

# 7884 OFFICE PARK BOULEVARD

Baton Rouge, LA 70809

Office Park Blvd

± 4,688 RSF OFFICE SUITES AVAILABLE FOR LEASE



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Office suites are now available for lease in Baton Rouge, Louisiana. We are offering  $\pm$  4,688 RSF of second floor office space. The property provides direct access to and frontage on Office Park Boulevard at a lighted intersection of Jefferson Hwy and Office Park, offering excellent visibility and ample parking. The building is just 1 mile from the I-10/I-12 split, allowing for easy access to Baton Rouge and the surrounding areas.

**First Floor**  
Fully Leased

**Second Floor**  
 $\pm$  4,688 RSF

**RSF TOTAL**  
 $\pm$  4,688 RSF for Lease



## PROPERTY DETAILS

<b>ADDRESS</b>	7884 Office Park Boulevard   Baton Rouge, LA 70809	
<b>PROPERTY TYPE</b>	Office	
<b>BUILDING DETAILS</b>	$\pm$ 20,590 SF	
<b>AVAILABILITY</b>	First Floor	4,824 RSF - Fully Leased
	Second Floor	4,688 RSF - Available
	RSF Total	9,512 RSF
<b>STORIES</b>	2 Stories	
<b>PARKING</b>	105 Parking Spaces (5:1 Parking Ratio)	
<b>FRONTAGE</b>	Office Park Boulevard	
<b>LEASE RATE</b>	\$25.50 Full Service	
<b>TI</b>	Negotiable	

# PROPERTY PHOTOS



# SECOND FLOOR

Total Available RSF  
± 4,688 RSF

Suite 200  
± 2,444 RSF

Suite 201  
± 2,244 RSF

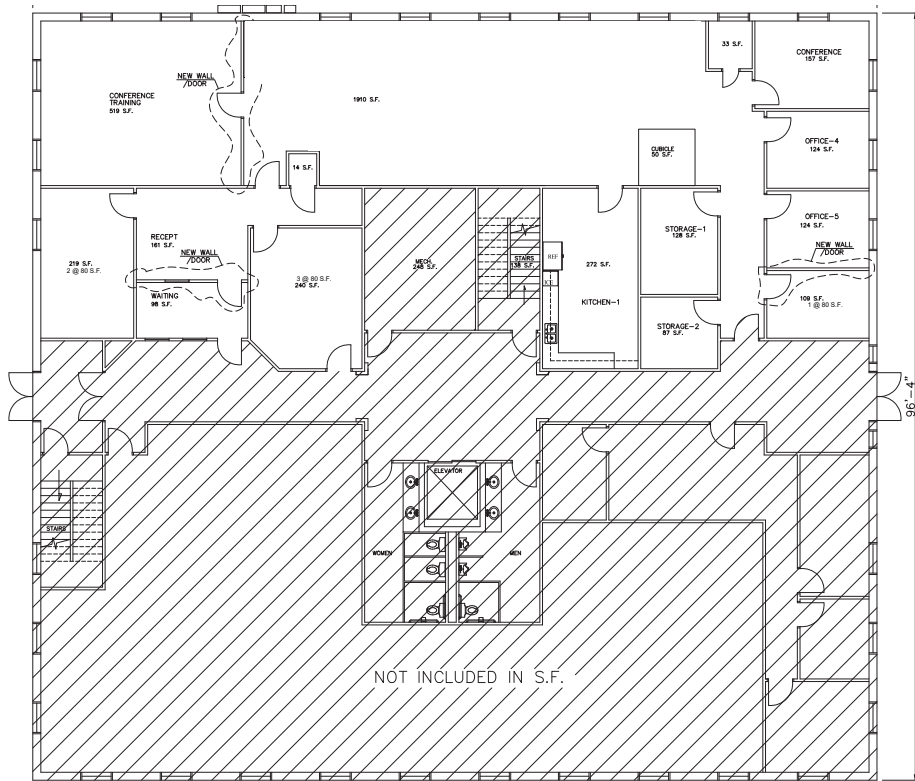
PARKING LOT



OFFICE PARK BLVD

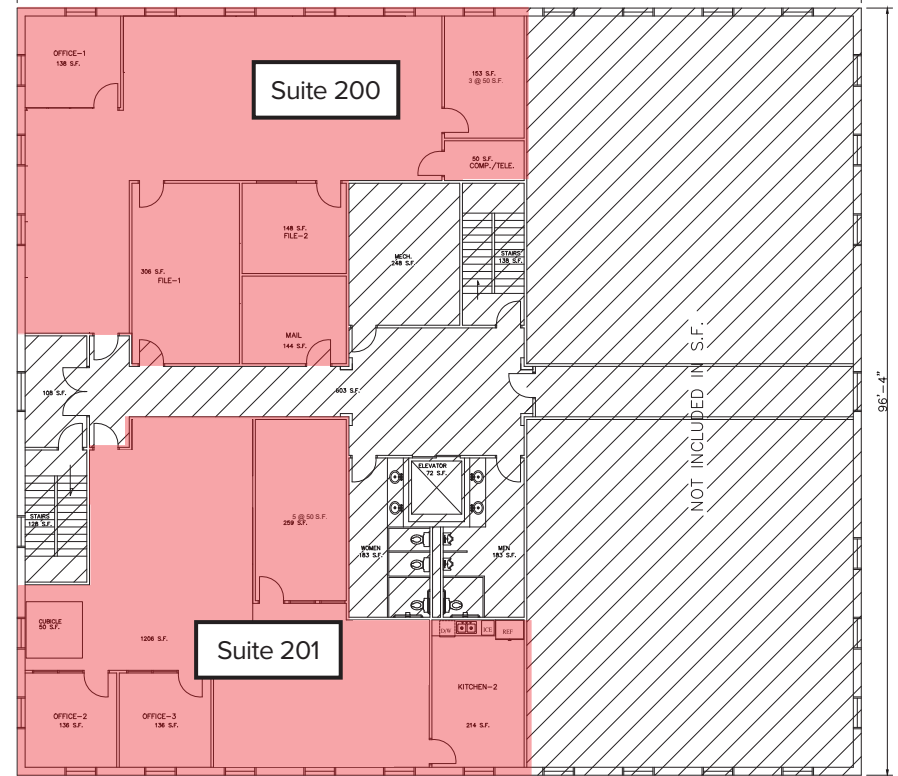
# FLOOR PLAN

Second Floor • Suite 200-201 • ± 4,688 RSF



### First Floor

Fully Leased



### Second Floor

Suite 200  
± 2,444 RSF

Suite 201  
± 2,244 RSF

Total Available RSF  
± 4,688 RSF

# FLOOR PLAN

First Floor • Second Floor • ± 9,512 RSF



**SITE**



**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	6,995	69,851	223,246
AVERAGE HH INCOME	\$131,904	\$109,717	\$93,790
MEDIAN HH INCOME	\$82,550	\$71,807	\$60,150
HOUSEHOLDS	3,788	33,855	97,861
DAYTIME EMPLOYEES	12,249	111,308	216,658



## CONTACT

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