



PROPERTY DESCRIPTION

Professional Office space in Forest Park Office Plaza located at 14635 S. Harrell's Ferry Road in Baton Rouge, LA available for Sale or lease. This property features 2,332 square feet of well-designed office space, including four private offices, three cubicles, an open area for collaborative work, a conference room, and a breakroom.

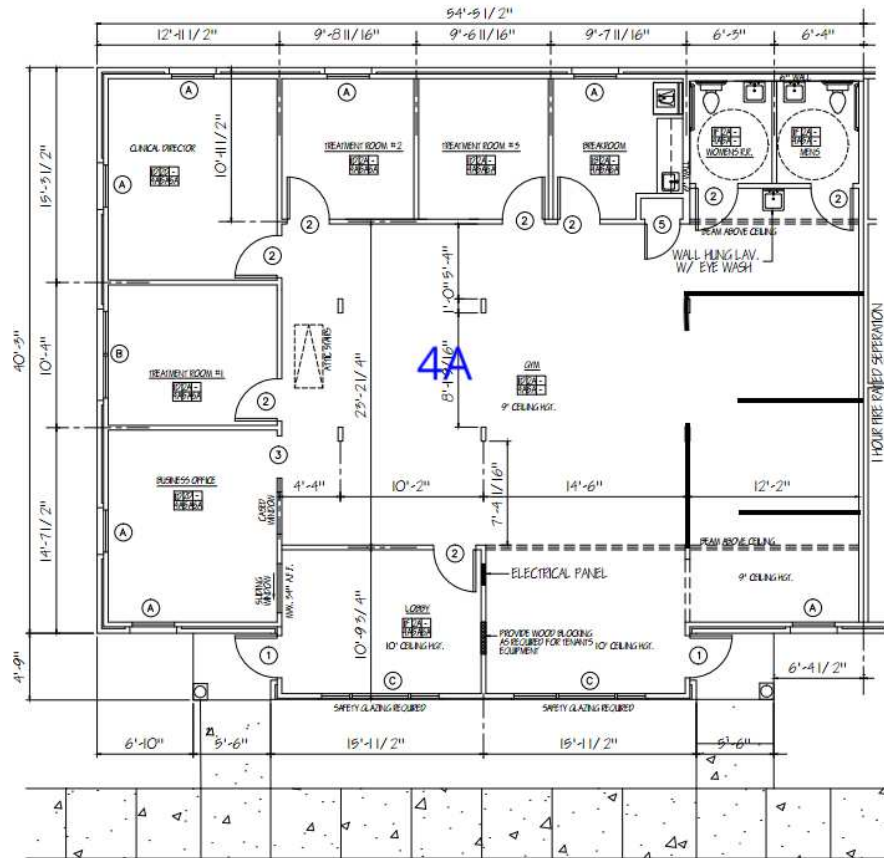
The office park provides a quiet setting along S. Harrell's Ferry with ample parking available. Plenty of nearby dining and retail options include Subway, Rotolo's, Chili's, Chick-fil-a, Starbucks, Zaxby's, Target, Office Depot, and Lowe's. office condo is available for sale in Forest Park Office Plaza.

PROPERTY HIGHLIGHTS

- Located just a short distance from Interstate 12, O'neal Lane, and S. Sherwood Forest Blvd.
- Quick access to Livingston Parish
- Open floor pan ideal for collaborative workspace
- Condo Association Dues and P&L Insurance are \$640.00 per month

OFFERING SUMMARY

Sale Price:	\$318,500
Lease Rate:	\$10.50 SF/yr (MG)
Available SF:	2,332 SF
Building Size:	2,332 SF



AVAILABLE SPACES

SUITE

SIZE

TYPE

RATE

4A 2,332 SF Modified Gross

\$10.50 SF/yr



FOREST PARK OFFICE PLAZA - SUITE 4A

14635 S HARRELLS FERRY RD BATON ROUGE, LA 70816

Office Building For Sale & Lease



W. FOSTER MURPHY

Licensed in LA

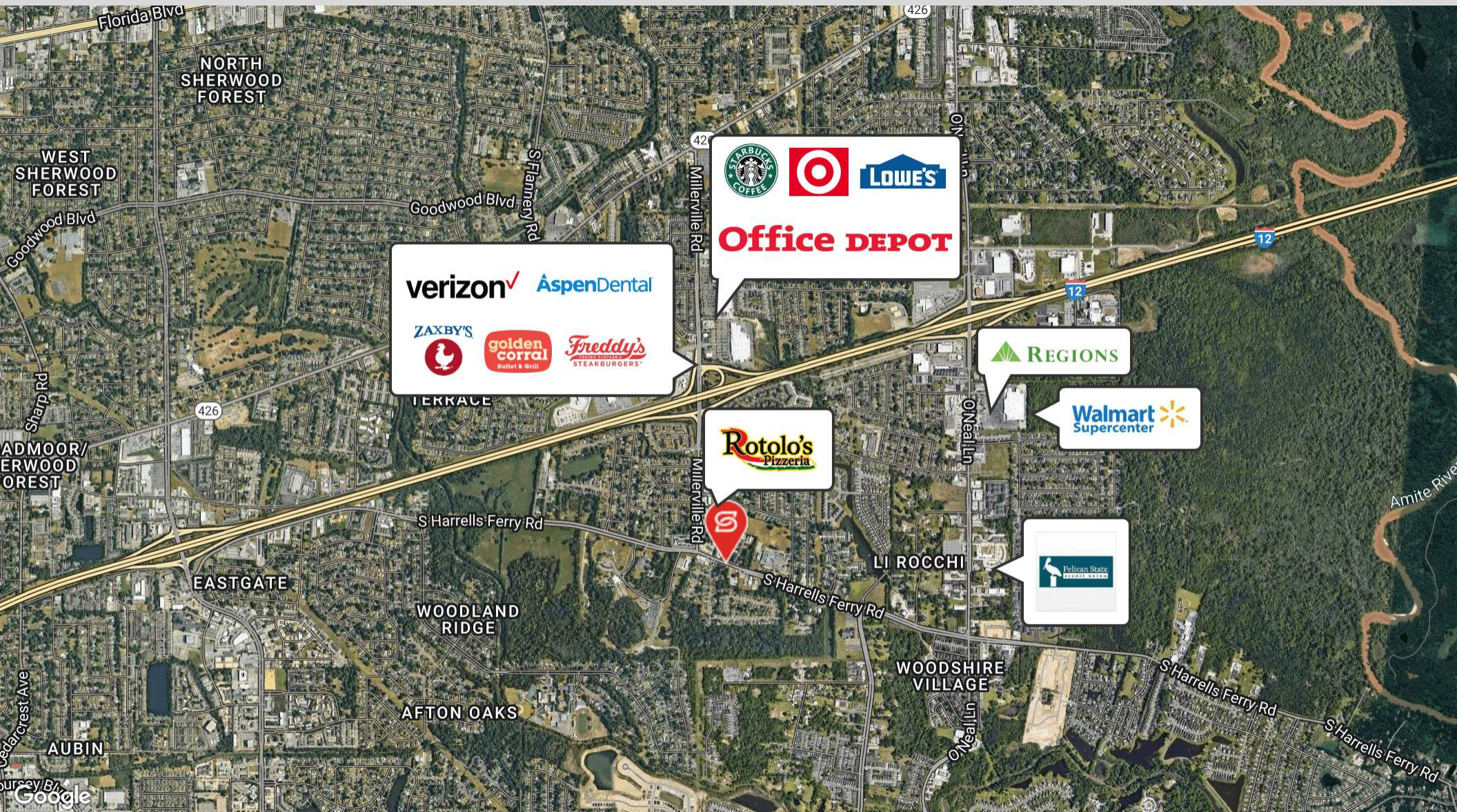
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