

8322 One Calais Avenue

OFFICE BUILDING FOR SALE OR LEASE

8322 One Calais Avenue Baton Rouge, LA 70809

Hayden Clark | 225.223.7990 | hclark@beaubox.com



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PROPERTY SUMMARY



Property Description:

- Two story office building
- 13,752 SF
- 180' frontage - excellent visibility from I-10
- 1st floor: reception area, seven private offices (7), four large office areas (4), meeting room, kitchen/breakroom
- 2nd floor: thirteen private offices (13), large board room, large staff training room
- 60 marked parking spaces (4.36 spaces per 1,000 square feet)

Offering Summary

Sale Price:	\$1,750,000
Lease Rate:	\$16 Annual/SF Full Service
Lot Size:	0.72 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,792	31,843	85,518
Total Population	5,496	68,560	197,789
Average HH Income	\$91,406	\$111,153	\$92,456

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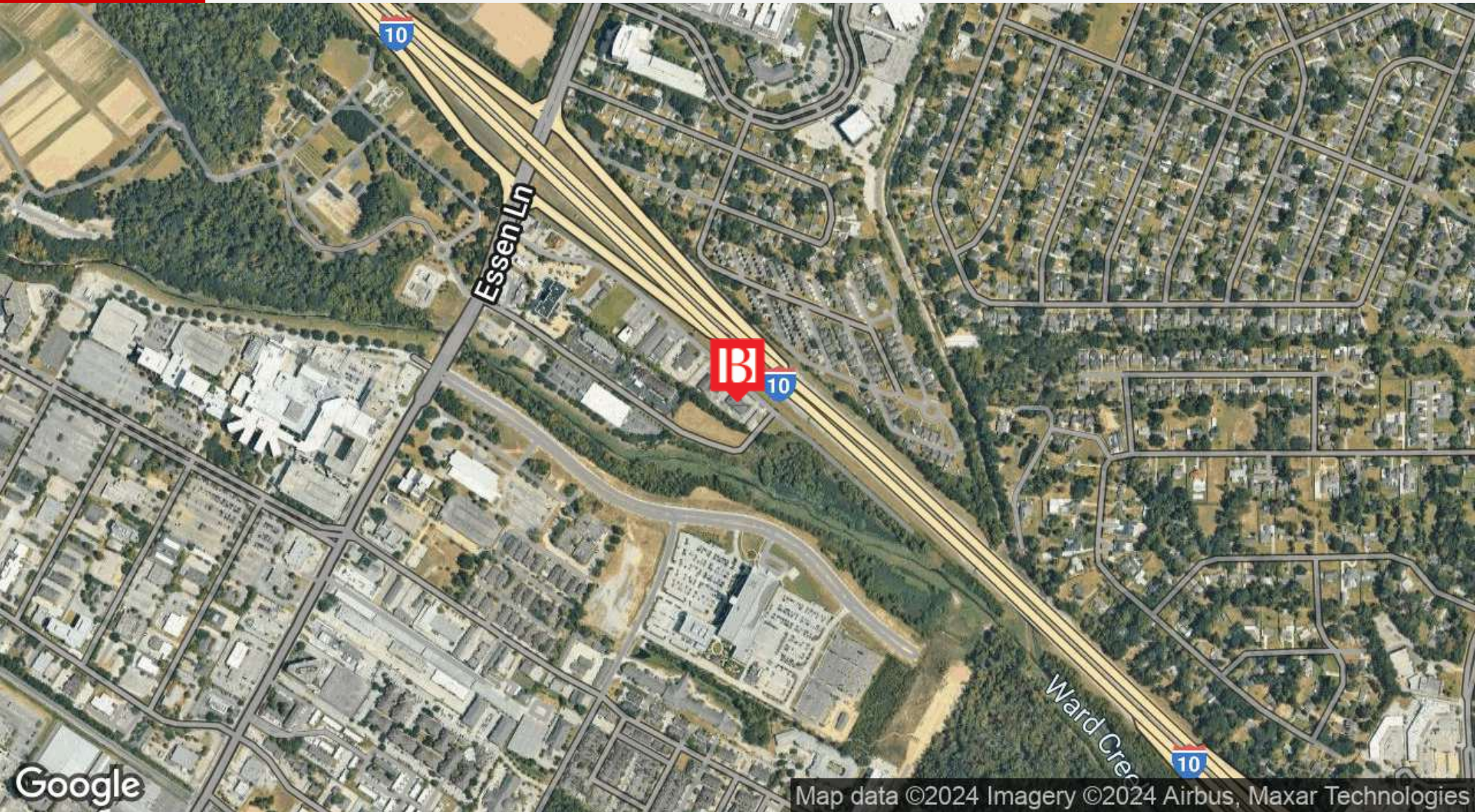
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LOCATION MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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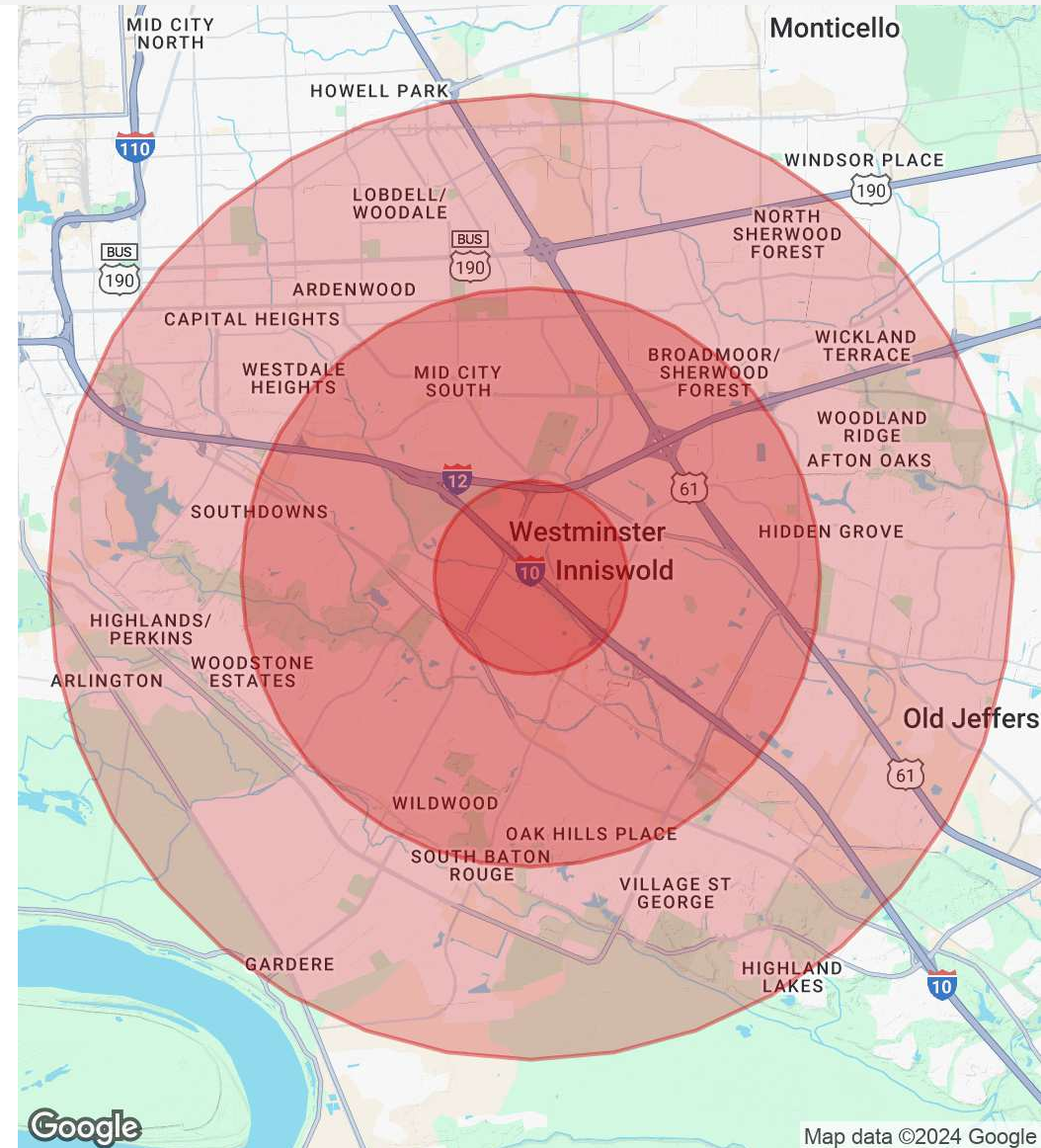
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,496	68,560	197,789
Average Age	45	42	39
Average Age (Male)	42	41	38
Average Age (Female)	47	43	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,792	31,843	85,518
# Of Persons Per HH	2	2.2	2.3
Average HH Income	\$91,406	\$111,153	\$92,456
Average House Value	\$389,872	\$398,723	\$350,668

Demographics data derived from AlphaMap



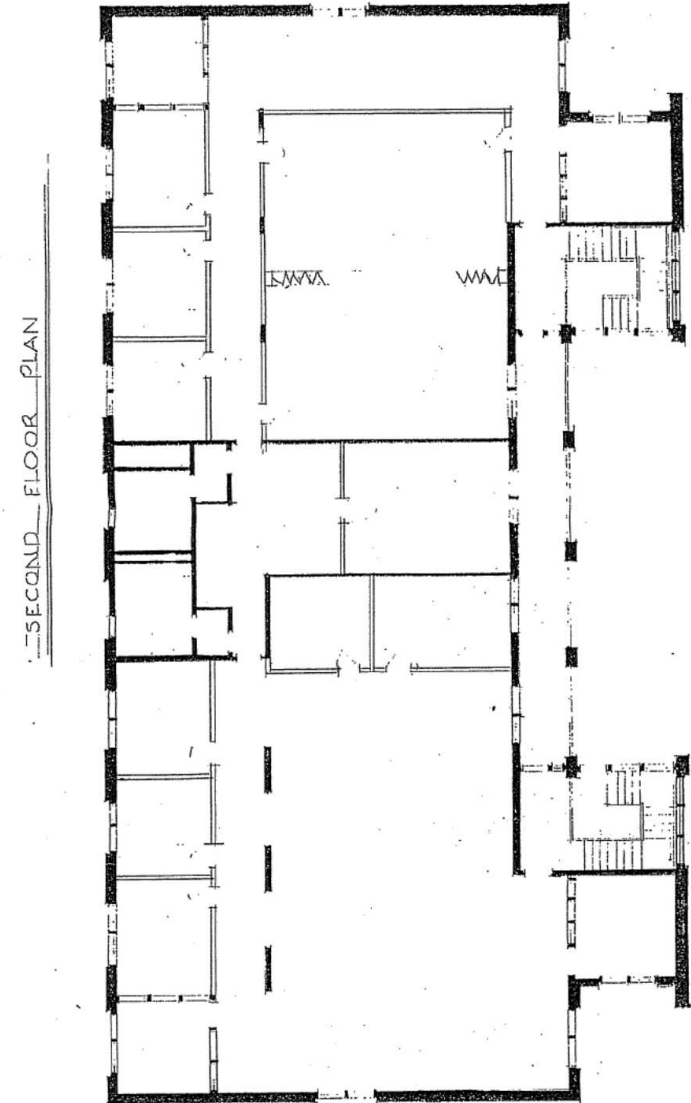
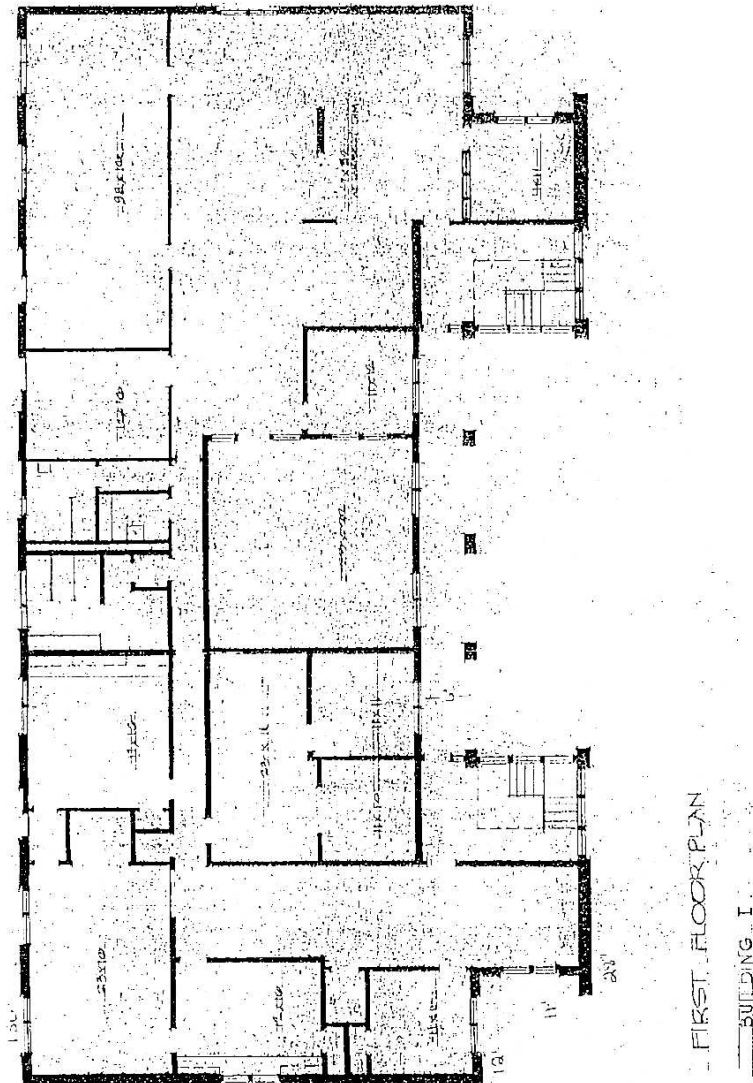
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FLOOR PLANS



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SITE SURVEY

