



OFFICE BUILDING FOR SALE

13687 Perkins Road

Baton Rouge, LA 70810

Presented By:

Dex Shill

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PROPERTY DESCRIPTION

Investment opportunity featuring a 3,230 SF multi-tenant office building strategically located on Perkins Road. The property is divided into two office suites, with one suite currently leased, providing in-place income while offering flexibility for an owner-user or future leasing opportunities.

Designed exclusively for office use, the building offers an efficient layout suitable for a variety of professional, medical, or administrative users. Excellent Perkins Road frontage and convenient access to I-10, Siegen Lane, and the Pecue Lane interchange further enhance the property's long-term appeal.

PROPERTY HIGHLIGHTS

- 3,230 SF multi-tenant office building
- Divided into two office suites
- One suite currently leased, providing in-place income
- Opportunity for owner-user or investor
- Professional office layout
- Excellent Perkins Road frontage and visibility
- Convenient access to I-10, Siegen Lane, and the Pecue Lane interchange

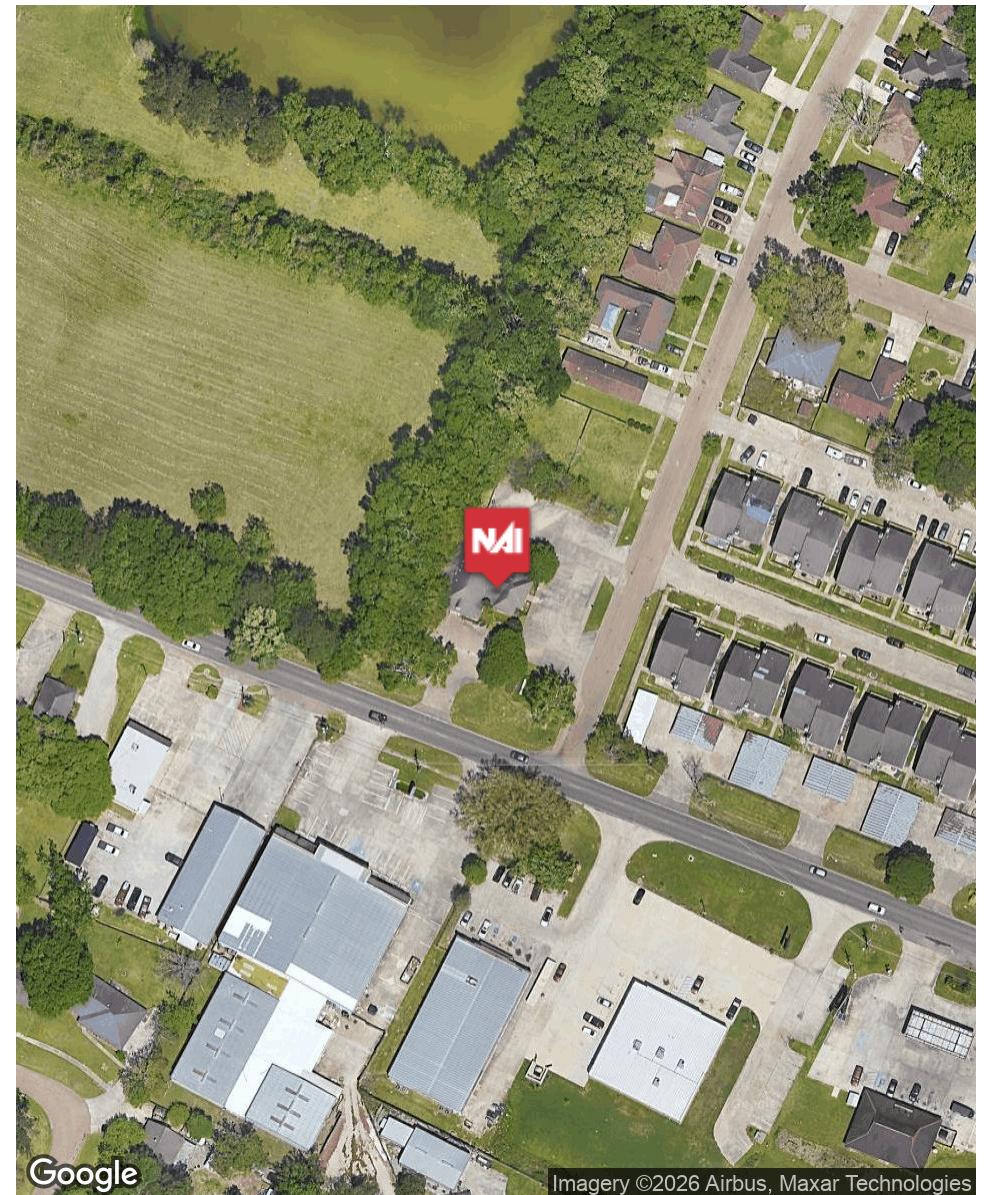
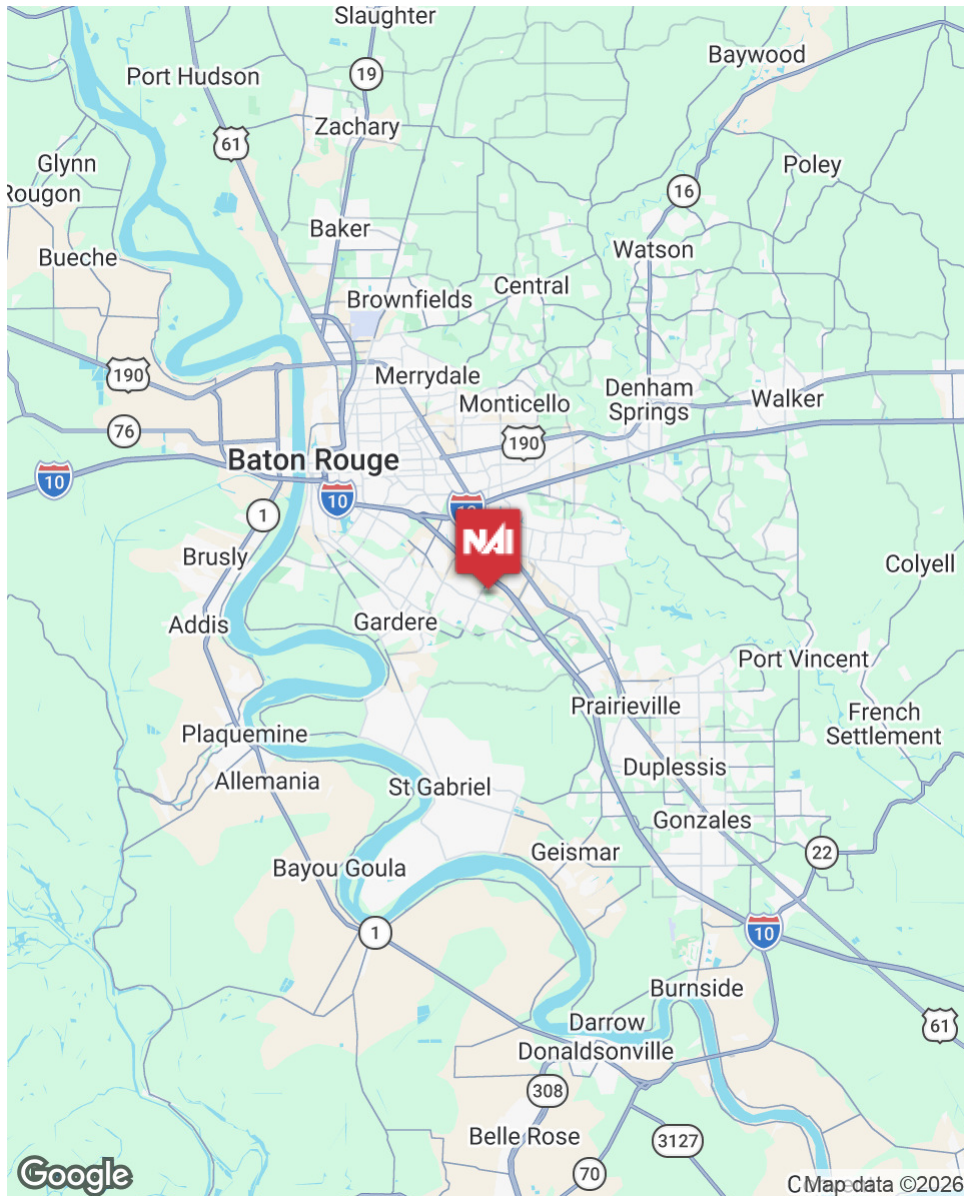
OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.52 Acres
Building Size:	3,230 SF

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For More Information:

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