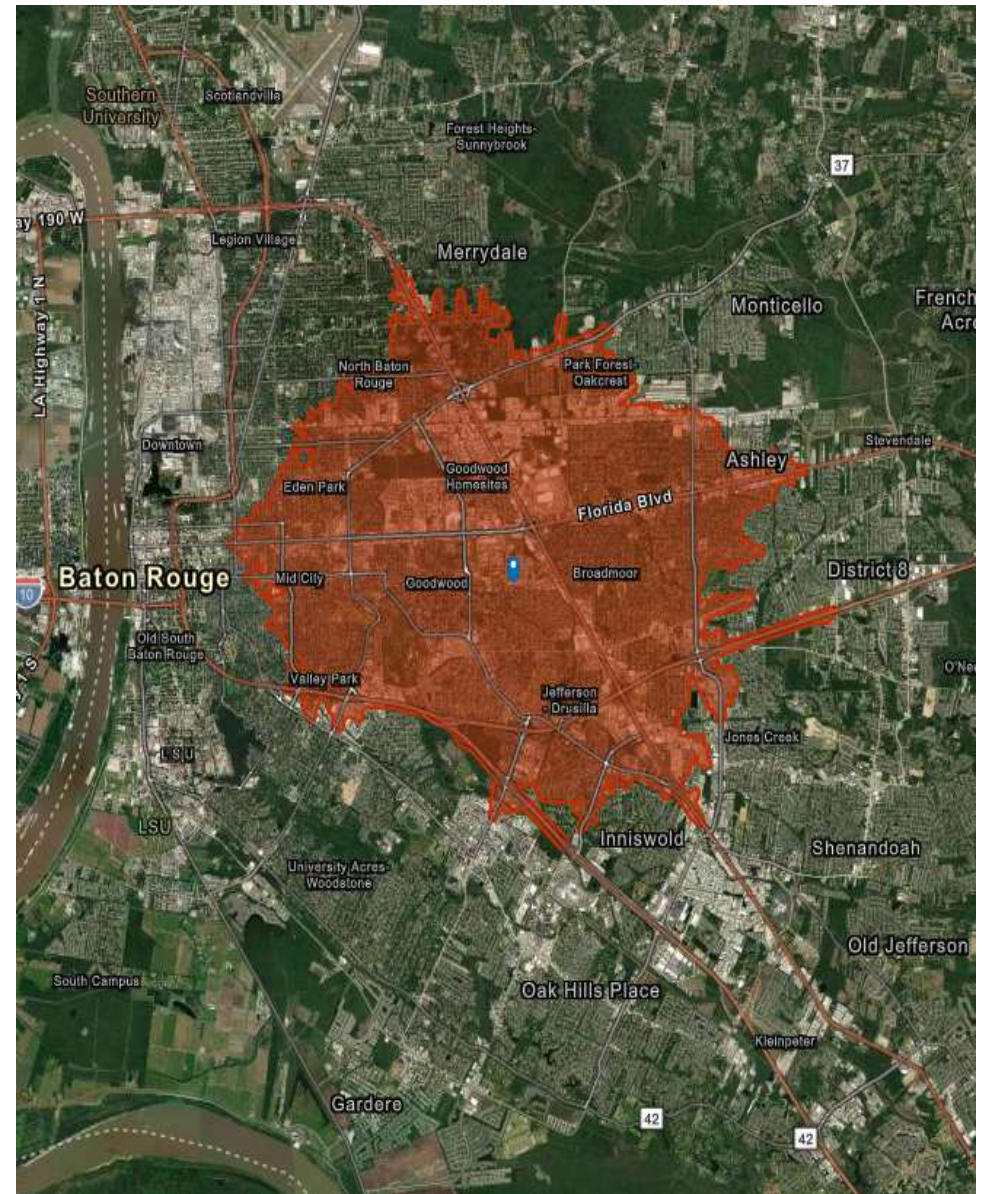
DEMOGRAPHICS - EXECUTIVE SUMMARY

8287 Goodwood Blvd highlights key demographic, economic, and housing trends within a 10-minute drive of the location. The median age in the area is 37.8 years, and there are currently 36,605 households, with a projected increase to 37,168 by 2029. The average household size is 2.25 people, reflecting a stable residential community.

Income levels in the area are experiencing steady growth. The median household income is \$56,407 in 2024 and is expected to rise to \$64,251 by 2029, with an annual growth rate of 2.64%. The average household income is projected to increase from \$79,967 to \$92,074 over the same period, while per capita income is expected to grow from \$35,049 to \$41,528. The housing affordability index is 97, with 26.2% of income spent on mortgage payments, indicating that housing remains accessible relative to local earnings.

The housing market in the area is stable, with 41,999 total housing units in 2024, increasing to 42,659 by 2029. Homeownership stands at 43.5%, while 43.7% of units are renter-occupied, and 12.8% remain vacant. The median home value is \$236,505, lower than the national median, and is projected to increase at 3.11% annually, reaching \$275,706 by 2029. With rising incomes and home values, the area presents a strong outlook for residential and commercial real estate opportunities.

*Demographics provided upon request.



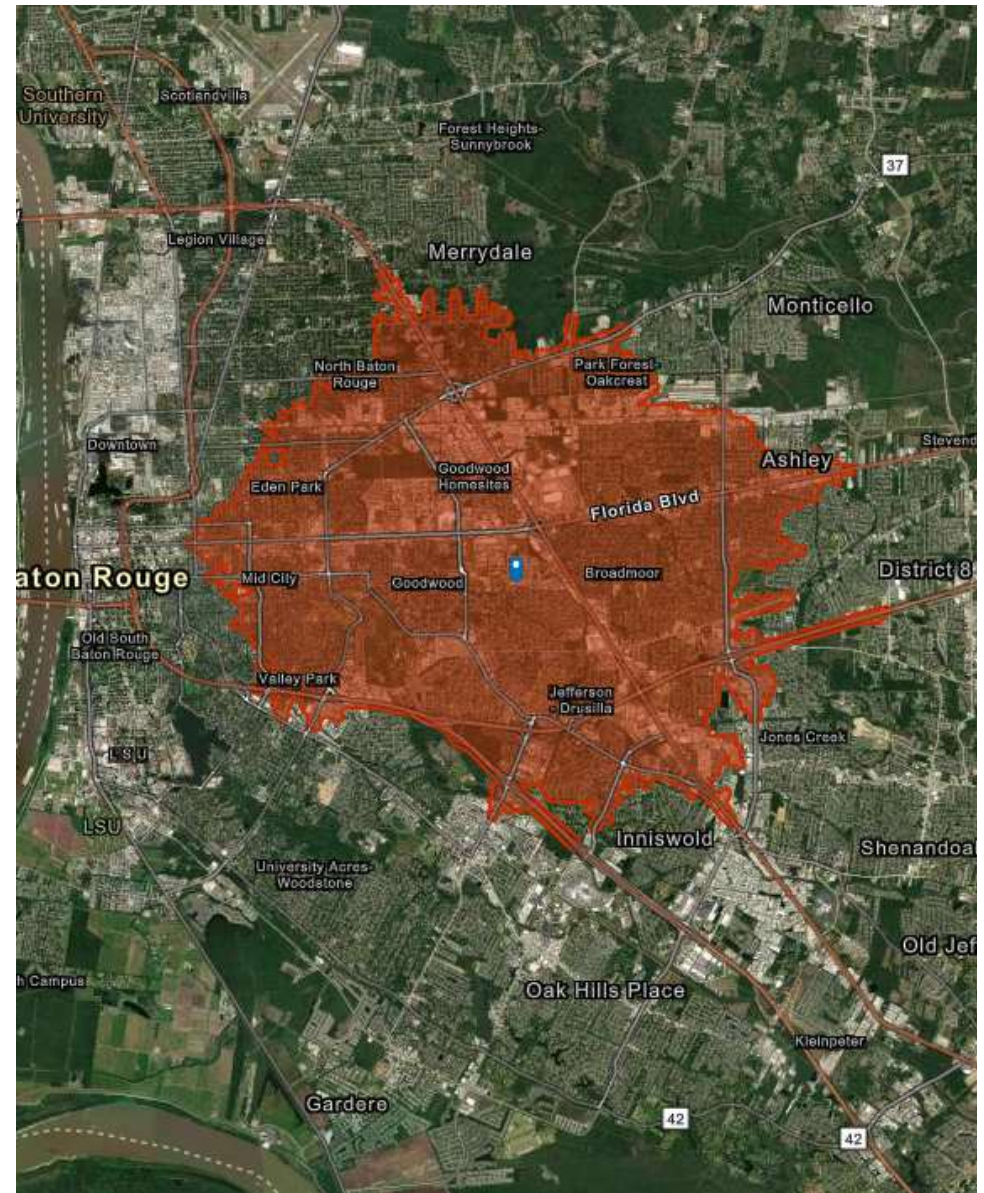
DEMOGRAPHICS - BUSINESS SUMMARY

The Business Summary for 8287 Goodwood Blvd, Baton Rouge, Louisiana, 70806, provides an overview of the commercial landscape within a 10-minute drive of the location. The area is home to 8,108 businesses, supporting a workforce of 84,955 employees. Key industries include retail trade (11.1% of businesses, 11.6% of employment), professional and technical services (11.8% of businesses, 12.5% of employment), and health care (9.6% of businesses, 18% of employment). The finance and insurance sector also plays a significant role, contributing 6.8% of businesses and 6.1% of employment.

The service industry dominates the local economy, accounting for 43.6% of businesses and nearly half of all employment (49.8%). This category includes healthcare services, legal services, education, and hospitality. The government sector is another significant employer, with 7,474 employees (8.8% of total employment). Other notable industries include construction (5.2% of businesses, 4.8% of employment), wholesale trade (3% of businesses, 2.7% of employment), and manufacturing (2.5% of businesses, 2.6% of employment).

Retail trade is one of the largest employment sectors, with 899 businesses and 9,819 employees across industries such as automotive sales, clothing, electronics, and food & beverage stores. The food service industry is also a major contributor, employing over 6,000 workers across restaurants, bars, and cafes. With a strong mix of professional services, healthcare, and retail, the business environment in this area supports a diverse range of economic activities, making it an attractive hub for commerce and employment growth.

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For More Information:

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