

8322 One Calais Avenue

OFFICE BUILDING FOR SALE OR LEASE



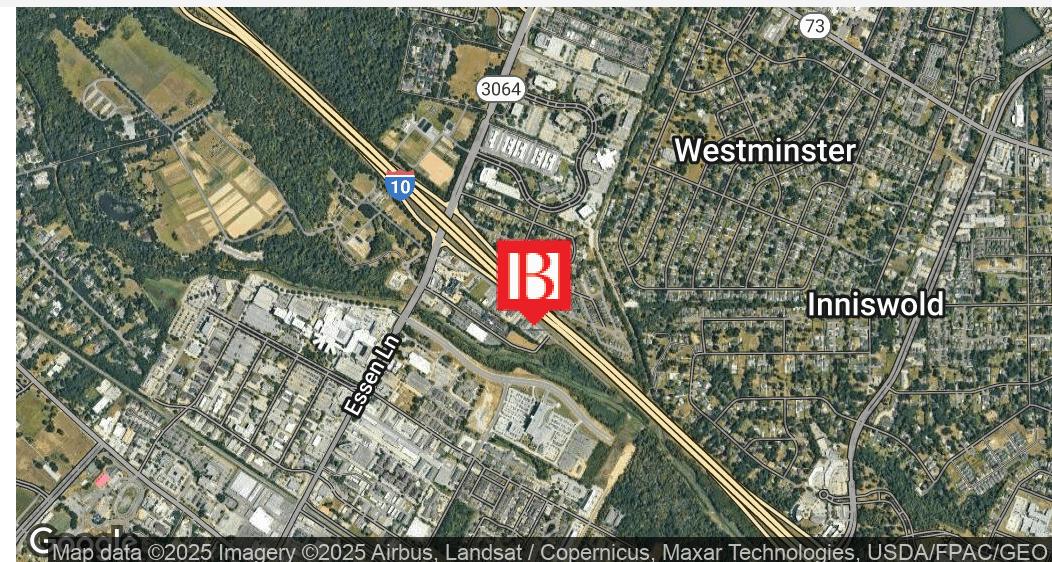
8322 One Calais Avenue Baton Rouge, LA 70809

Hayden Clark | 225.223.7990 | hclark@beaubox.com



8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

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)

Hayden Clark

225.223.7990

hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

Offering Summary

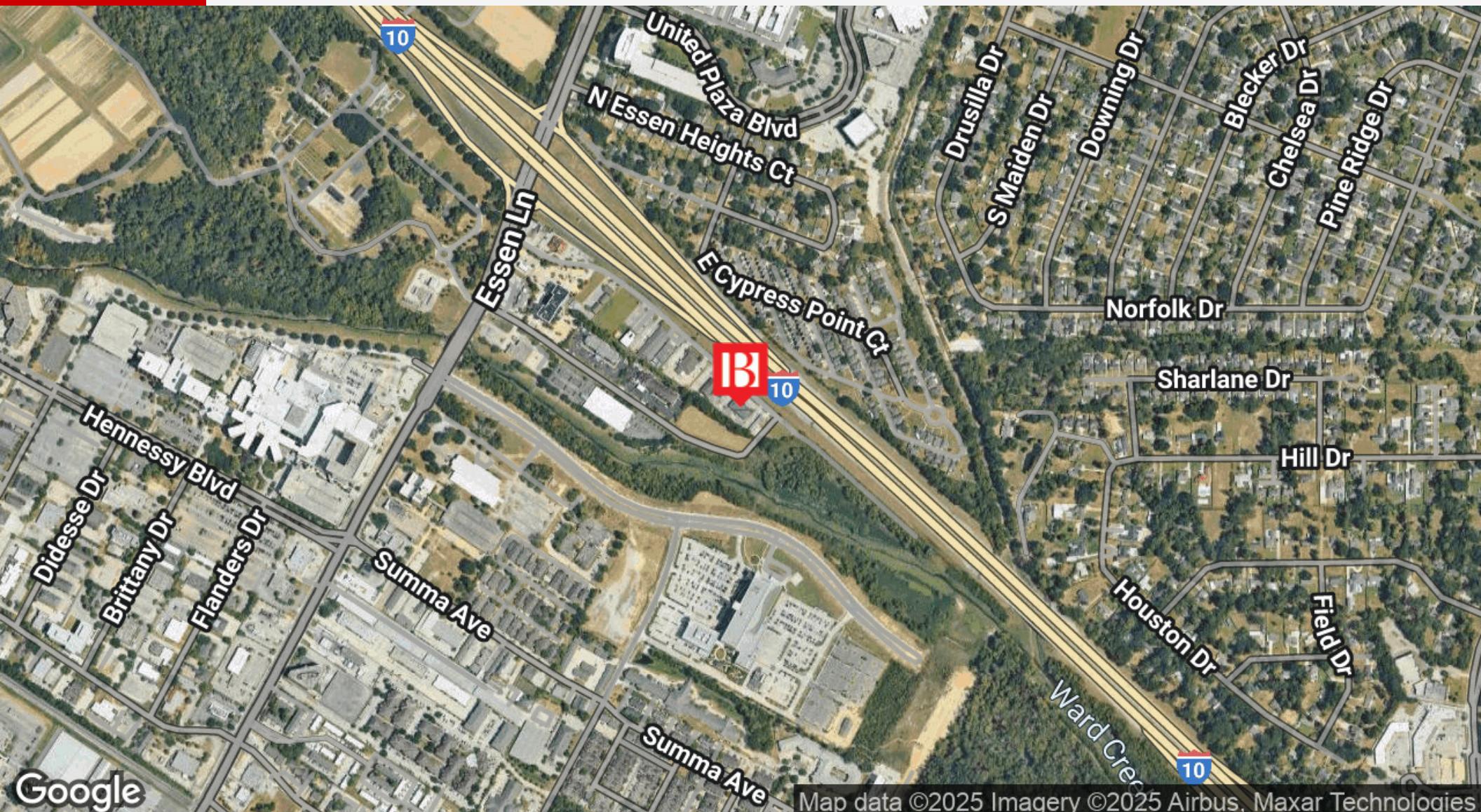
Sale Price:	\$1,200,000
Lease Rate:	\$16 Annual/SF Full Service
Lot Size:	0.72 Acres

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



8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

LOCATION MAP



Google

Hayden Clark

225.223.7990

hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

IB
BEAU BOX
REAL ESTATE

8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

EXTERIOR PHOTOS



Hayden Clark

225.223.7990

hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

IB
BEAU BOX
REAL ESTATE

8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

INTERIOR PHOTOS



Hayden Clark

225.223.7990

hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

IB
BEAU BOX
REAL ESTATE

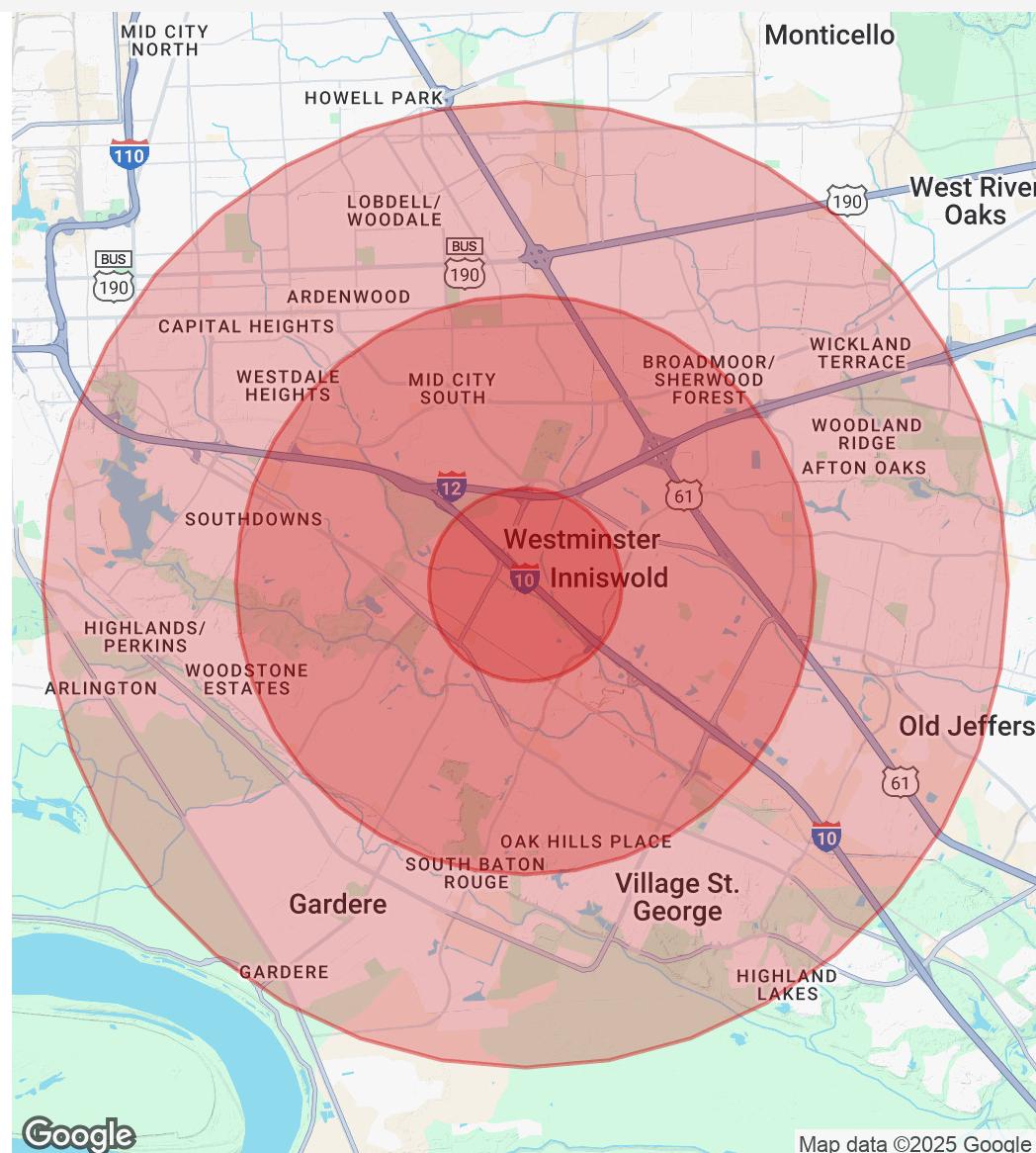
8322 One Calais Avenue

8322 One Calais Avenue Baton Rouge, LA 70809

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



Map data ©2025 Google

Hayden Clark

225.223.7990

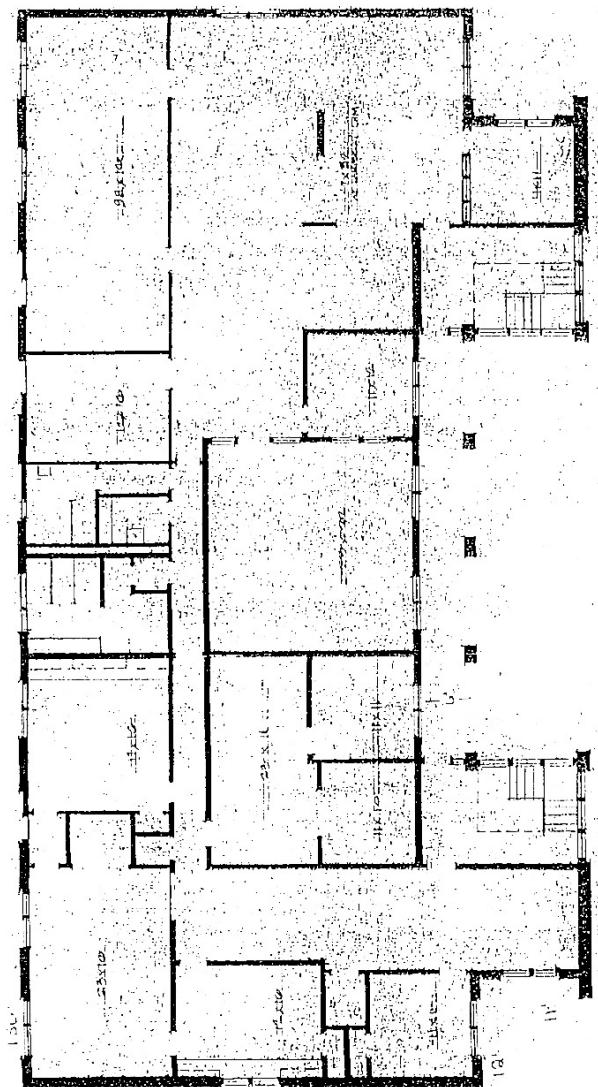
hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

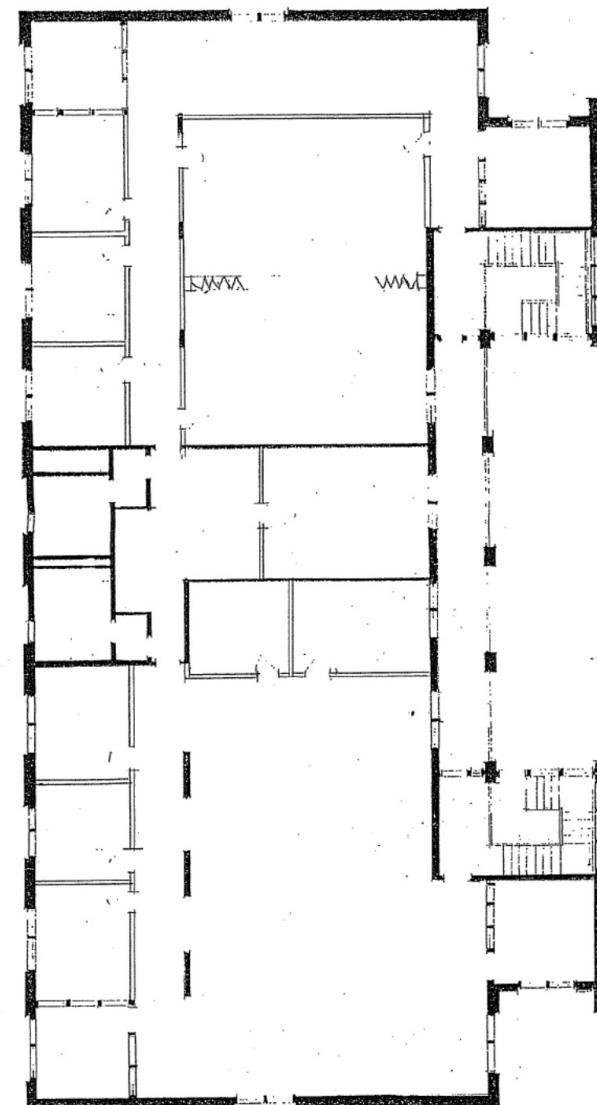


8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

FLOOR PLANS



FIRST FLOOR PLAN
BUILDING I



SECOND FLOOR PLAN

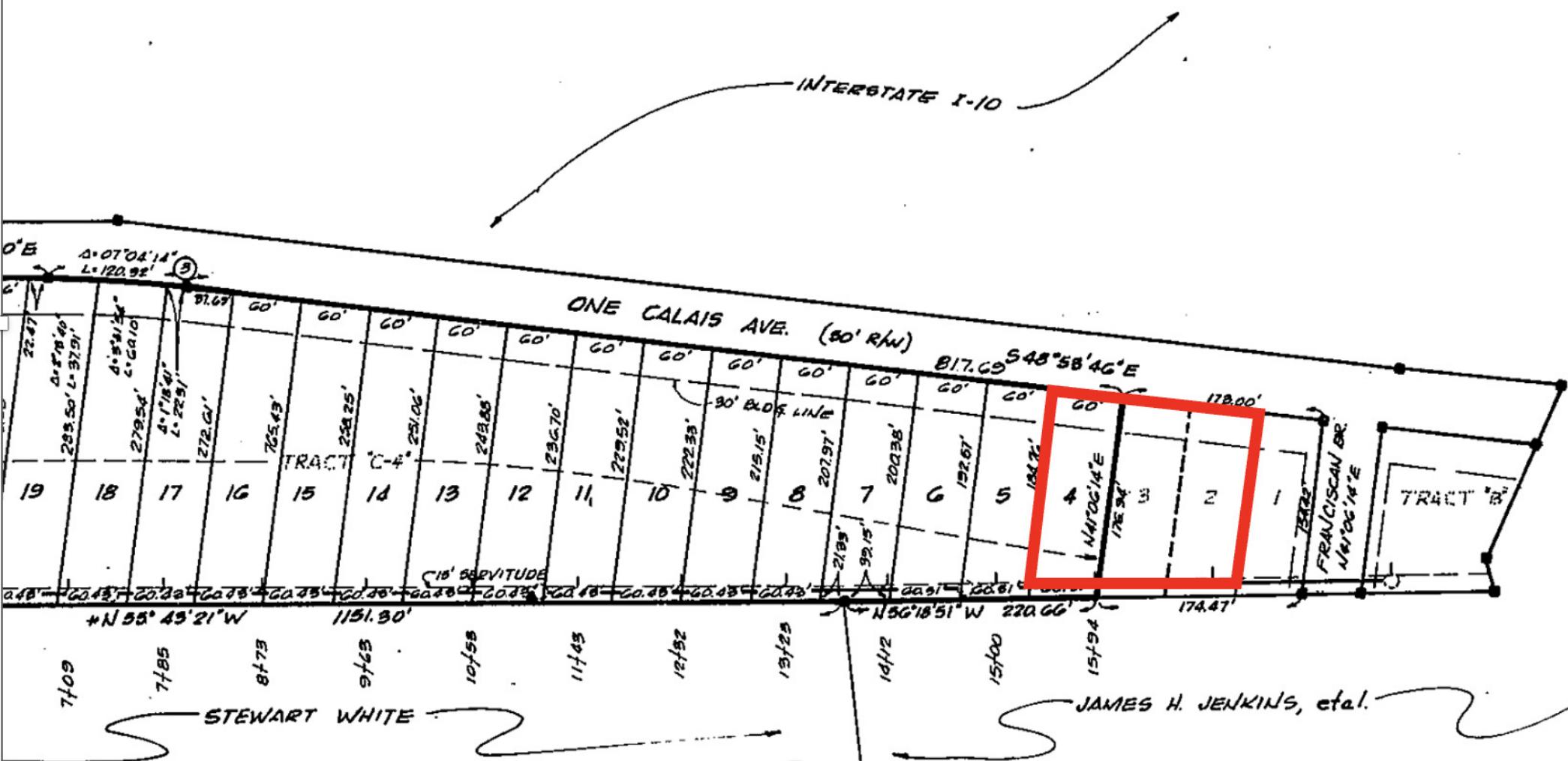
Hayden Clark
225.223.7990
hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

IB
BEAU BOX
REAL ESTATE

8322 One Calais Avenue
8322 One Calais Avenue Baton Rouge, LA 70809

SITE SURVEY



Hayden Clark

225.223.7990

hclark@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 17, 2025

IB
BEAU BOX
REAL ESTATE