

# OFFICE FOR SALE/LEASE PROFESSIONAL OFFICE BUILDING

3422 Brentwood Dr, Baton Rouge, LA 70809

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# OFFICE FOR SALE/LEASE PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE

3422 Brentwood Dr, Baton Rouge, LA 70809



## PROPERTY DESCRIPTION

3422 Brentwood Drive offers a professional office environment with two suites currently available for lease, as well as the opportunity to purchase the entire property totaling approximately 2,030 square feet. The building features Class A interior finishes, providing a modern and polished setting ideal for professional use. Each available office suite is designed as an independent workspace, with access to shared amenities including a kitchen and conference room.

The owner maintains co-occupancy within the building, ensuring attentive property oversight and a well-kept environment. Flexible rental accommodations are available, making this property a strong fit for small businesses, independent professionals, or firms seeking high-quality office space in a prime Baton Rouge location. In addition, the option to acquire the property outright presents an excellent opportunity for those seeking to own and invest in a premium office asset.

## CONTACT

**Elliott Scroggs**

[elliott.scroggs@lee-associates.com](mailto:elliott.scroggs@lee-associates.com)

D 225.427.9200

## OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$18.50 SF/yr (MG)
Available SF:	700 SF
Lot Size:	14,440 SF
Building Size:	2,030 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# OFFICE FOR SALE/LEASE PROFESSIONAL OFFICE BUILDING

3422 Brentwood Dr, Baton Rouge, LA 70809



## CONTACT

**Elliott Scroggs**

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



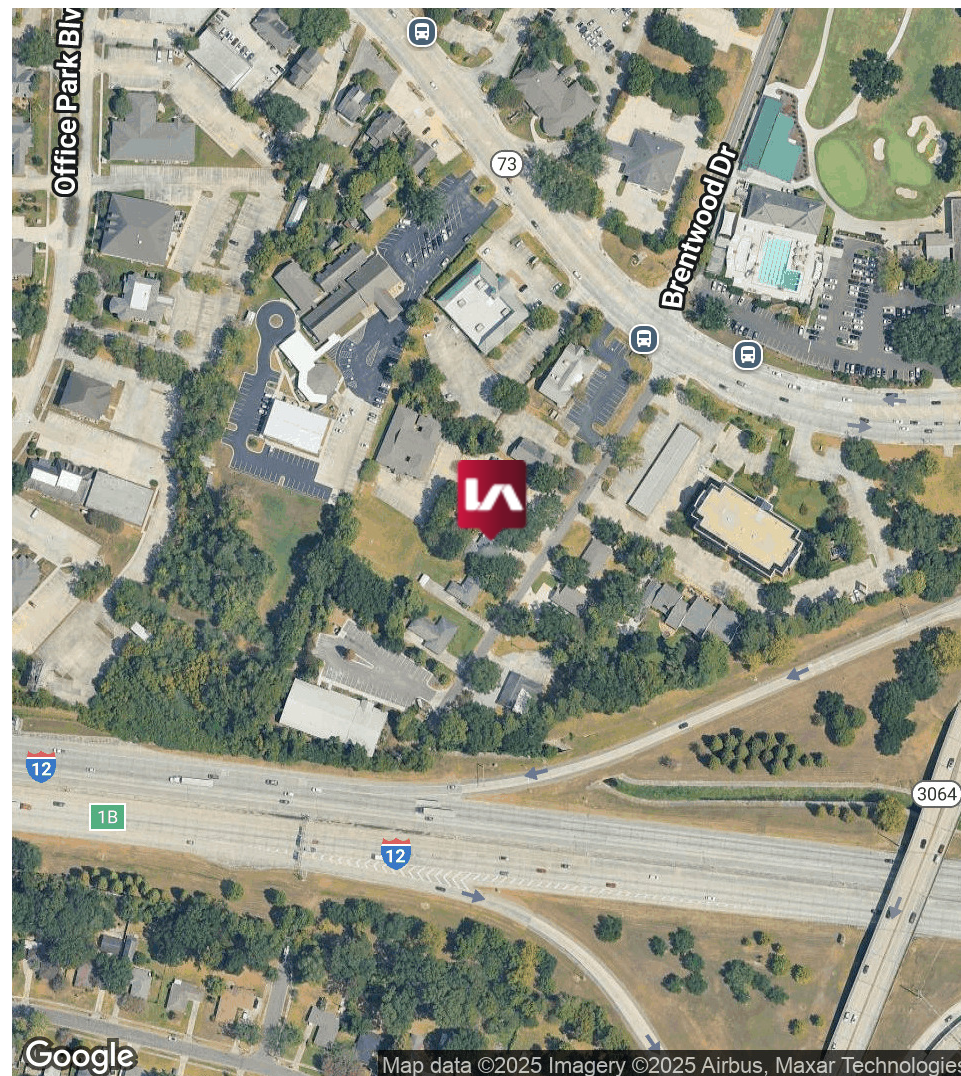
# OFFICE FOR SALE/LEASE PROFESSIONAL OFFICE BUILDING

3422 Brentwood Dr, Baton Rouge, LA 70809



## LOCATION OVERVIEW

The Jefferson Highway corridor in Baton Rouge features a diverse mix of commercial properties catering to a wide range of businesses. Professional and medical offices are prominent, with many spaces occupied by legal firms, financial advisors, and healthcare practitioners. Retail establishments also thrive along the corridor, with shopping centers providing space for a variety of retail operations. Some properties are developed or redeveloped as mixed-use spaces, combining retail and office uses to meet evolving business and consumer needs. The area benefits from high traffic volume and excellent connectivity to major roads and neighborhoods, making it a strategic location for businesses seeking visibility and accessibility. Overall, Jefferson Highway supports a dynamic and interconnected commercial environment.



## CONTACT

**Elliott Scroggs**

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Elliott Scroggs  
elliott.scroggs@lee-associates.com  
Cell: 225.278.1205  
Office: 225.427.9200

