

8322 One Calais Avenue

OFFICE BUILDING FOR SALE

8322 One Calais Avenue Baton Rouge, LA 70809

Hayden Clark | 225.223.7990 | hclark@beaibox.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)

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Offering Summary

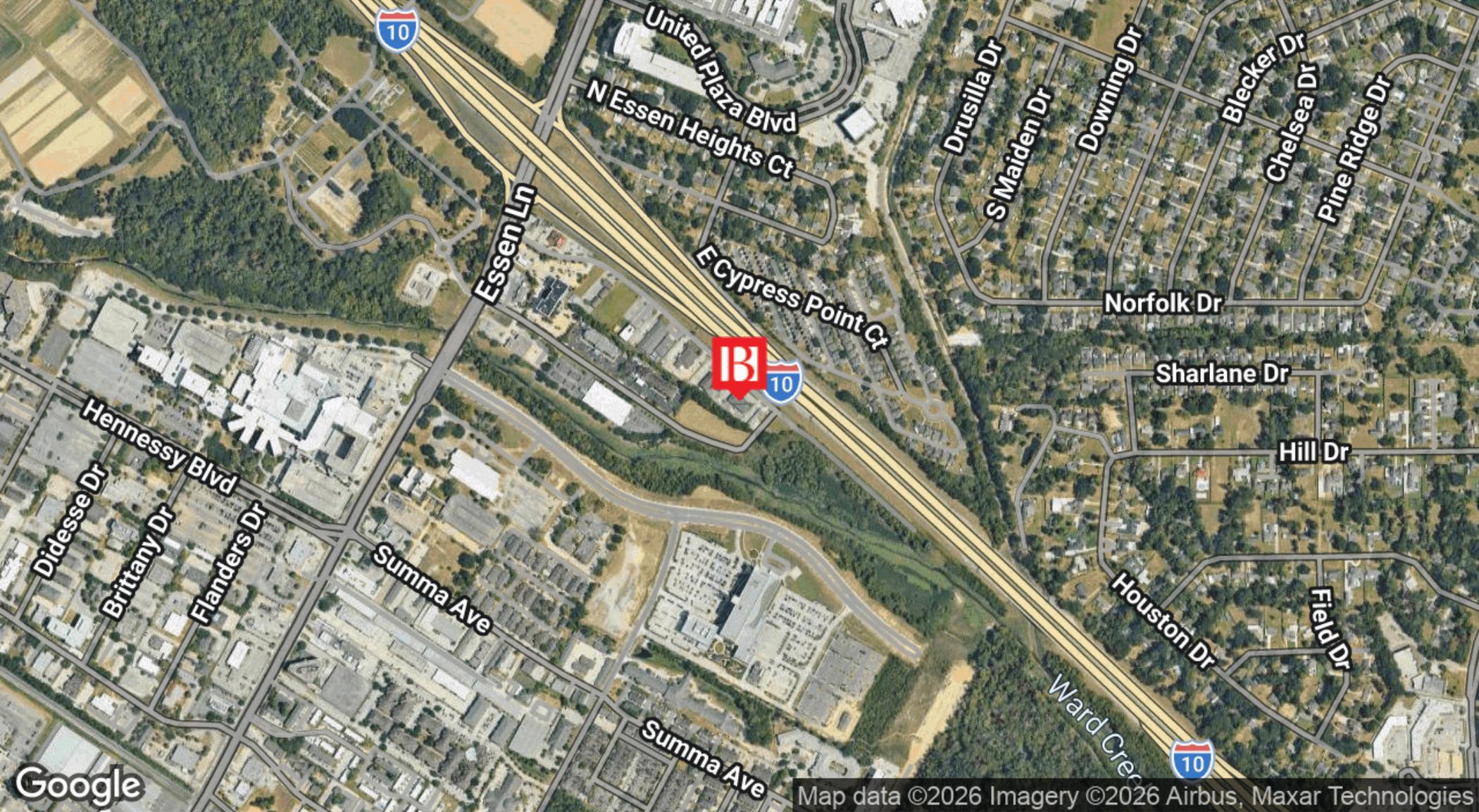
| | |
|-------------|-------------|
| Sale Price: | \$1,000,000 |
| Lot Size: | 0.72 Acres |

| 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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LOCATION MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

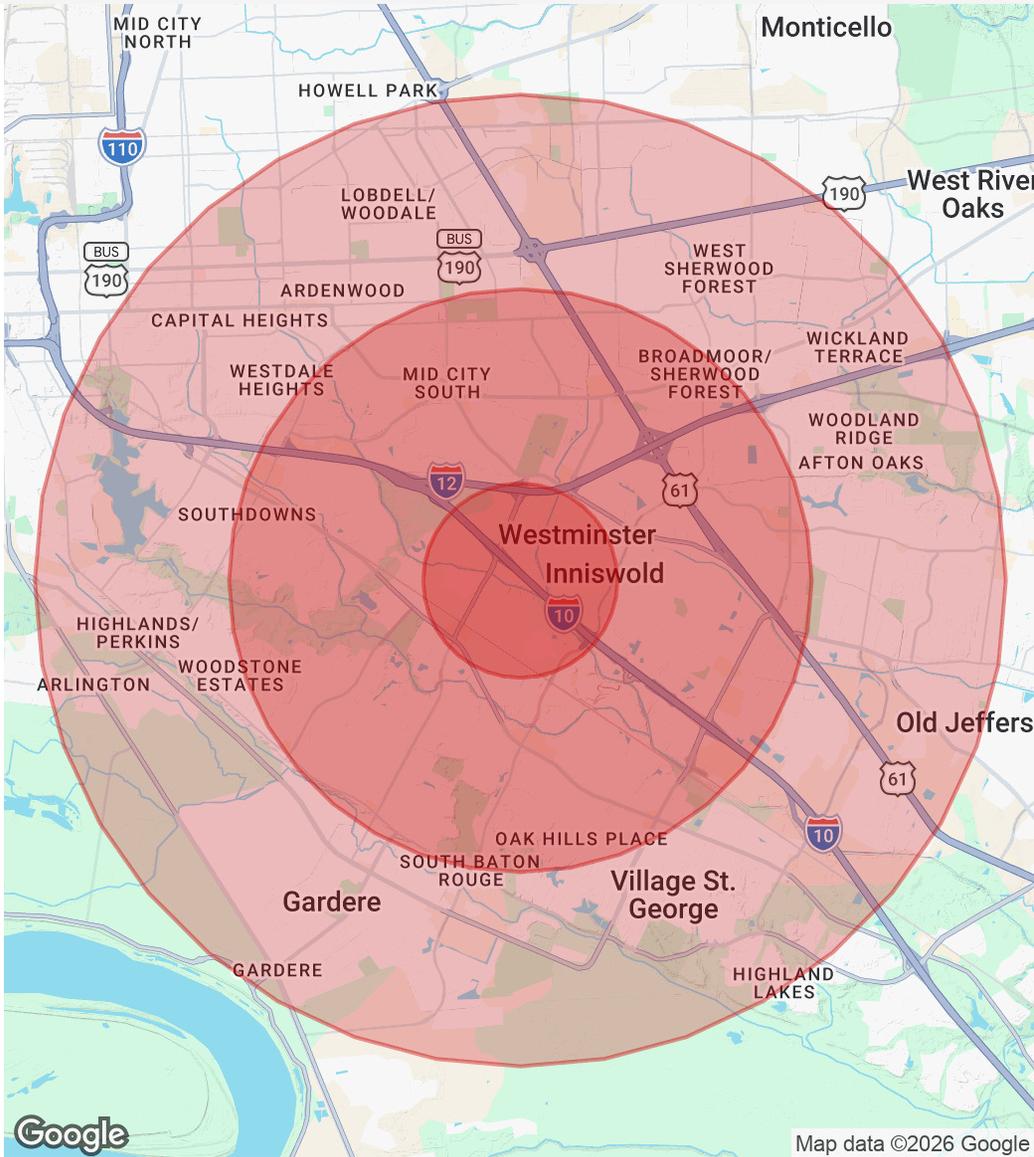
Population

| | 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

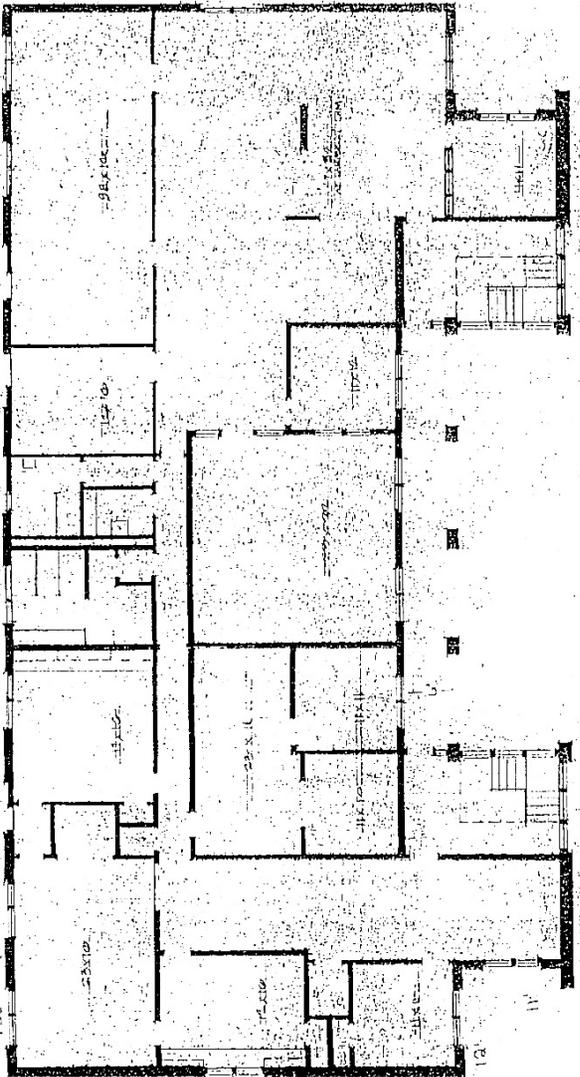


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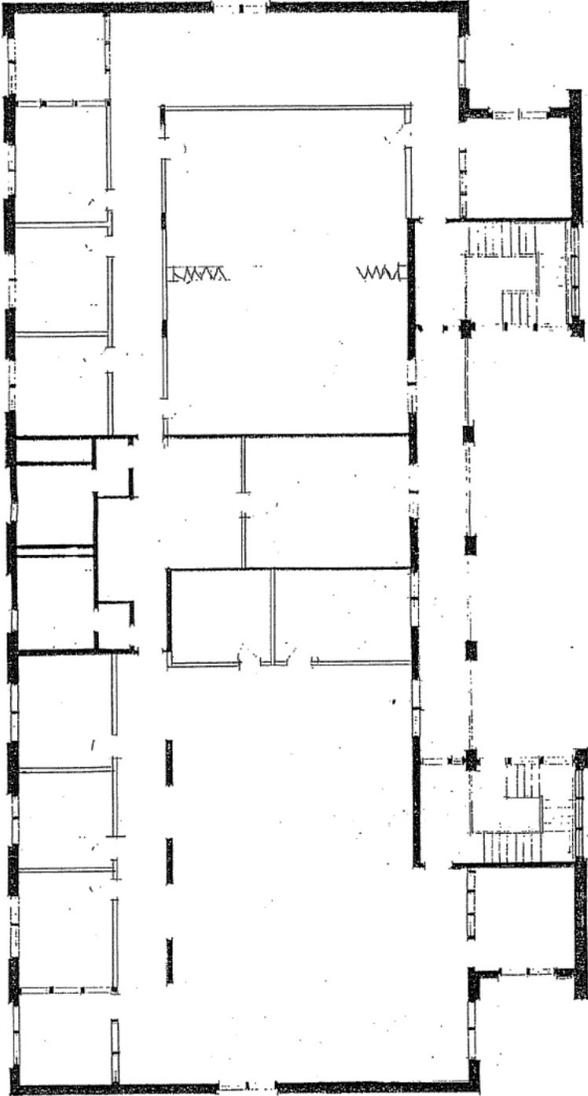
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FLOOR PLANS



FIRST FLOOR PLAN
BUILDING I



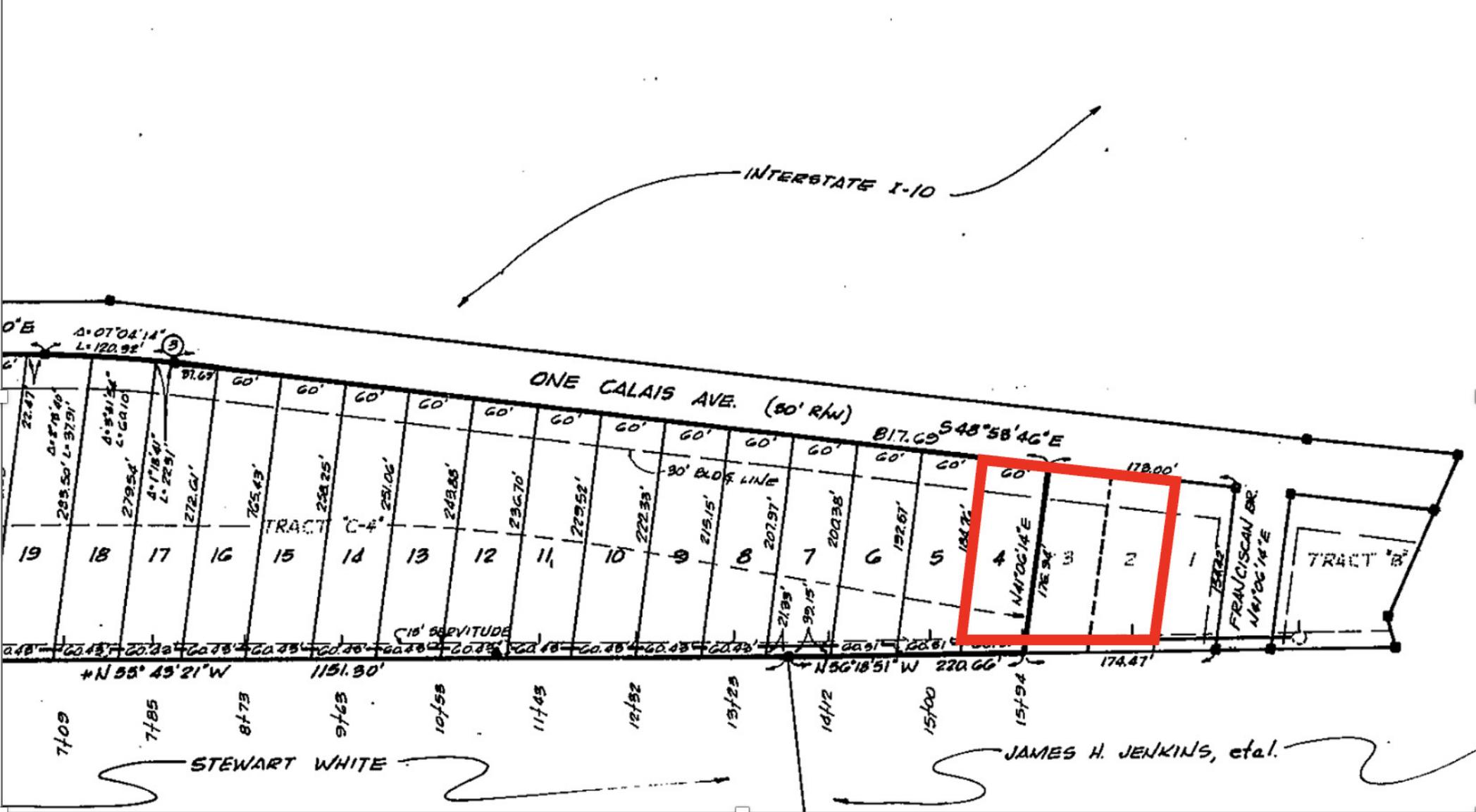
SECOND FLOOR PLAN

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SITE SURVEY



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