



OFFICE BUILDING FOR LEASE

Suite 700

11211 Industriplex Boulevard, Baton Rouge, LA 70809

Presented By:

Bryant J. Cheely

Advisor
225.933.5482
bcheely@rampartcre.com

Chris A. Town

Advisory | Investments
225.202.2789
ctown@rampartcre.com

Blake Howard

Commercial Advisor
501.416.4538
bhoward@rampartcre.com



PROPERTY DESCRIPTION

Discover an exceptional opportunity to elevate your business in the thriving Industriplex area of Baton Rouge. Suite 700 at 11211 Industriplex Blvd offers 5,000 SF of versatile commercial space ideal for a variety of uses, from professional offices to retail showrooms.

Strategically located just off Airline Highway with easy access to I-10 and I-12, this property ensures convenient connectivity for clients and employees alike. The suite features a flexible floor plan that can be customized to suit your business needs, equipped with modern amenities such as high-speed internet capabilities, ample electrical outlets, and efficient HVAC systems for a comfortable and productive work environment.

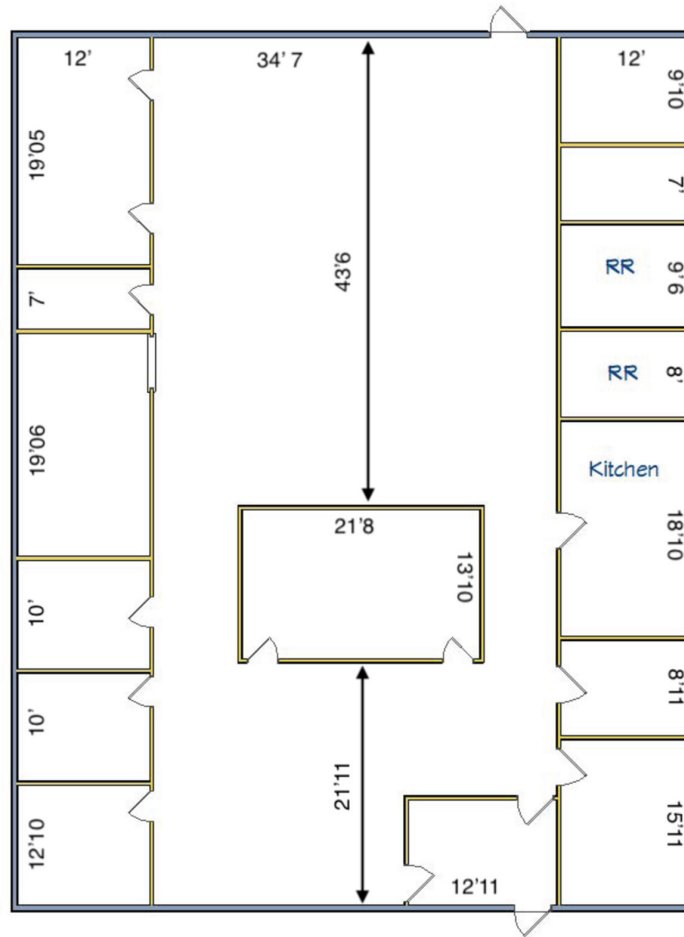
Ample on-site parking is available for both staff and visitors. Situated within a well-maintained complex surrounded by a mix of established businesses, the location provides a professional setting that can enhance your company's image. Additionally, the property is in close proximity to dining, lodging, and shopping options, offering added convenience for your team and clients.

OFFERING SUMMARY

Lease Rate:	\$9.85 SF/yr (NNN)
Private Offices:	8
Available SF:	5,000 SF
Building Size:	45,155 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	293	2,238
Total Population	99	671	5,002
Average HH Income	\$69,204	\$83,410	\$99,444

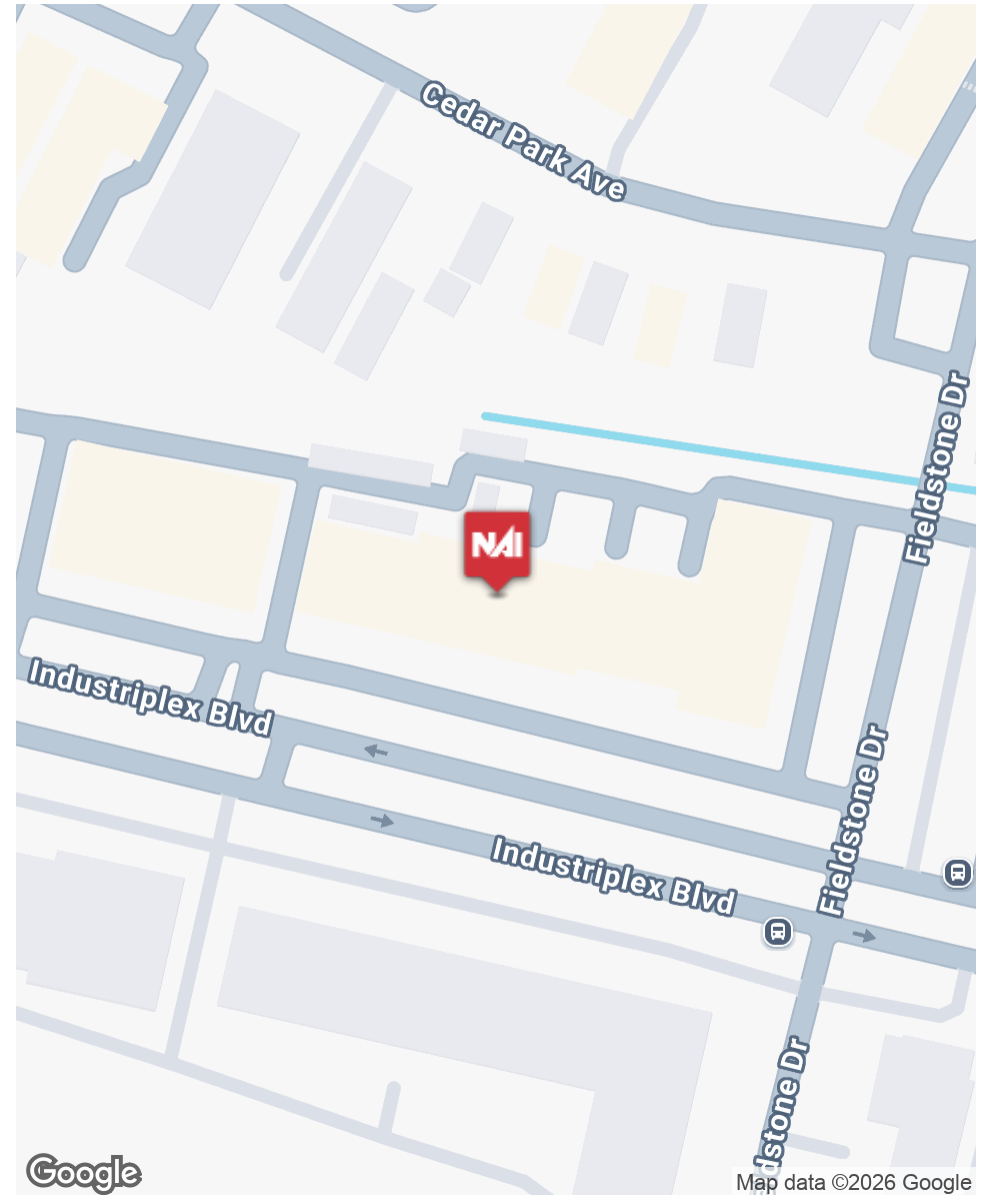
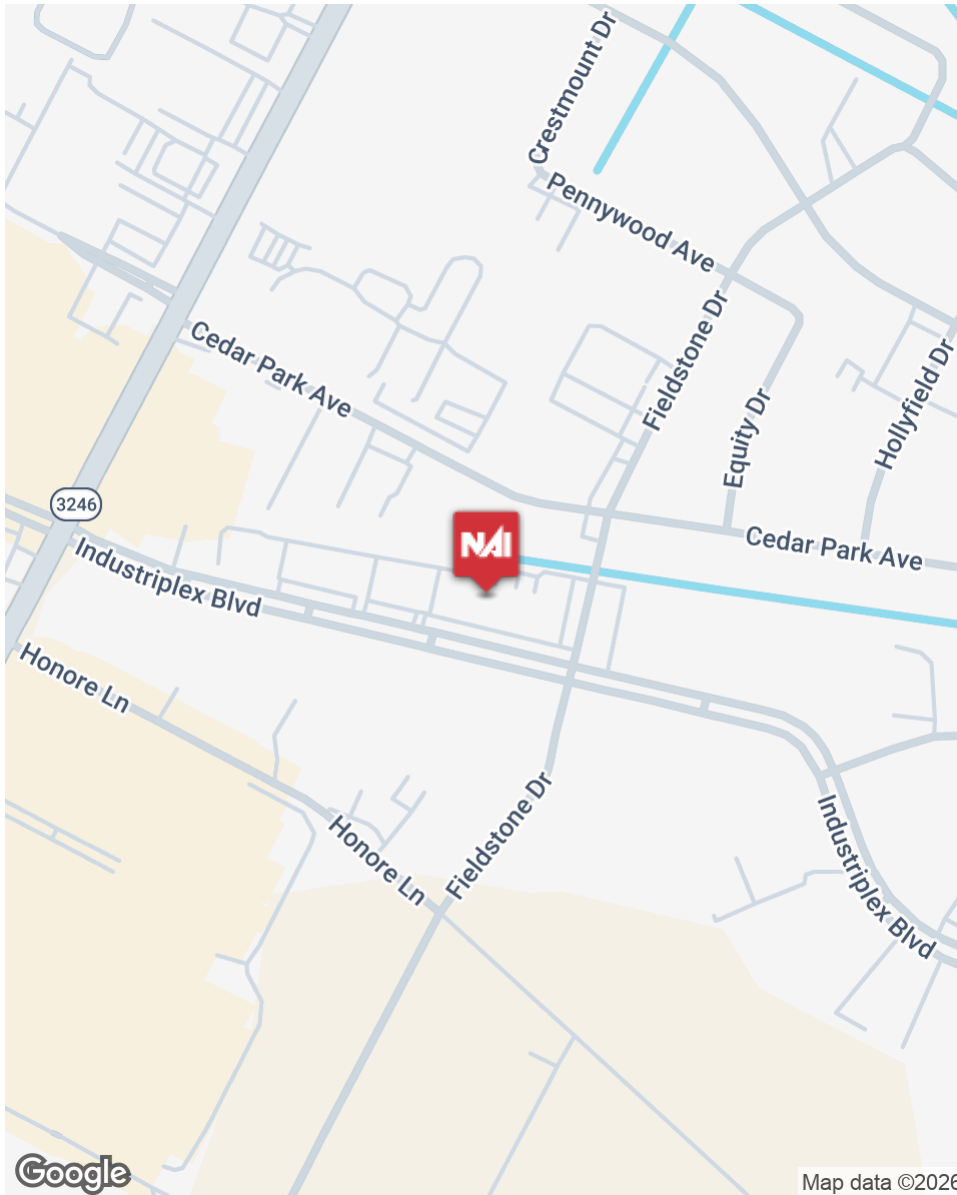
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For More Information:

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com