



OFFICE SUITE FOR LEASE

2726 Continental Dr

Baton Rouge, LA 70808

Presented By:

Dex Shill

Commercial Sales & Leasing

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PROPERTY DESCRIPTION

Suite A at 2726 Continental Drive offers approximately 1,936 square feet of office space within a recently renovated commercial building. The suite features updated interior finishes, including new fixtures and modern lighting, creating a professional and efficient work environment.

A unique element of this space is the inclusion of a secure vault, providing added functionality for tenants with specialized storage or security needs. The suite's layout is well-suited for a range of professional office users and benefits from the property's central Baton Rouge location with convenient access to Interstate 10, Interstate 12, and the surrounding commercial corridor.

PROPERTY HIGHLIGHTS

- Recently renovated with new fixtures and modern lighting
- Secure vault included within the suite
- Flexible layout suitable for professional office users
- Convenient access to Interstate 10, Interstate 12, College Drive, and Perkins Road

OFFERING SUMMARY

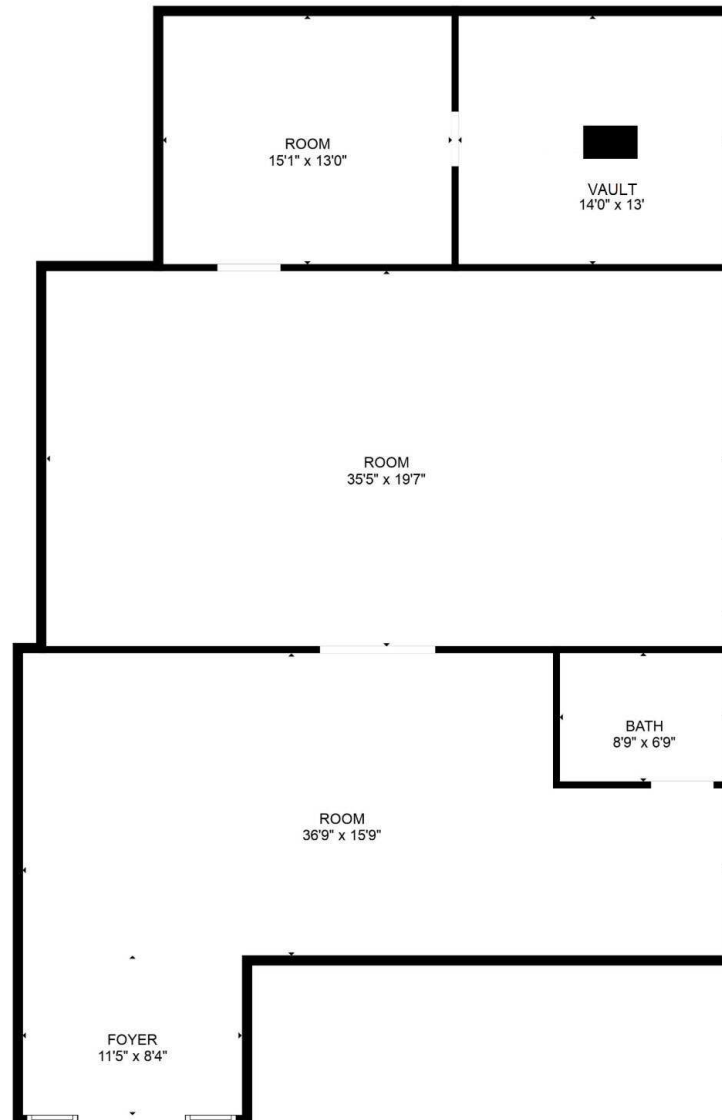
Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,936 SF
Lot Size:	0.7 Acres
Building Size:	8,956 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,485	37,456	81,318
Total Population	7,719	86,441	189,659
Average HH Income	\$123,040	\$86,455	\$80,051

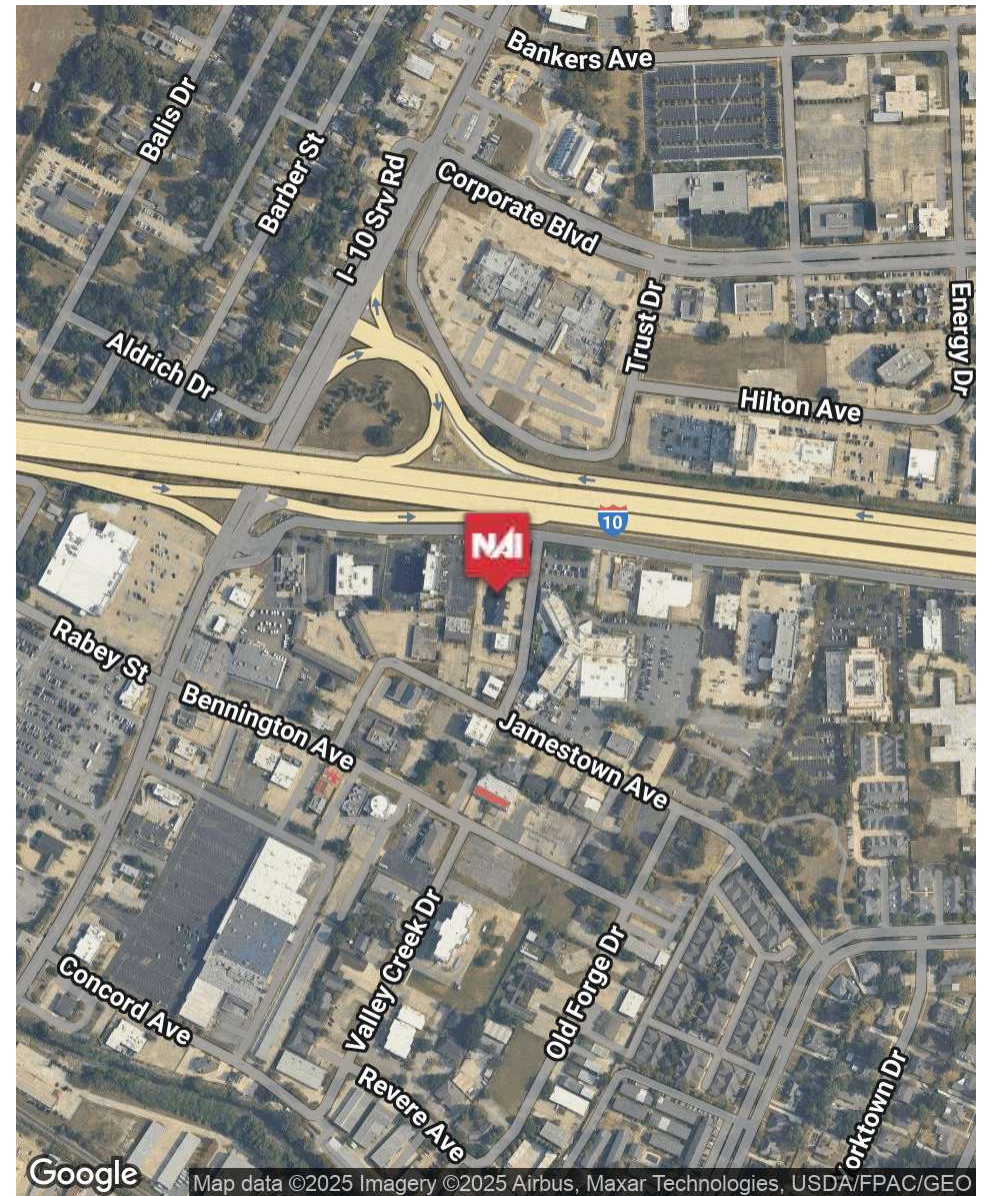
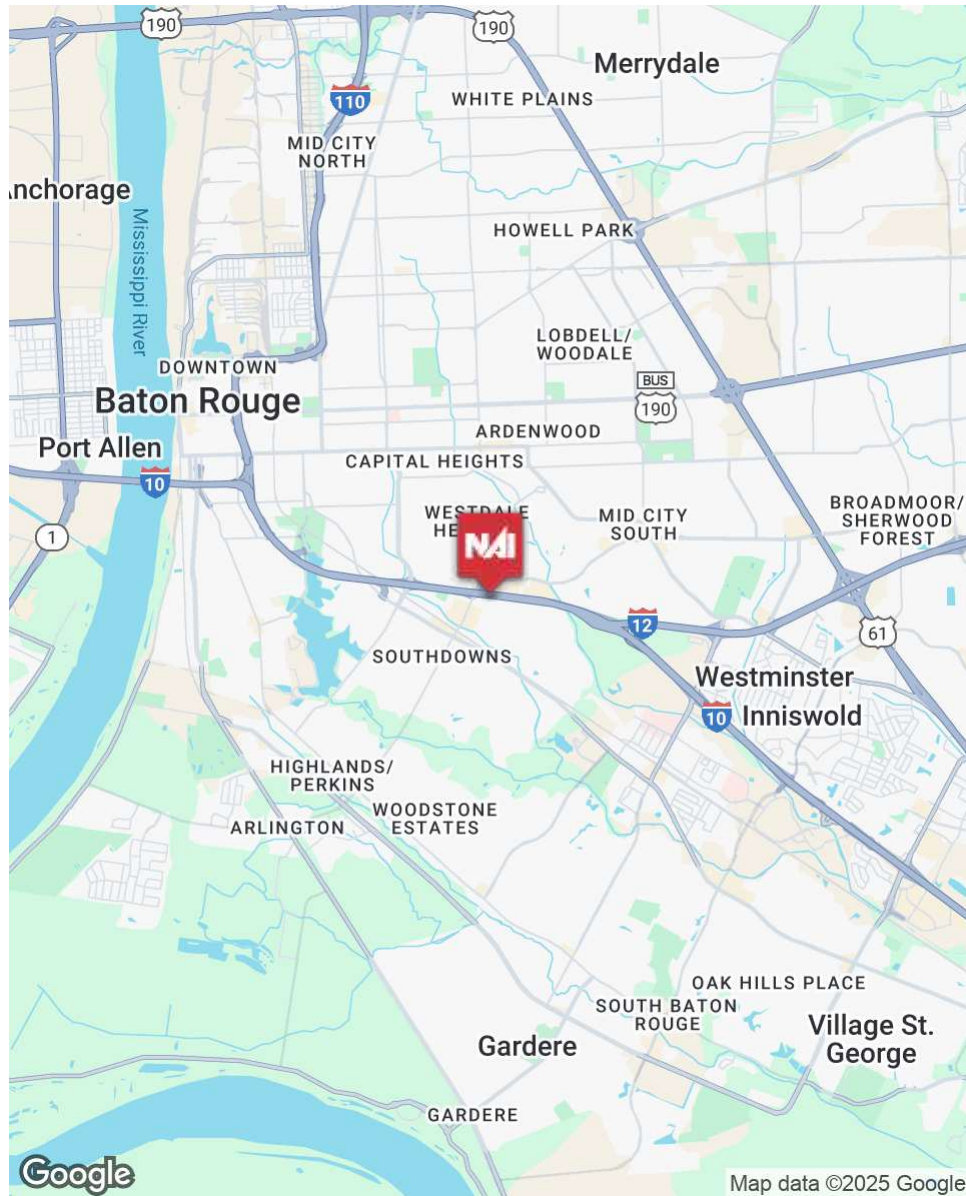
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For More Information:

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