



MEDICAL OFFICE FOR LEASE

8281 Goodwood Blvd

Baton Rouge, LA 70806

Presented By:

Chris A. Town

Advisory / Investments / Management
O: 225.295.0800 | C: 225.202.2789
ctown@latterblum.com

Bryant J. Cheely

Advisor
O: 225.295.0800 | C: 225.933.5482
bcheely@latterblum.com

Blake Howard

Commercial Advisor
O: 225.295.0800 | C: 501.416.4538
bhoward@latterblum.com



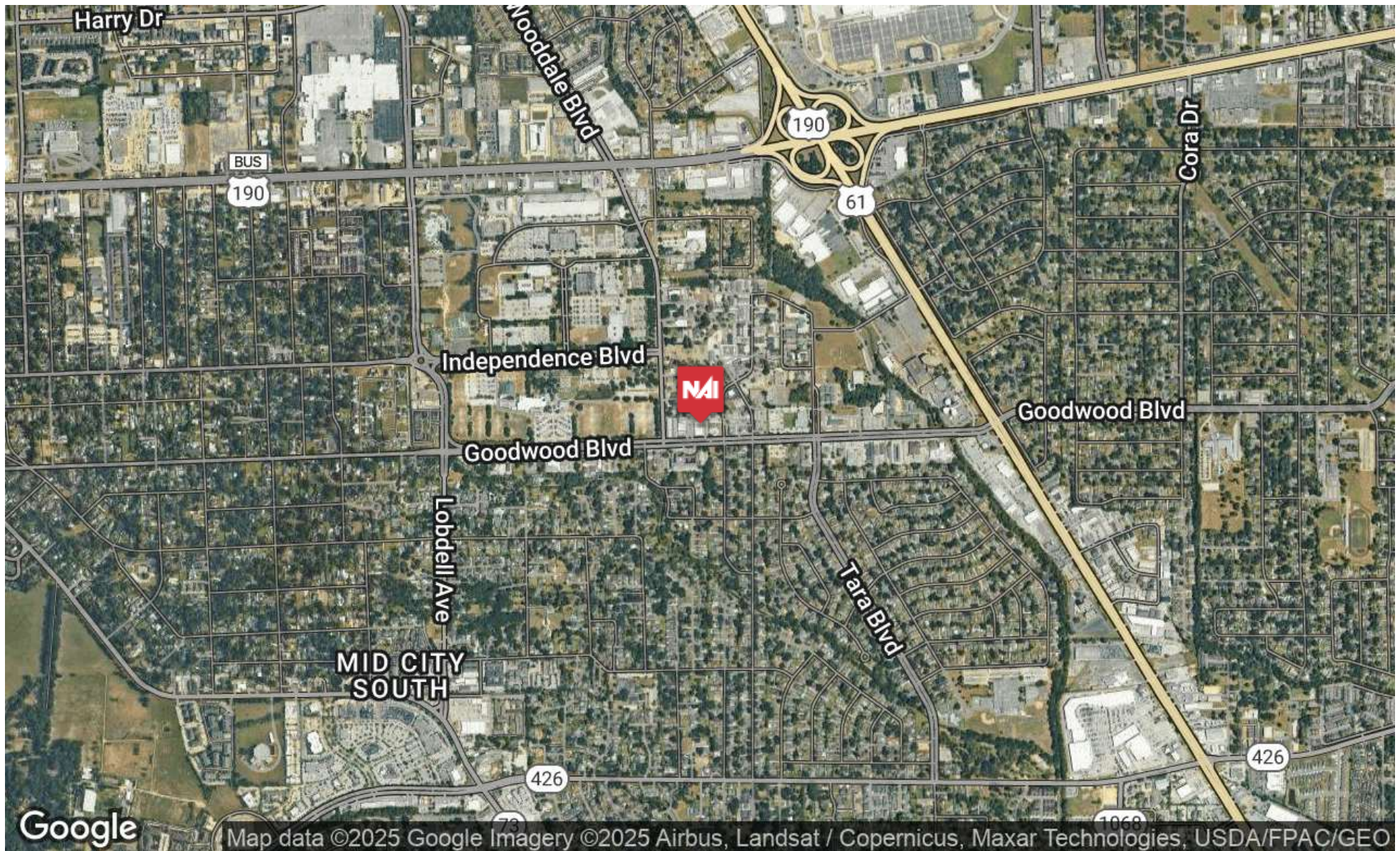
PROPERTY DESCRIPTION

Located in the heart of Baton Rouge, 8281 Goodwood Blvd, Suite D-1 offers a premier medical office space on the first floor, ideal for healthcare professionals seeking a well-equipped and functional workspace. Spanning 2,651 square feet, this suite features a versatile layout that includes three private offices, four medical bays, a spacious waiting area, receptionist area, conference room, and kitchenette. Designed for convenience and accessibility, the office has two direct exits to the parking lot for easy staff access, as well as one entrance leading to the main lobby of the building.

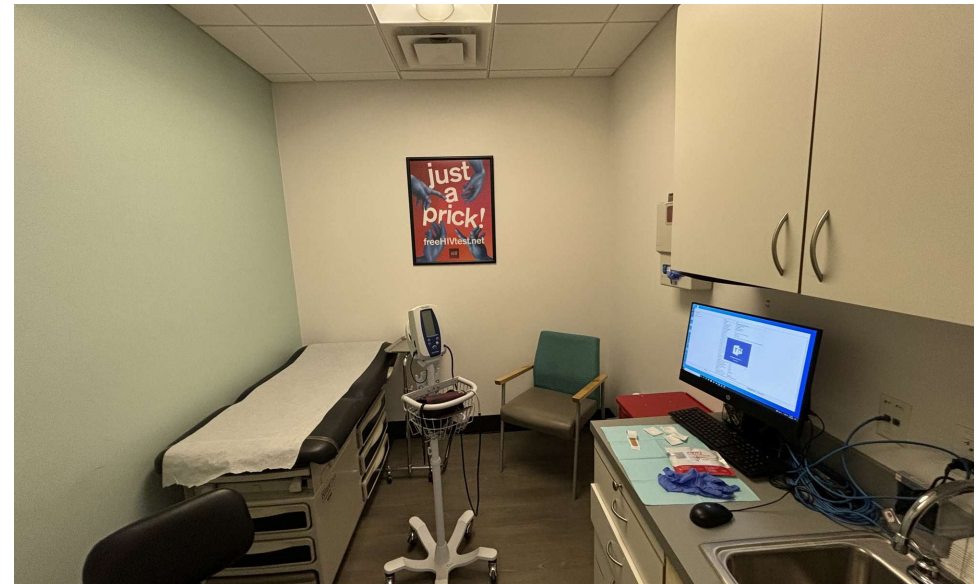
Situated in a prime location, this office is in close proximity to Airline Highway, providing seamless access to major thoroughfares and ensuring convenience for both staff and patients. Surrounded by other medical offices and essential services, the property also offers ample parking and a thoughtfully designed layout, making it an excellent choice for doctors, healthcare providers, or specialists looking to establish or expand their practice in a professional and accessible setting.

OFFERING SUMMARY

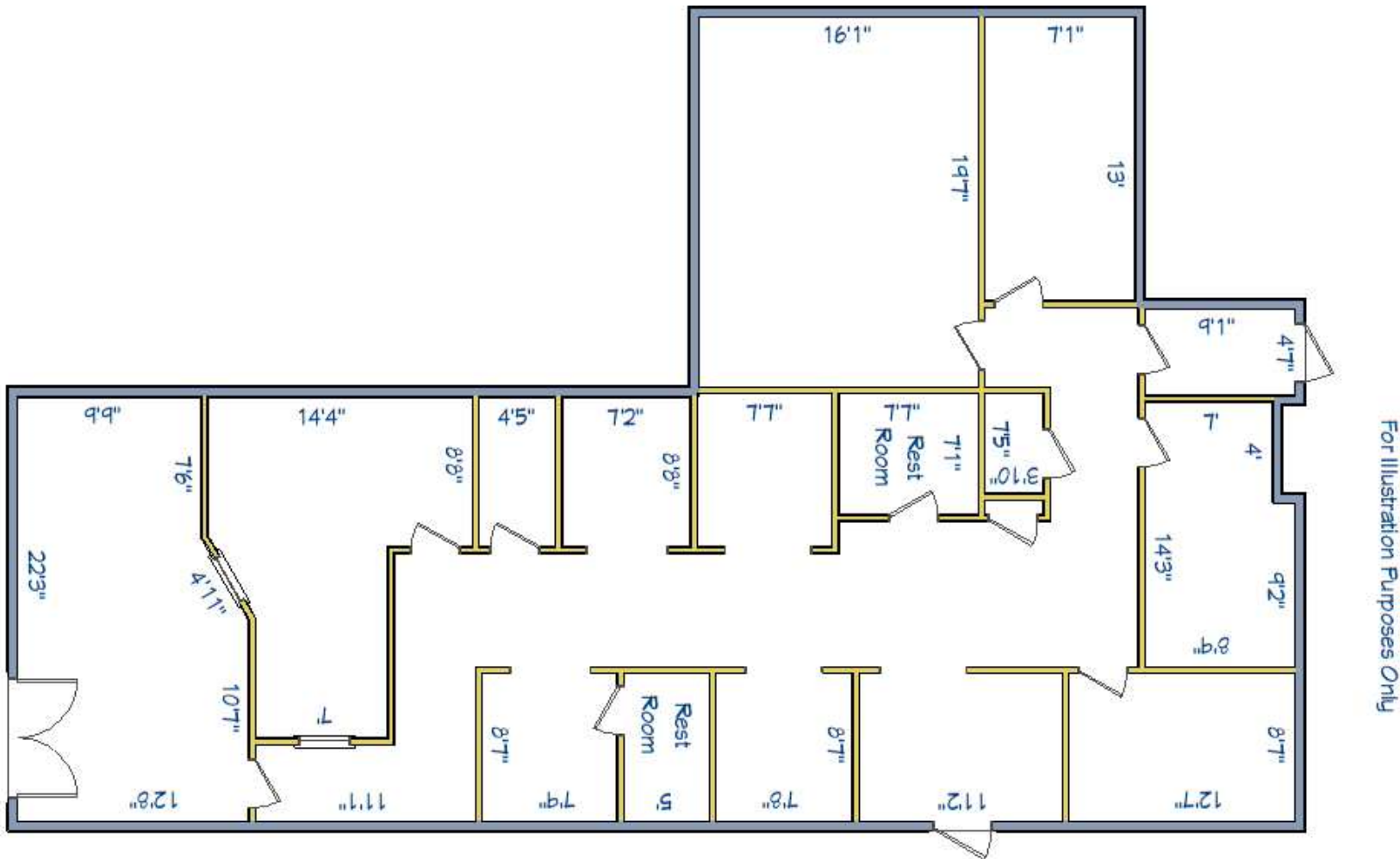
Lease Rate:	\$13.00 SF/yr
Lease Type:	NNN
CAM's	\$4.87
Private Offices:	3
Medical Bays:	4
Available SF:	2,651 SF
Building Size:	33,468 SF



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

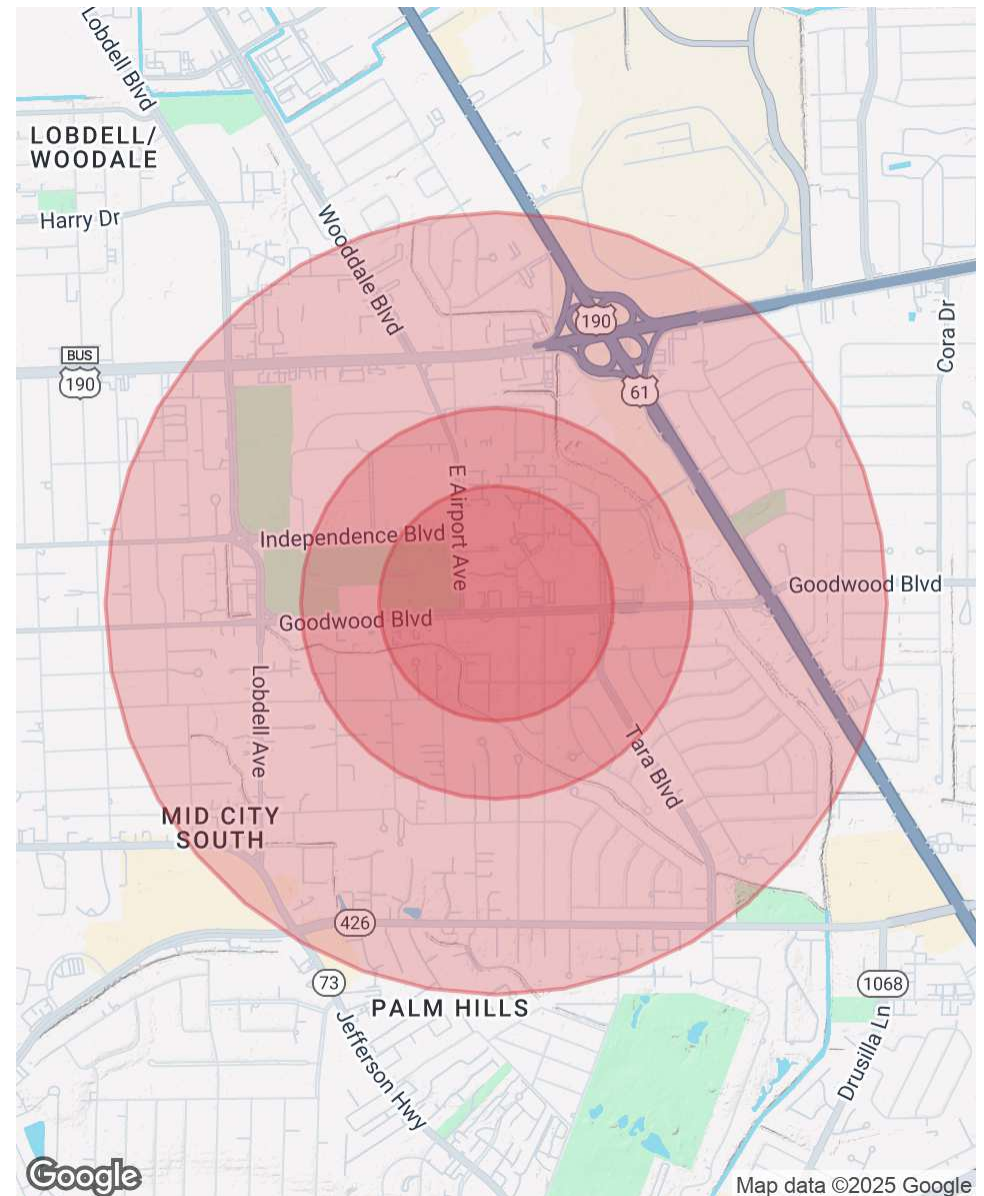


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA


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



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Chris A. Town

Advisory / Investments / Management
O: 225.295.0800 | C: 225.202.2789
ctown@latterblum.com

Bryant J. Cheely

Advisor
O: 225.295.0800 | C: 225.933.5482
bcheely@latterblum.com

Blake Howard

Commercial Advisor
O: 225.295.0800 | C: 501.416.4538
bhoward@latterblum.com

NALatter&Blum

1700 City Farm Drive
Baton Rouge, LA 70806

www.latterblum.com