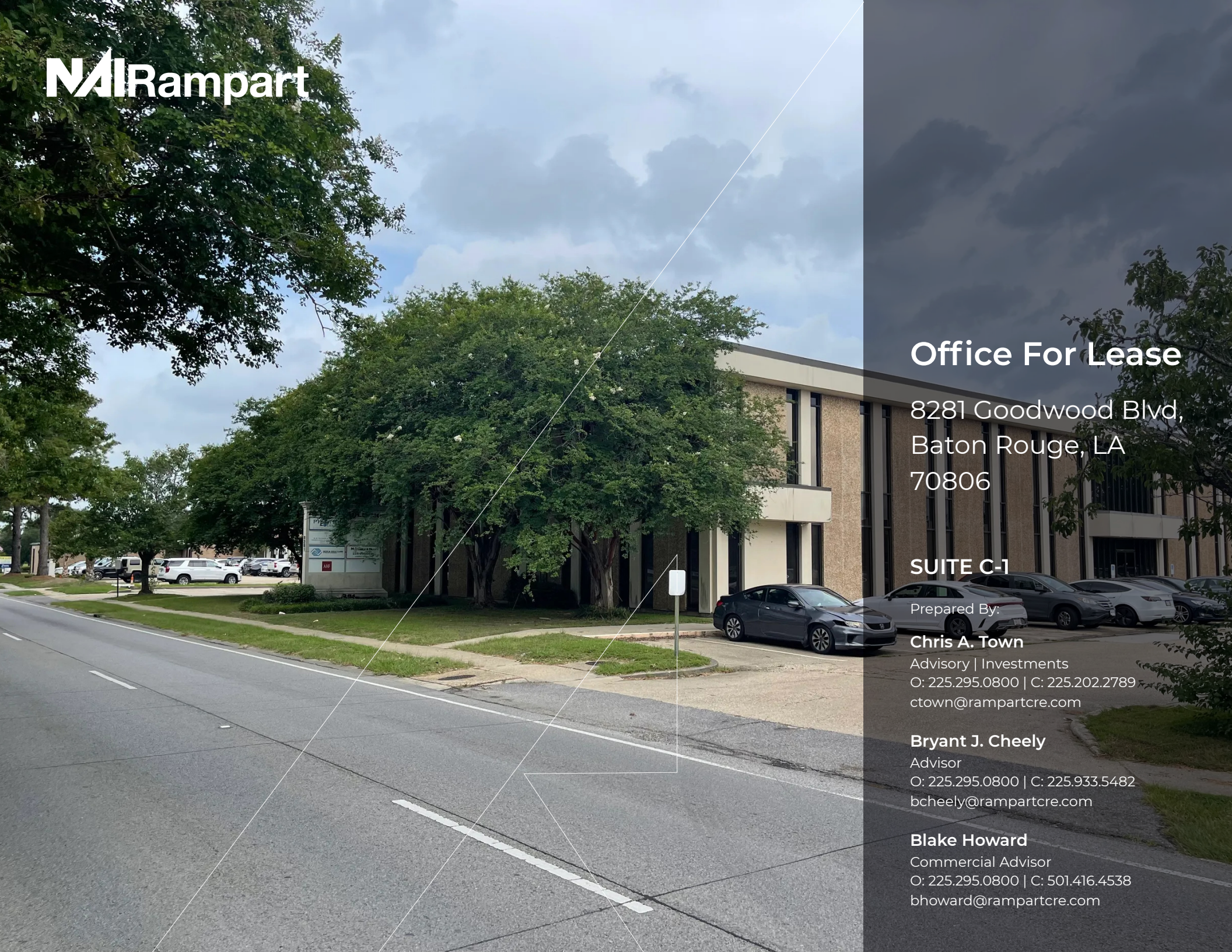




NAIRampart

Office For Lease

8281 Goodwood Blvd,
Baton Rouge, LA
70806

SUITE C-1

Prepared By:

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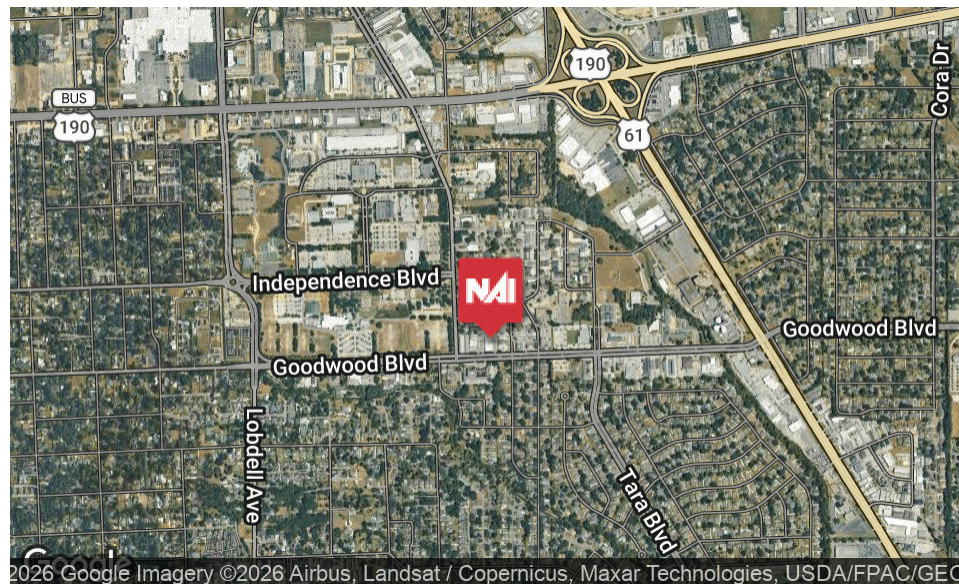
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PROPERTY DESCRIPTION

Located at 8281 Goodwood Blvd, Baton Rouge, LA, this two-story office building offers a prime location with excellent accessibility and significant potential for businesses seeking a strategic advantage. The building boasts a total square footage of 33,468, providing ample space for various office needs.

The property features multiple points of access to major thoroughfares including Florida Blvd, Jefferson Hwy, and Airline Hwy, ensuring convenient commute options for both employees and clients. Amenities include abundant parking and well-maintained common areas that provide a professional and pleasant atmosphere. With limited tenants, the building offers a quiet and focused work environment, ideal for businesses looking to minimize distractions and maintain productivity.

This property stands out due to its excellent location and competitive leasing terms. The NNN lease structure, combined with a reasonable base rate and additional fees, makes it an attractive option for businesses looking to establish or expand their presence in Baton Rouge. For further details or to schedule a viewing, please contact listing agents.

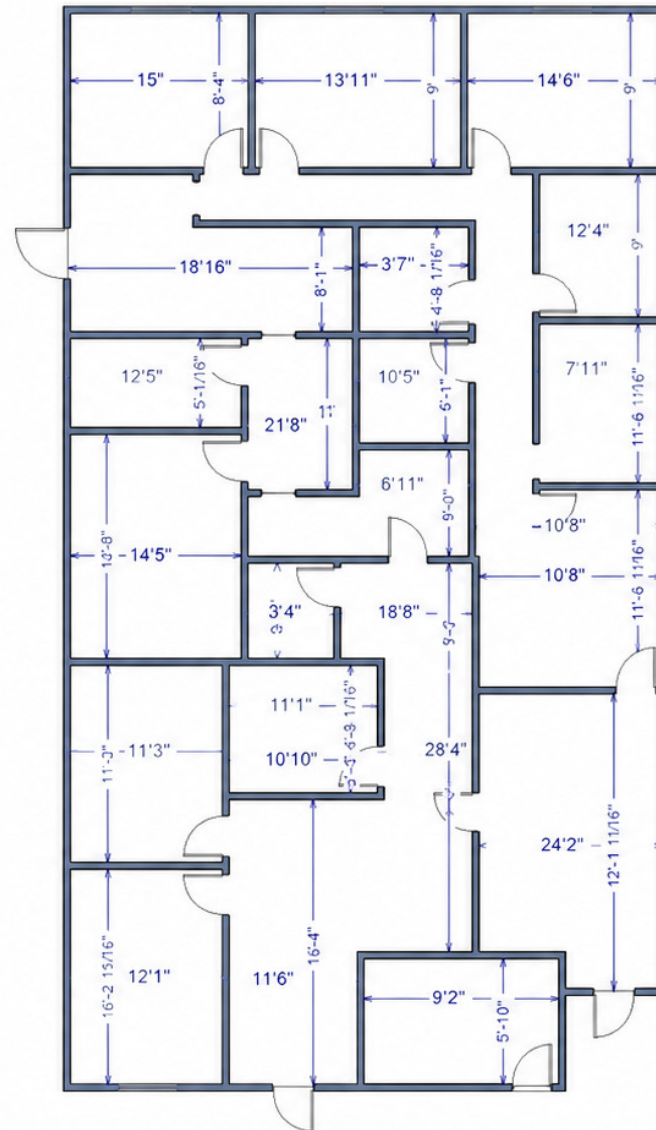


OFFERING SUMMARY

Lease Rate:	\$11.50
Available SF:	3,111 SF
Lease Type:	NNN
Private Offices:	9
Amenities:	Conference Room, Kitchenette, Private Restrooms
Parking	4 / 1,000
Access:	Key Fob / 24 Hr



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