



Suite D

8281 Goodwood Blvd,
Baton Rouge, LA
70806

OFFICE BUILDING FOR LEASE

Prepared By:

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PROPERTY DESCRIPTION

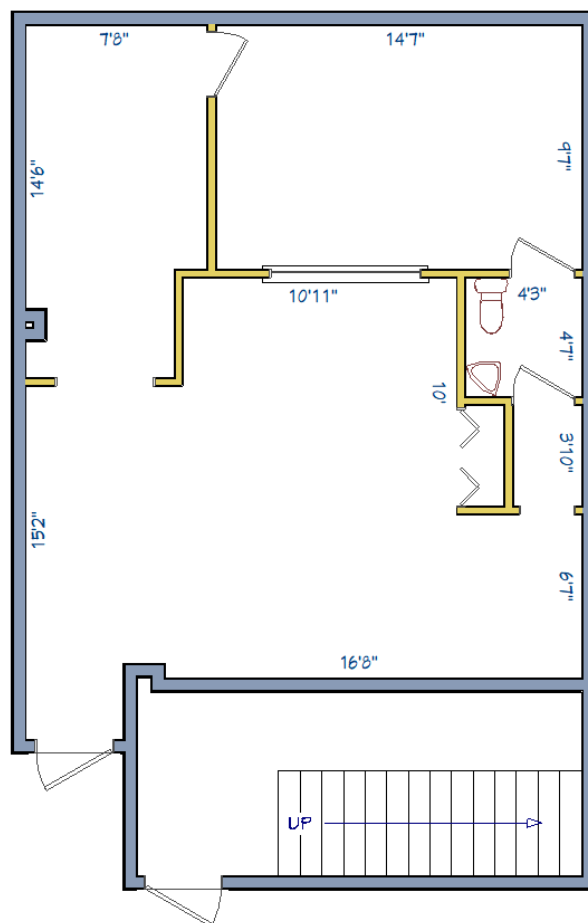
Spanning 779 square feet, this suite features two equally sized rooms, providing a functional and adaptable layout suitable for private offices, meeting rooms, or workspace configurations.

With its prime location near Airline Highway, the office offers easy access to major thoroughfares, ensuring convenience for both business owners and clients. Whether you're looking for a small office, consulting space, or satellite workspace, this suite provides an excellent opportunity in a highly accessible and professional setting.

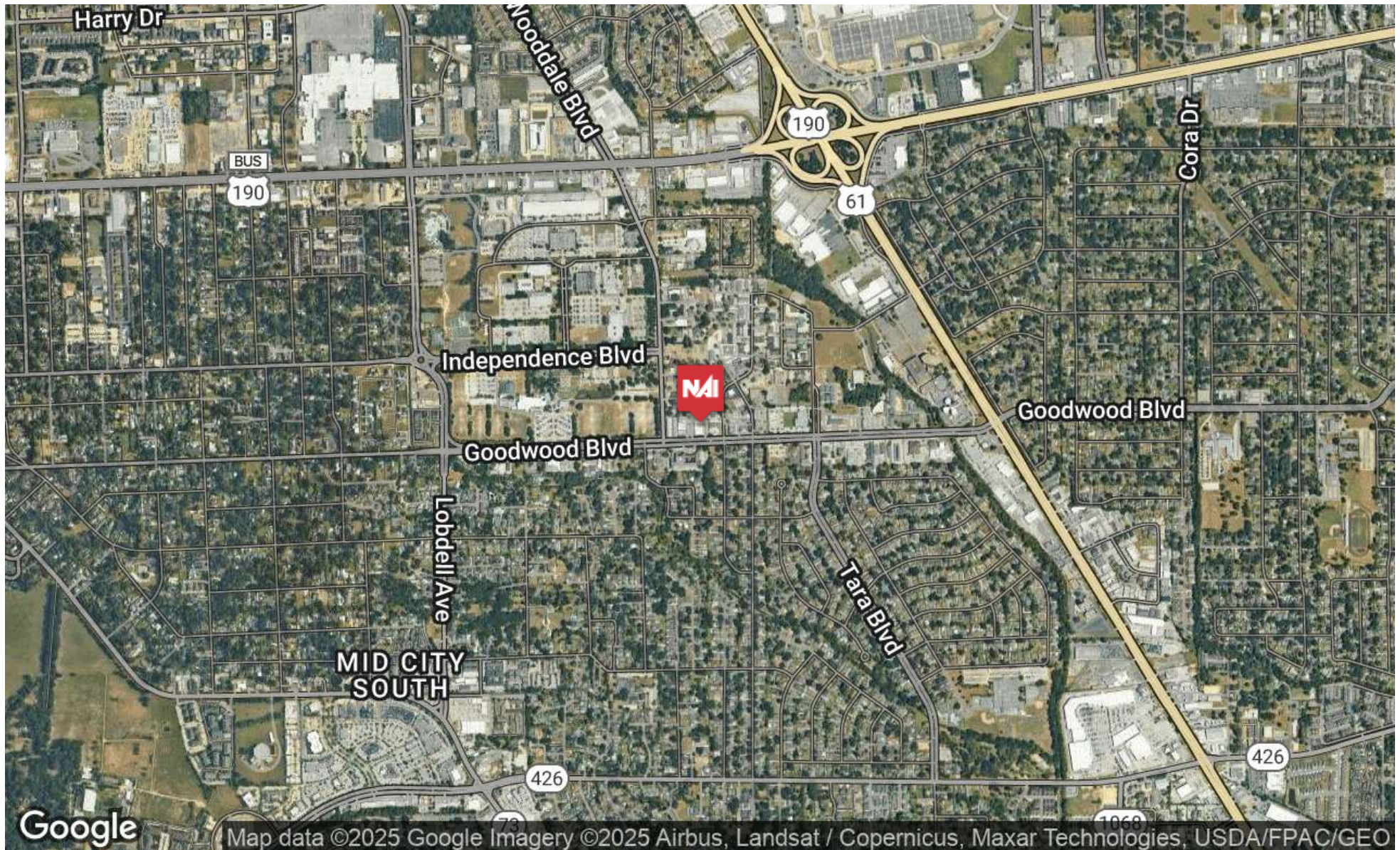
OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr
Lease Type:	NNN
CAM's	\$4.87
Available SF:	779 SF
Building Size:	33,468 SF

For Illustration Purposes Only



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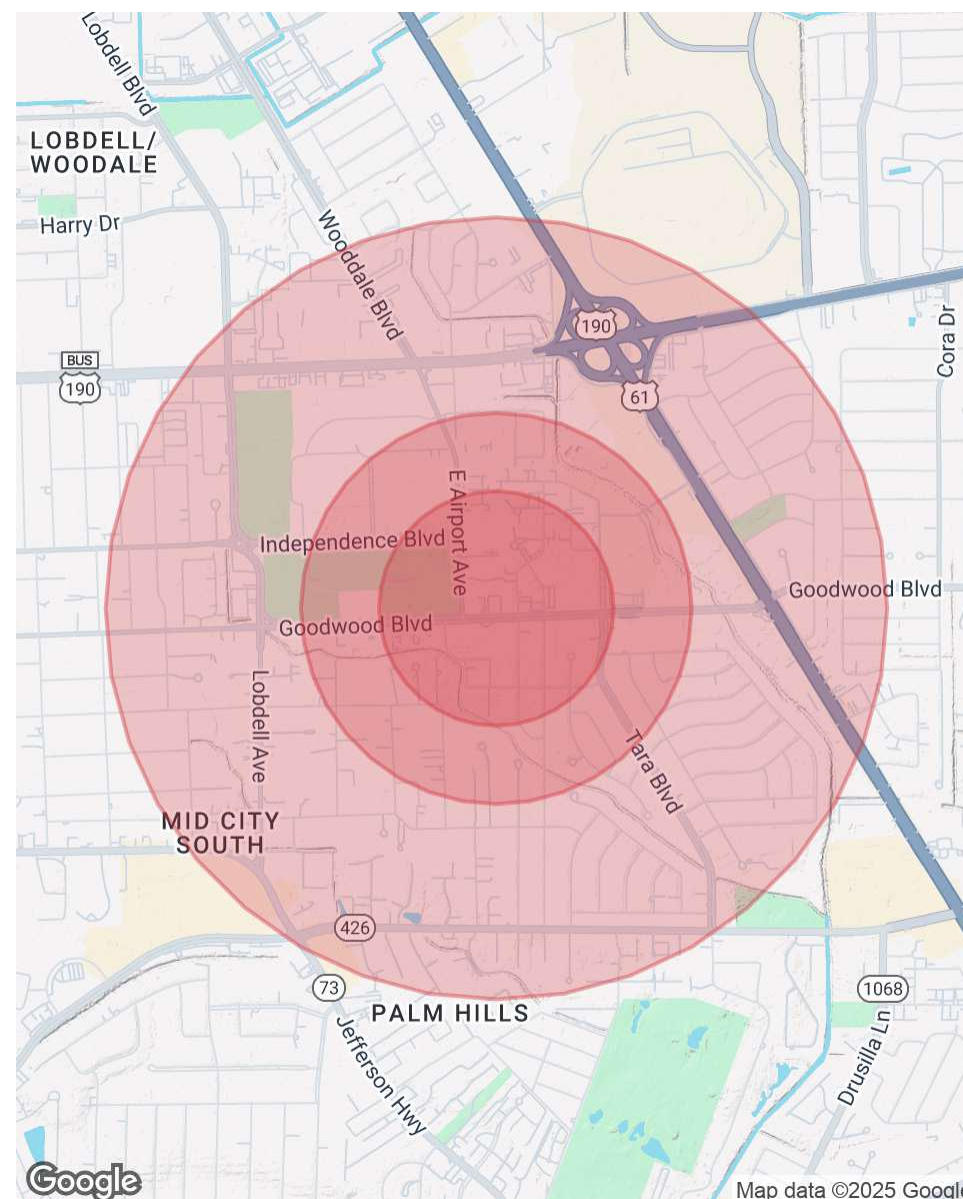


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	345	1,223	6,791
Average Age	45	45	44
Average Age (Male)	44	43	42
Average Age (Female)	47	46	46

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



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For More Information:

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