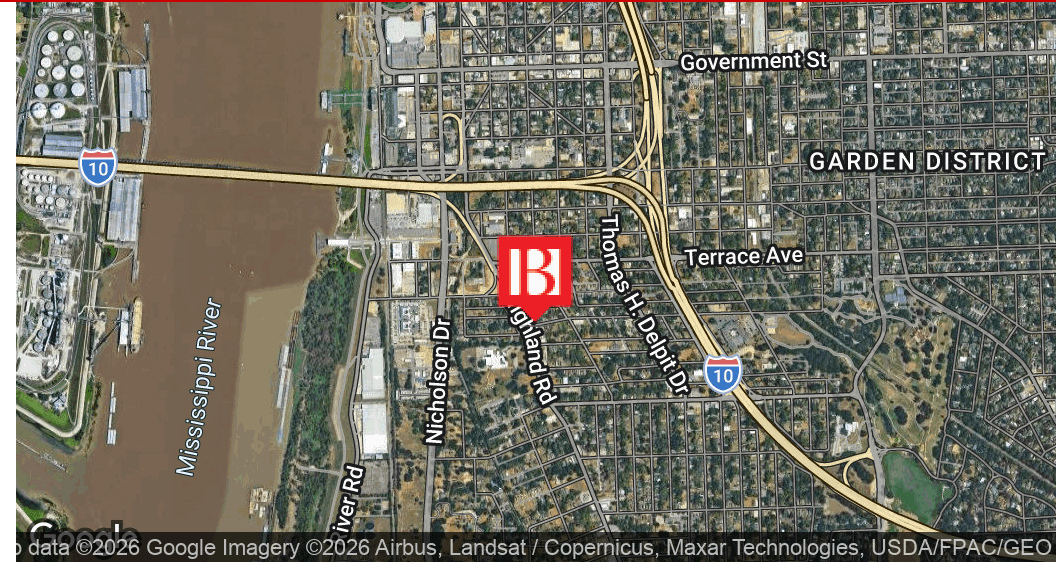


MICHELLI BUILDING

1509 Highland Road, Baton Rouge, LA 70802

FOR LEASE



Property Description

Elevate your business operations at this exceptional property in Baton Rouge. Available from July 1, 2026, this space offers a fully furnished option, complete with Cat 6 wiring and a wireless alarm system for seamless connectivity and security. Enjoy the convenience of a well-maintained lawn, fenced and secure parking with labeled spaces, including 16 regular and 1 handicap spot. The property includes a lobby area, glass conference room, full kitchen/break room, 5 executive offices, and 4 workspaces, providing a professional yet comfortable environment for your team.

Property Highlights

- Available July 1, 2026
- Fully furnished (optional), Cat 6 wiring, Lawn provided
- Wireless alarm system, Fenced and secure parking
- Labeled parking spaces, 16 regular and 1 handicap

Offering Summary

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	0.335 Acres
Building Size:	3,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,912	27,278	54,637
Total Population	9,459	65,510	133,145
Average HH Income	\$62,985	\$79,525	\$83,318

AUSTIN LOLAN
337.577.4700
alolan@beaubox.com

WILL ADAMS, CCIM
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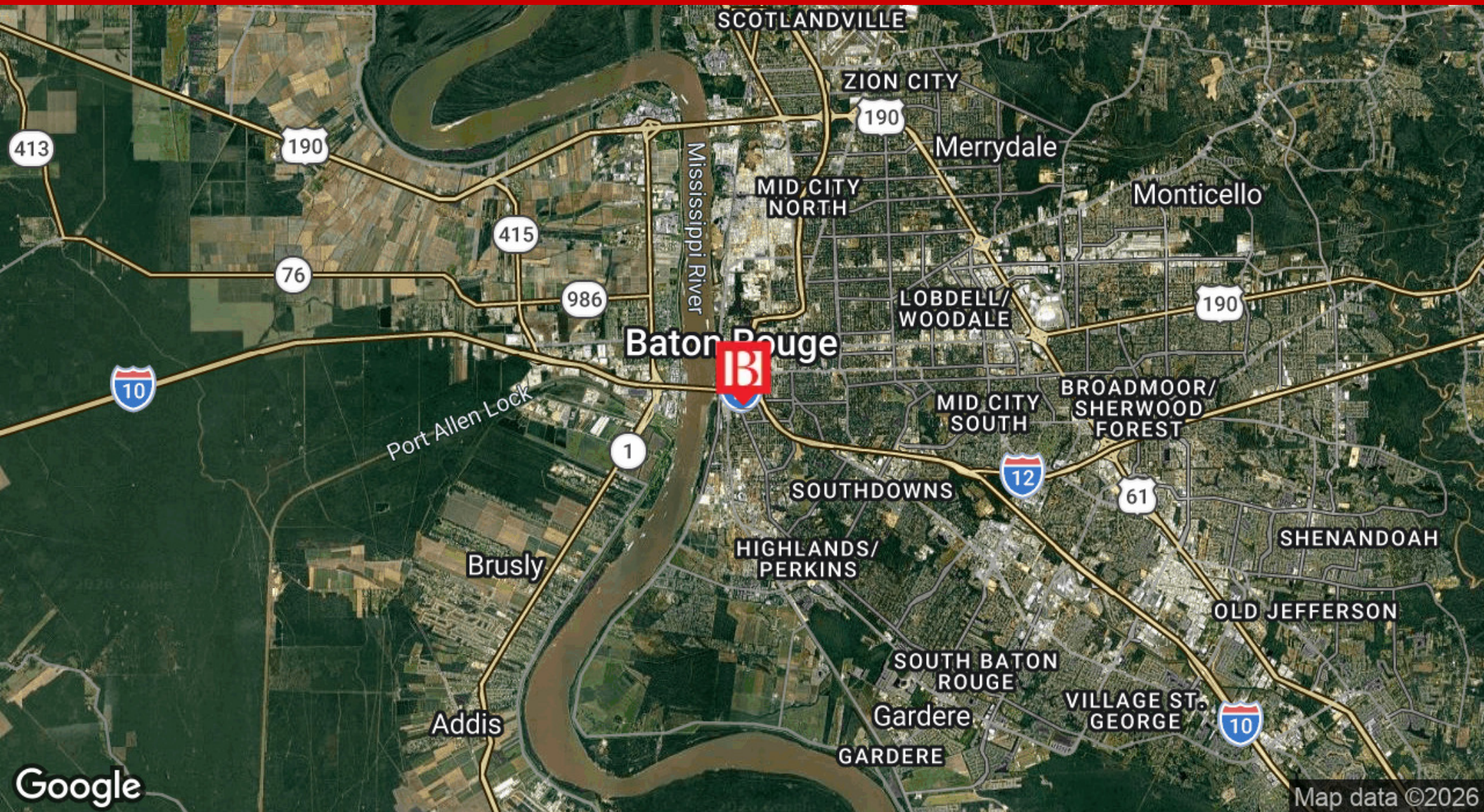
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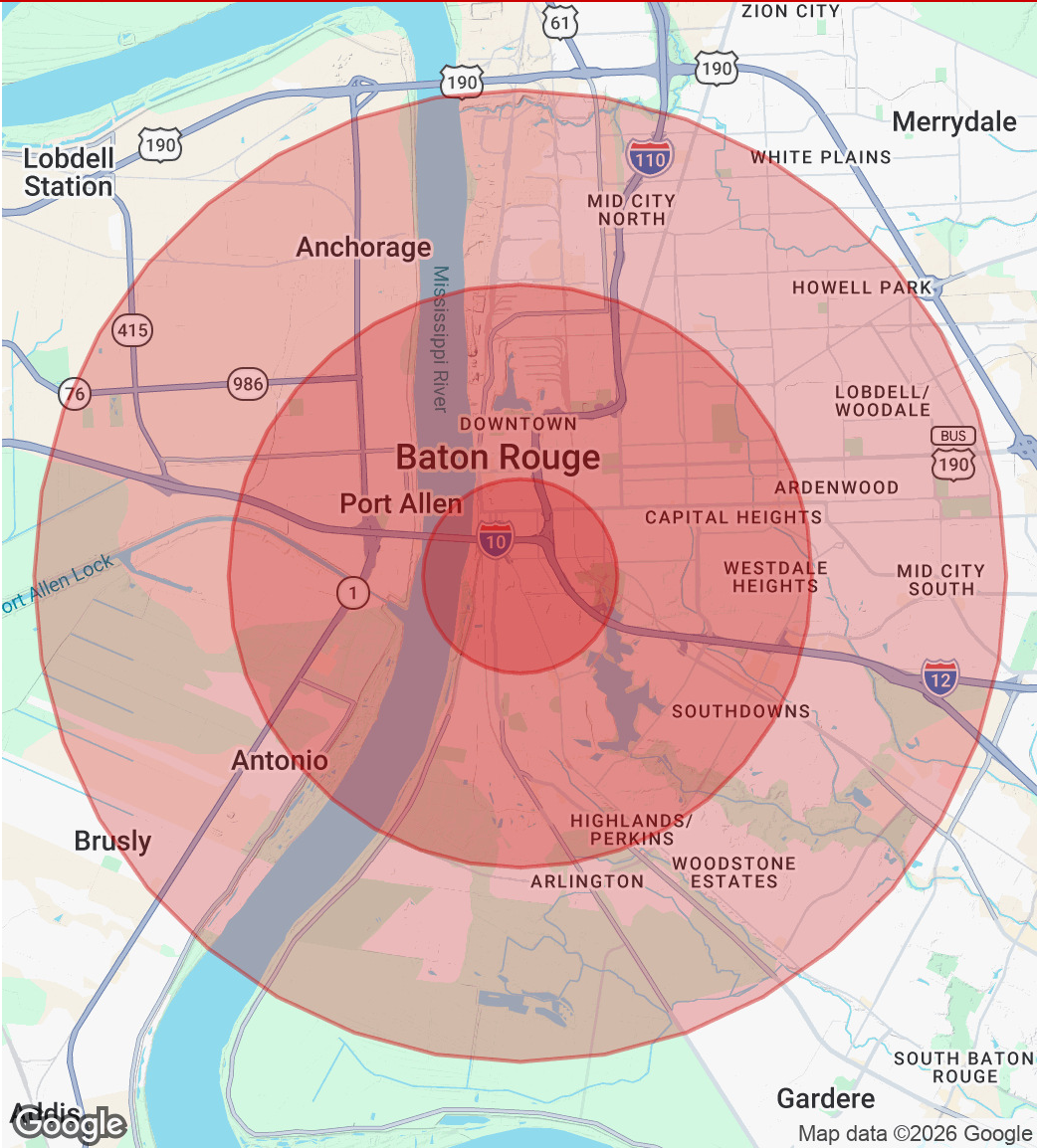
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FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	9,459	65,510	133,145
Average Age	33.0	33.8	34.5
Average Age (Male)	30.5	34.5	34.4
Average Age (Female)	35.7	34.3	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,912	27,278	54,637
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$62,985	\$79,525	\$83,318
Average House Value	\$236,755	\$303,357	\$316,147

2023 American Community Survey (ACS)



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