

## Office Space Available

8281 Goodwood Blvd,  
Baton Rouge, LA 70806

Prepared By:

**Bryant J. Cheely**

Advisor

O: 225.295.0800 | C: 225.933.5482

bcheely@latterblum.com

**Chris A. Town**

Advisory / Investments / Management

O: 225.295.0800 | C: 225.202.2789

ctown@latterblum.com

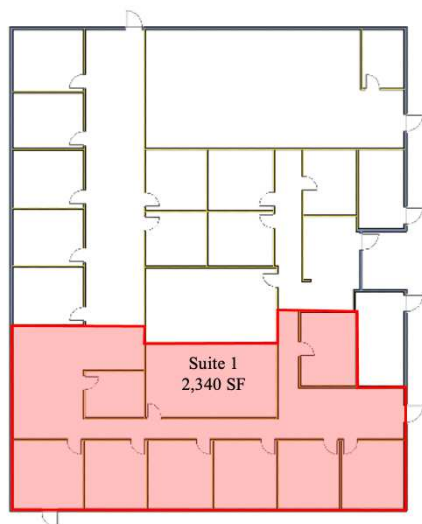
**Blake Howard**

Commercial Advisor

O: 225.295.0800 | C: 501.416.4538

bhoward@latterblum.com

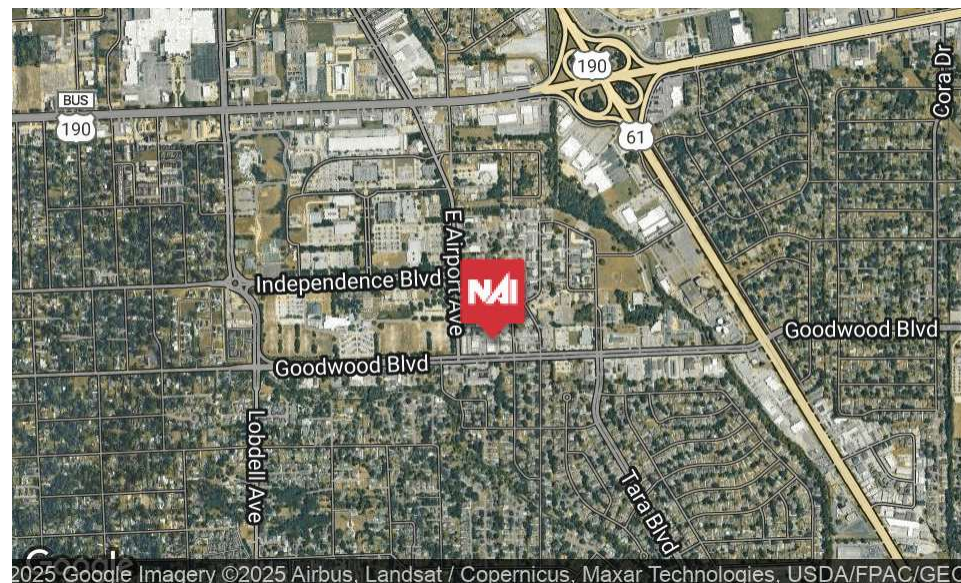




### PROPERTY DESCRIPTION

This suite offers a 2,340 square foot office suite, thoughtfully designed for businesses in need of private office space and collaborative meeting areas. This suite features six private offices, providing ample space for individual work, as well as a conference room ideal for team meetings, client presentations, or strategy sessions.

With its prime location near Airline Highway, this office ensures easy access to major roadways and is surrounded by other professional businesses. This space is an excellent fit for law firms, financial services, consulting firms, real estate agencies, or any business requiring multiple private offices. If you're looking for a well-organized, professional office suite in a highly accessible and convenient location.



### OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
CAM's	\$4.87
Available SF:	2,340 SF
Building Size:	33,468 SF
Private Offices:	6



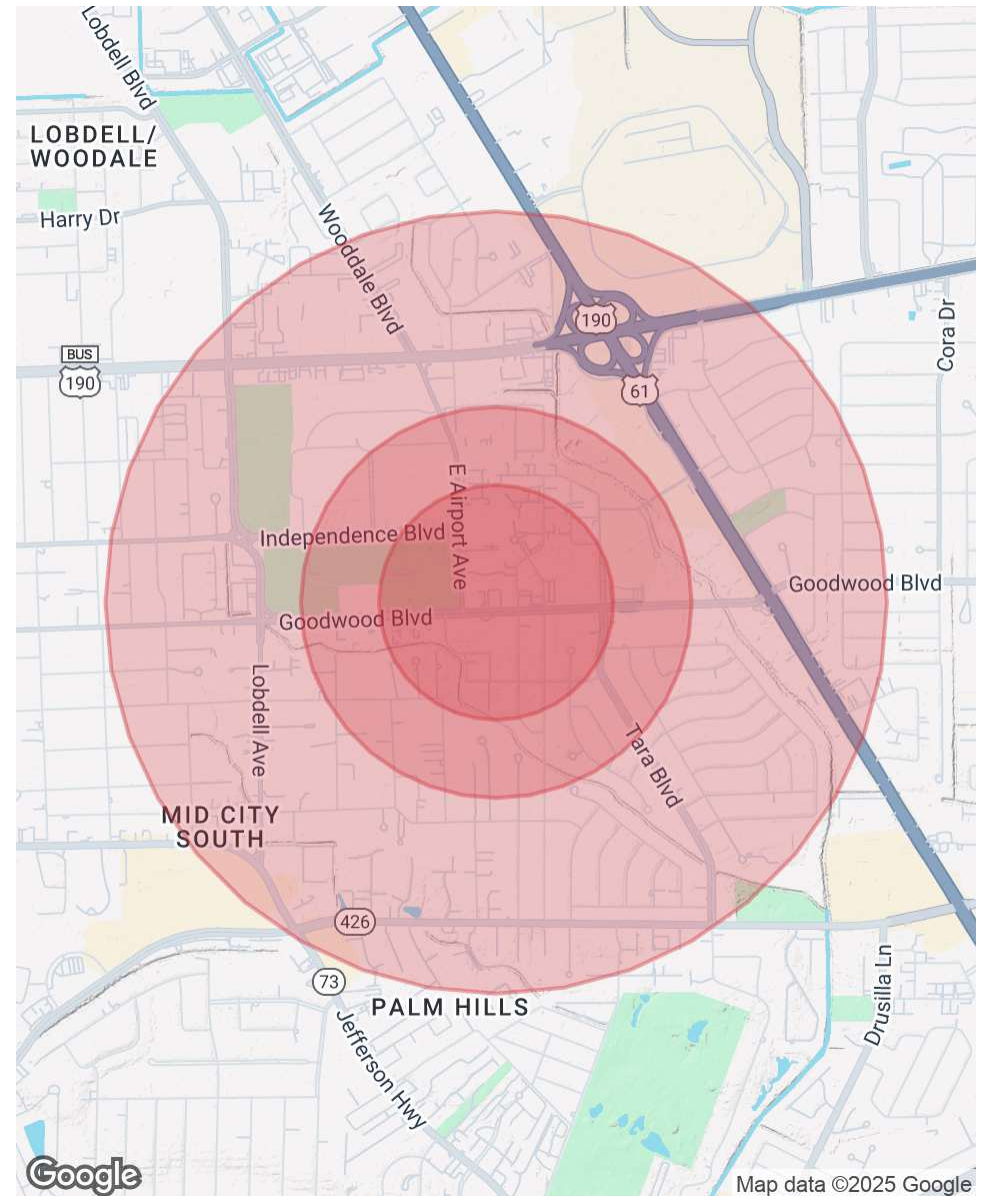
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	345	1,223	6,791
Average Age	45	45	44
Average Age (Male)	44	43	42
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	535	3,011
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$107,026	\$111,896	\$102,653
Average House Value	\$530,633	\$491,998	\$405,706

Demographics data derived from AlphaMap



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For More Information:

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O: 225.295.0800 | C: 225.933.5482

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**NALatter&Blum**

1700 City Farm Drive  
Baton Rouge, LA 70806

[www.latterblum.com](http://www.latterblum.com)