



OFFICE FOR LEASE

Mid City Office Space

1651 Thibodeaux Ave, Baton Rouge, LA 70806

Presented By:

Chris A. Town

Advisory | Investments
225.202.2789
ctown@rampartcre.com

Blake Howard

Commercial Advisor
501.416.4538
bhoward@rampartcre.com

Bryant J. Cheely

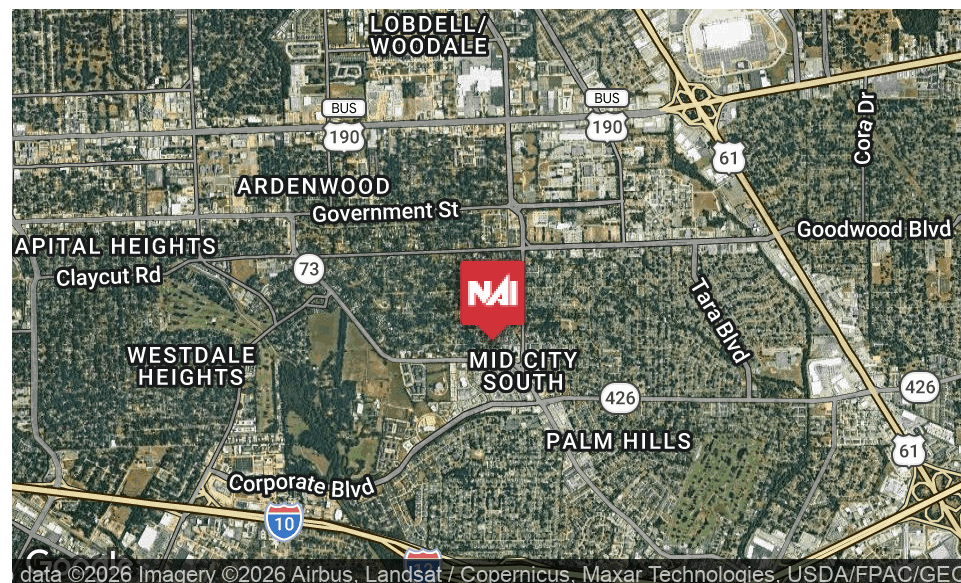
Advisor
225.933.5482
bcheely@rampartcre.com

PROPERTY DESCRIPTION

1651 Thibodeaux Avenue offers a 1,124 SF office suite for lease in Baton Rouge's Mid City area. The space is move-in ready and includes practical features such as a reception/waiting room, kitchenette, drive-up parking and signage by the door. The suite's size and layout are practical for a small professional office, client reception area, private offices, or consultation rooms, while still remaining manageable for a local operator.

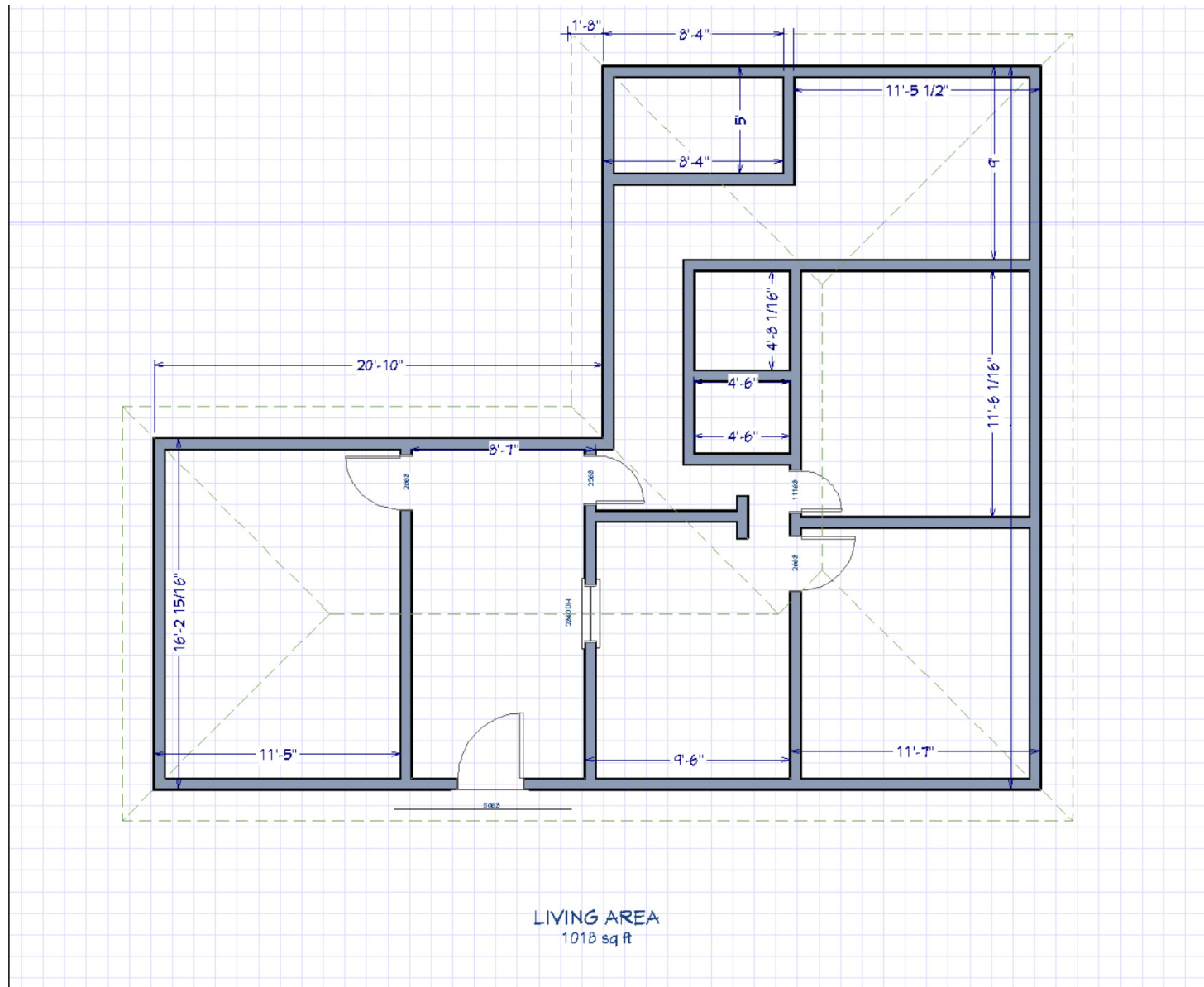
The property is positioned in an established Baton Rouge office and service corridor with convenient access to Mid City, Tara, Goodwood, Jefferson-Drusilla, Florida Boulevard, and other central Baton Rouge neighborhoods, making it well suited for service-oriented tenants that need access to both nearby residential neighborhoods and commercial activity. Within a 3-minute drive, the area includes 514 businesses, a 2025 population of 4,016, a daytime population of 5,938, and a median household income of \$83,349; within a 5-minute drive, the market expands to 1,929 businesses, 15,761 residents, a daytime population of 24,152, and a median household income of \$75,723. This combination of business density, residential population, daytime activity, and income levels can support professional services, personal services, and appointment-driven office users.

Tenants should see a benefit from continued activity and investment in the Mid City area, particularly along the nearby Florida Boulevard and Government Street corridors. Planned and ongoing corridor improvements, including pedestrian, sidewalk, signal, intersection, and transit-related upgrades, may improve accessibility and convenience over time, while broader Florida Boulevard redevelopment efforts are intended to encourage new housing, retail, and community-serving projects. Mid City also continues to market itself as a local business and cultural district, with events and neighborhood activity that can help increase area visibility. Together, these factors may support tenant exposure, client convenience, and long-term momentum for service-oriented office users.



OFFERING SUMMARY

Lease Rate:	\$17.25 SF/yr
Available SF:	1,124 SF
Lease Type:	Gross
Condition:	Move-in Ready
Signage:	On Building
Parking:	5.5 / 1,000
Amenities:	Kitchenette, Reception, 3 Private Offices
Building Size:	4,100 SF



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For More Information:

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com