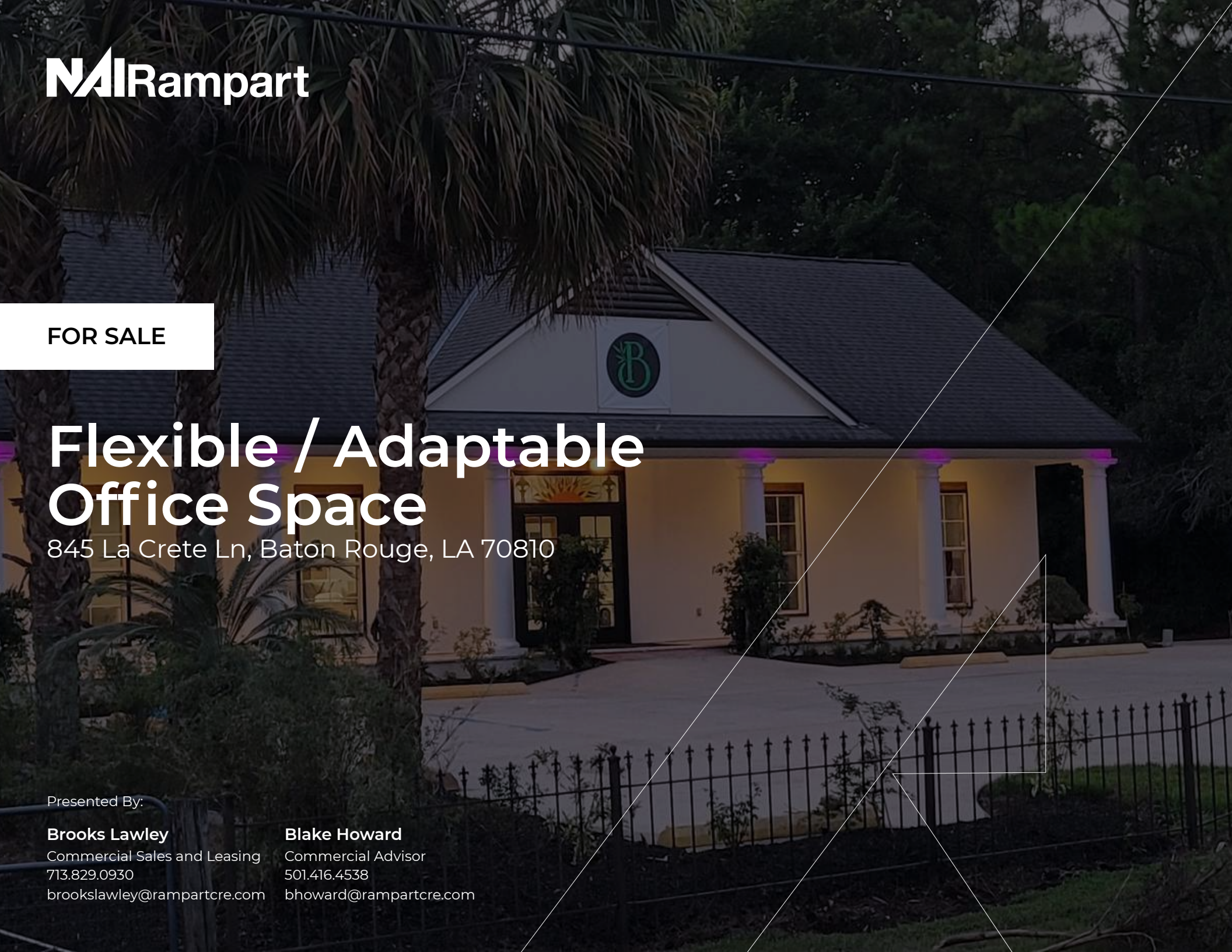




NARampart

FOR SALE

Flexible / Adaptable Office Space

845 La Crete Ln, Baton Rouge, LA 70810

Presented By:

Brooks Lawley

Commercial Sales and Leasing
713.829.0930
brookslawley@rampartcre.com

Blake Howard

Commercial Advisor
501.416.4538
bhoward@rampartcre.com



PROPERTY HIGHLIGHTS

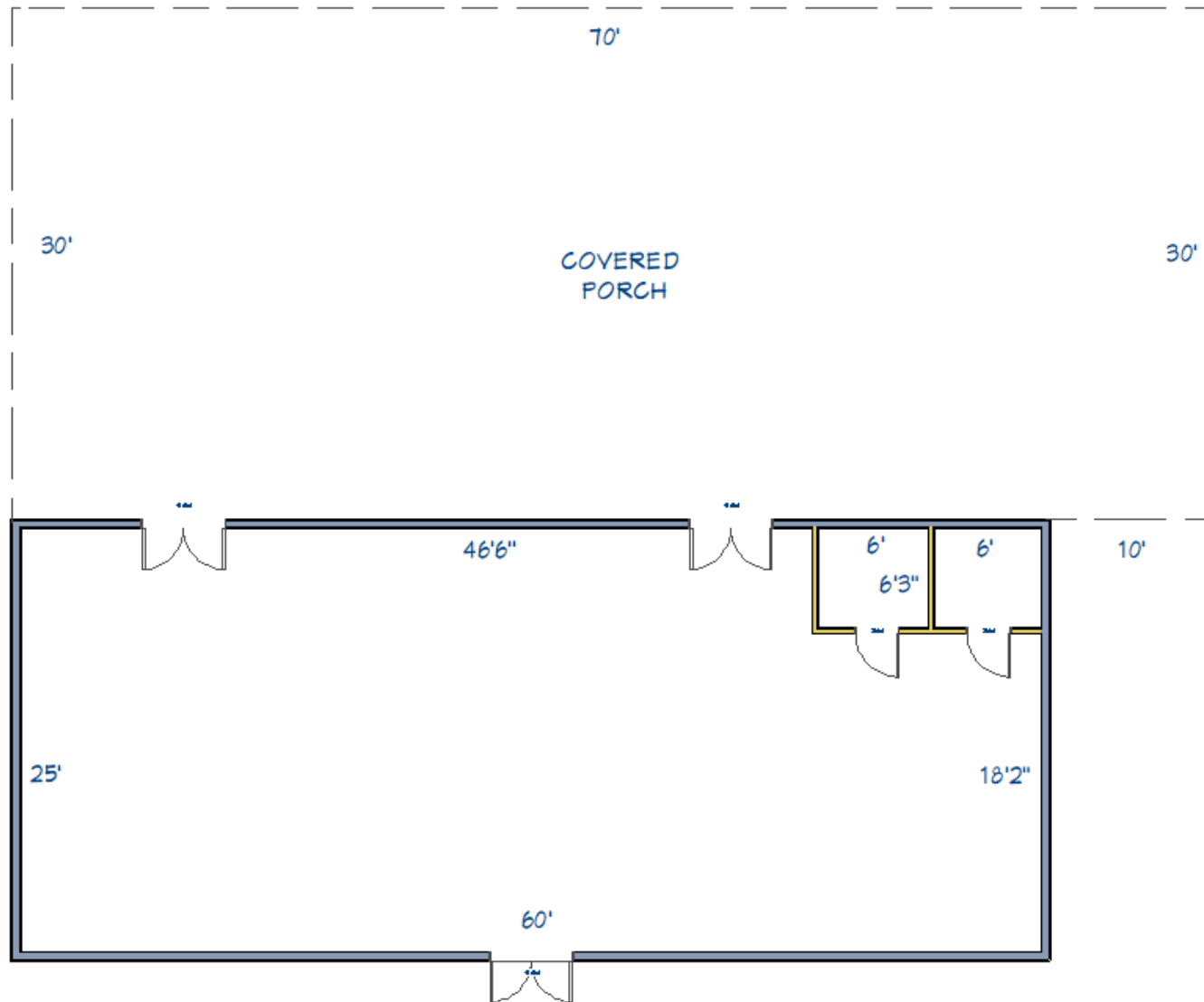
- Open Floor Plan: The spacious interior welcomes customization to suit your unique business needs
- Jack and Jill Bathrooms: Convenient facilities for your staff or clients
- Kitchenette: Ideal for breaks and meal preparation
- Adjacent to Perkins Road: Enjoy high visibility and easy access for your clients and employees
- Proximity to I-10 and Highland Road: Strategic location for convenient commuting
- Additional acreage available across the street

OFFERING SUMMARY

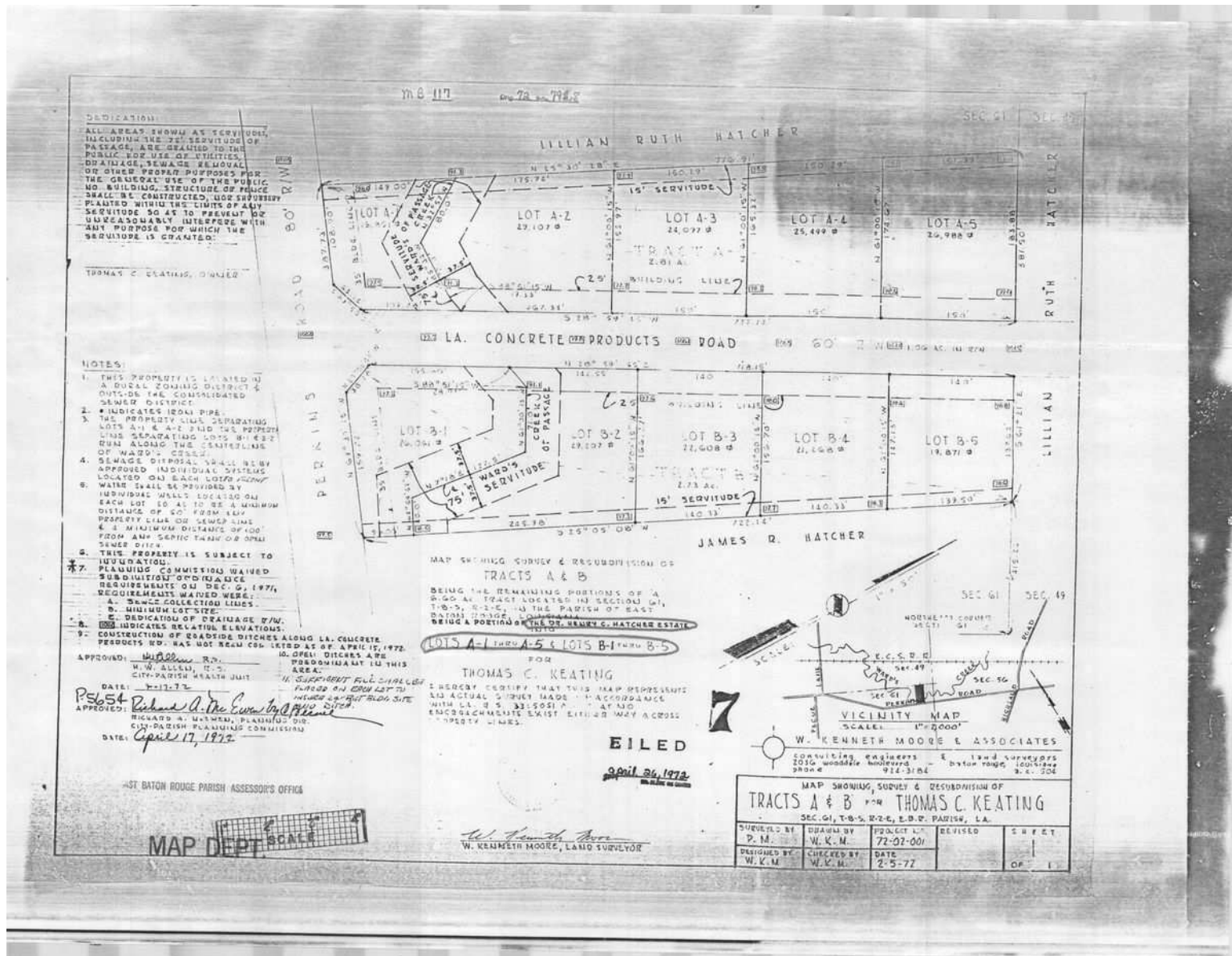
Sale Price:	\$700,000
Lot Size:	29,107 SF
Building Size:	1,544 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	89	346	1,306
Total Population	172	711	3,029
Average HH Income	\$126,836	\$128,254	\$148,313

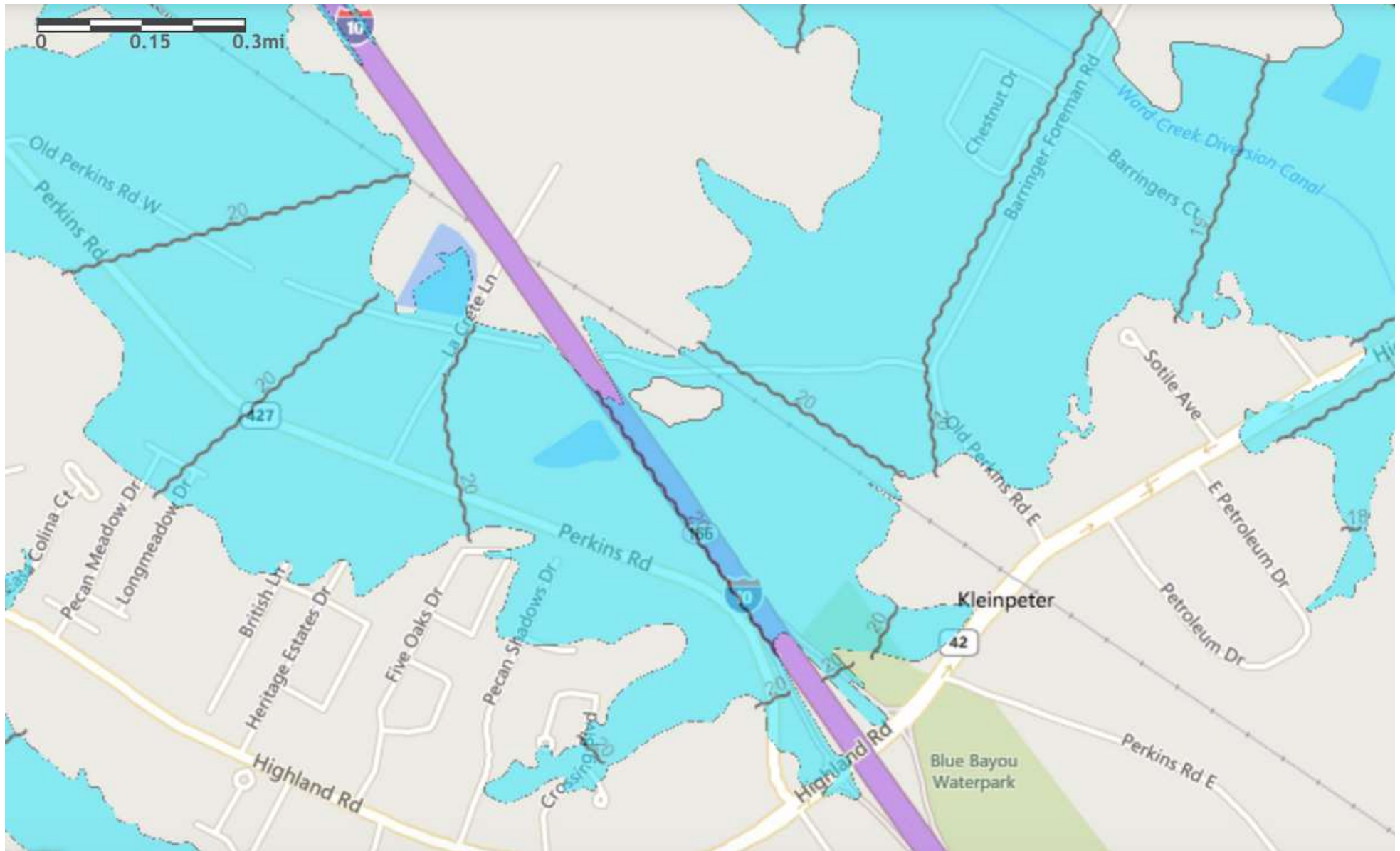
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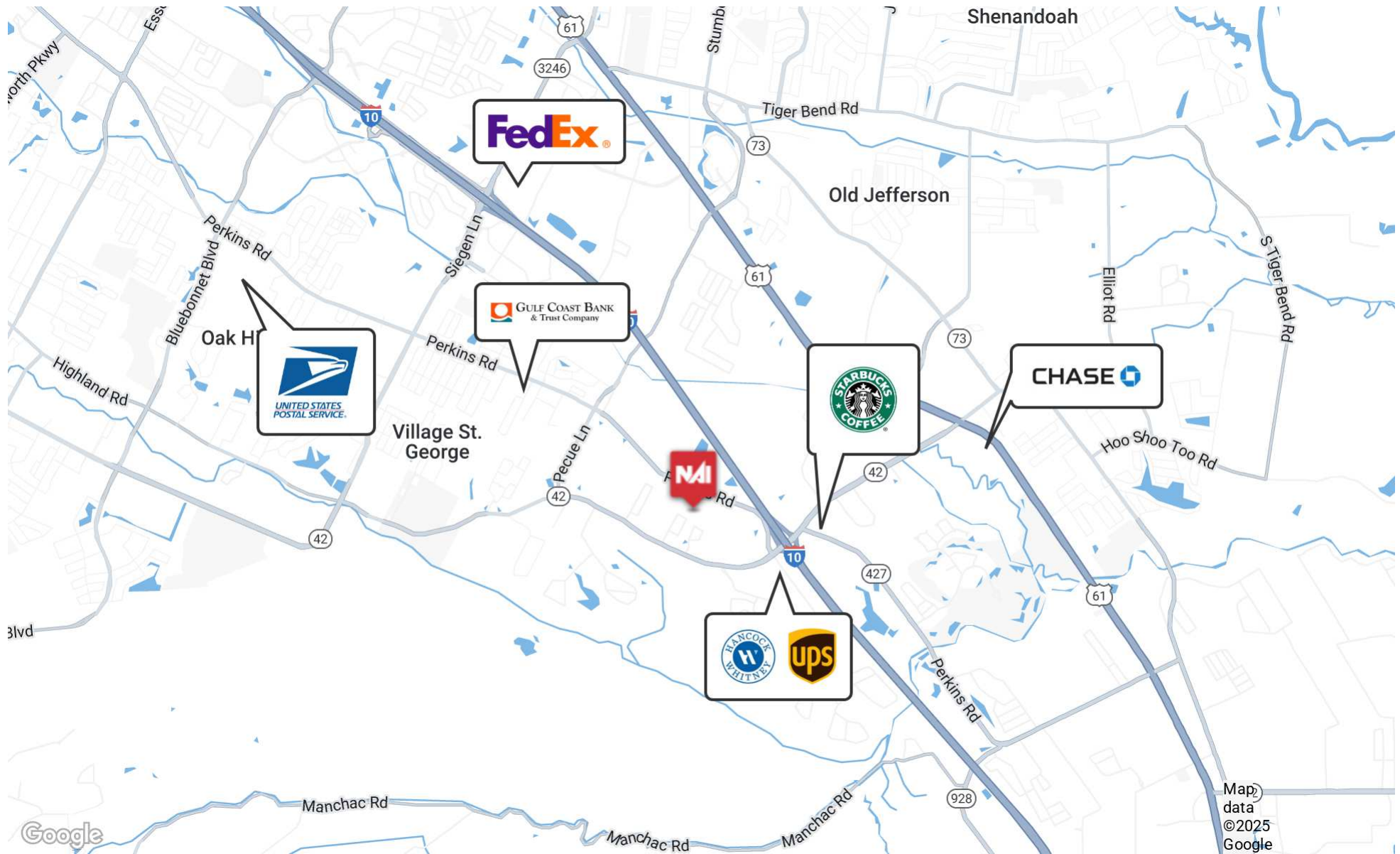
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