



Office Space For Lease

8281 Goodwood Blvd,
Baton Rouge, LA 70806

OFFICE BUILDING FOR LEASE

Prepared By:

Bryant J. Cheely

Advisor

O: 225.295.0800 | C: 225.933.5482

bcheely@rampartcre.com

Chris A. Town

Advisory | Investments

O: 225.295.0800 | C: 225.202.2789

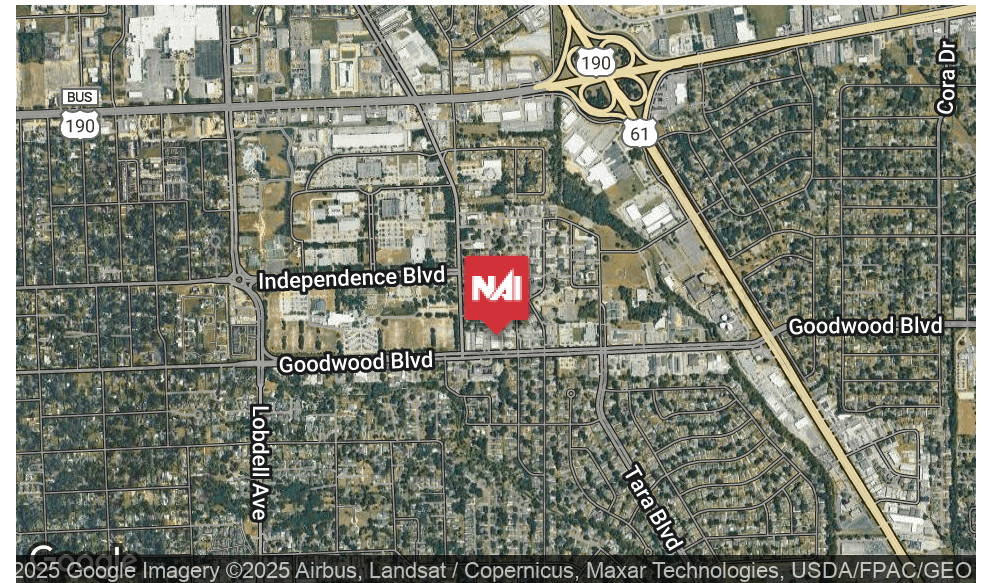
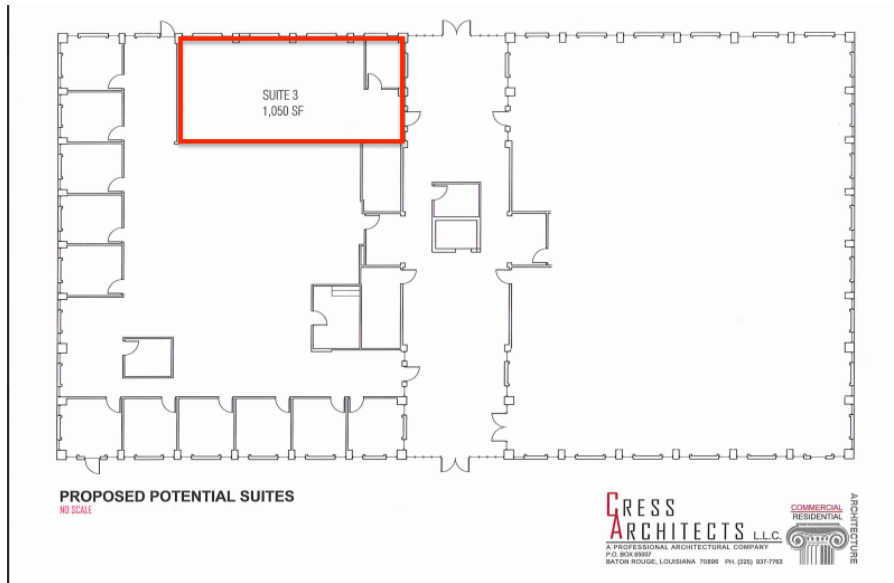
ctown@rampartcre.com

Blake Howard

Commercial Advisor

O: 225.295.0800 | C: 501.416.4538

bhoward@rampartcre.com



PROPERTY DESCRIPTION

Located in the heart of Baton Rouge, 8281 Goodwood Blvd offers 1,050 square feet of open floor plan office space, perfect for businesses seeking a flexible and efficient workspace. The open layout is ideal for cubicle configurations, making it well-suited for a bullpen-style office setup.

With its prime location near Airline Highway, this office provides easy access to major thoroughfares and is surrounded by other professional businesses. This space is an excellent fit for call centers, marketing firms, sales teams, tech startups, or collaborative work environments that thrive in an open-office setting. If you're looking for a versatile and well-located office space to enhance productivity and teamwork.

OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
CAM's	\$4.87
Available SF:	1,050 SF
Building Size:	33,468 SF

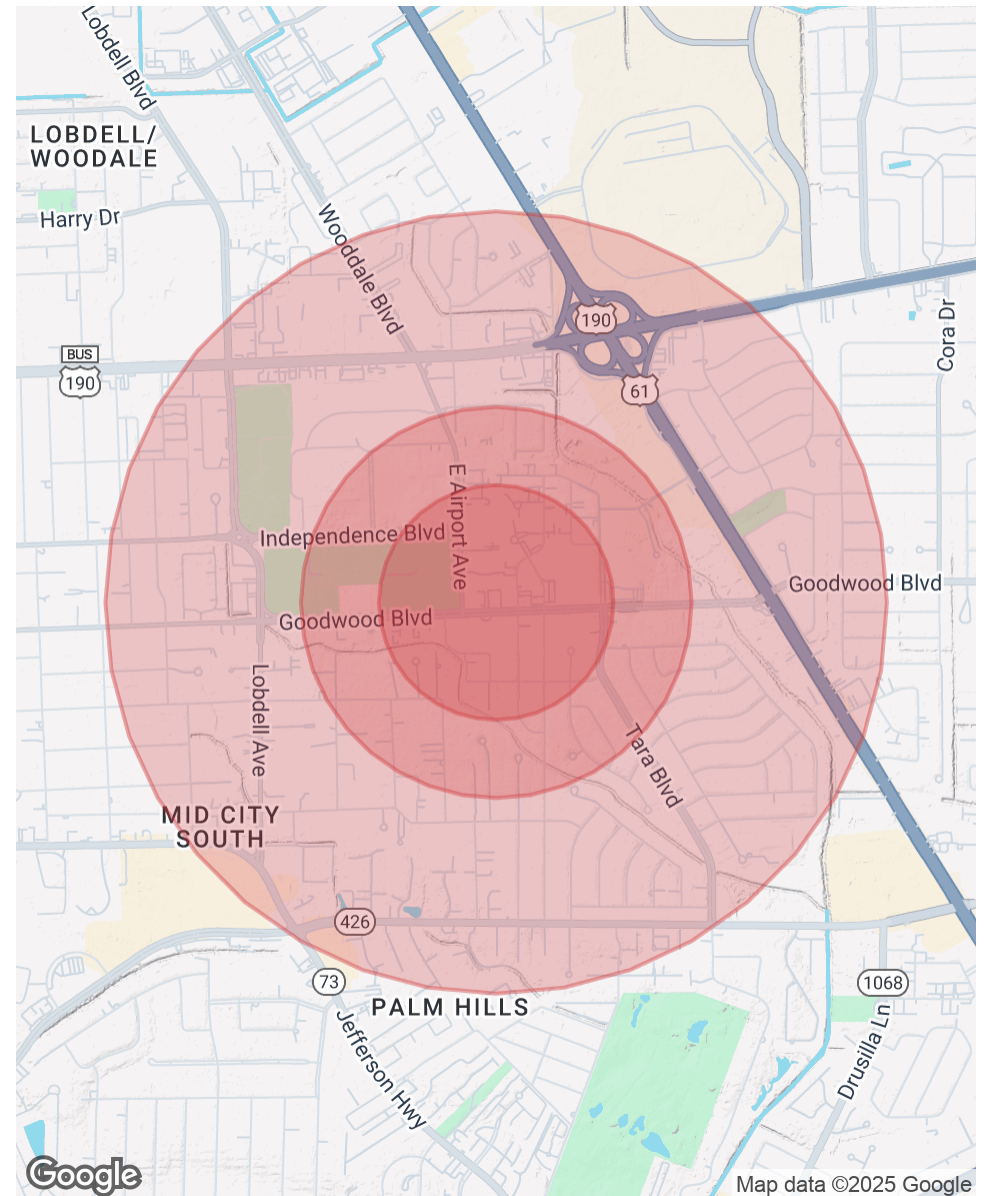


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

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:

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

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com