



# 8281 Goodwood Blvd

Baton Rouge, LA 70806

**NAL** Latter & Blum





## 8281 Goodwood Blvd

Baton Rouge, Louisiana 70806

### Property Overview

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. Suite AA1 on the first floor is available, offering 5,622 square feet of premium office space. The lease type is Triple Net (NNN), with a base rate of \$11.50 per square foot. This suite is ideally suited for office use and is currently vacant, ready for immediate occupancy.

### Offering Summary

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$11.50 SF/yr (NNN) |
| Building Size: | 33,468 SF           |
| Available SF:  | 5,622 SF            |
| Lot Size:      | 61,778 SF           |

### For More Information

#### Bryant J. Cheely

O: 225 295 0800  
bcheely@latterblum.com

#### Chris A. Town

O: 225 295 0800  
ctown@latterblum.com

For Lease

5,622 SF | \$11.50 SF/yr

Office Space





For Lease

5,622 SF | \$11.50 SF/yr

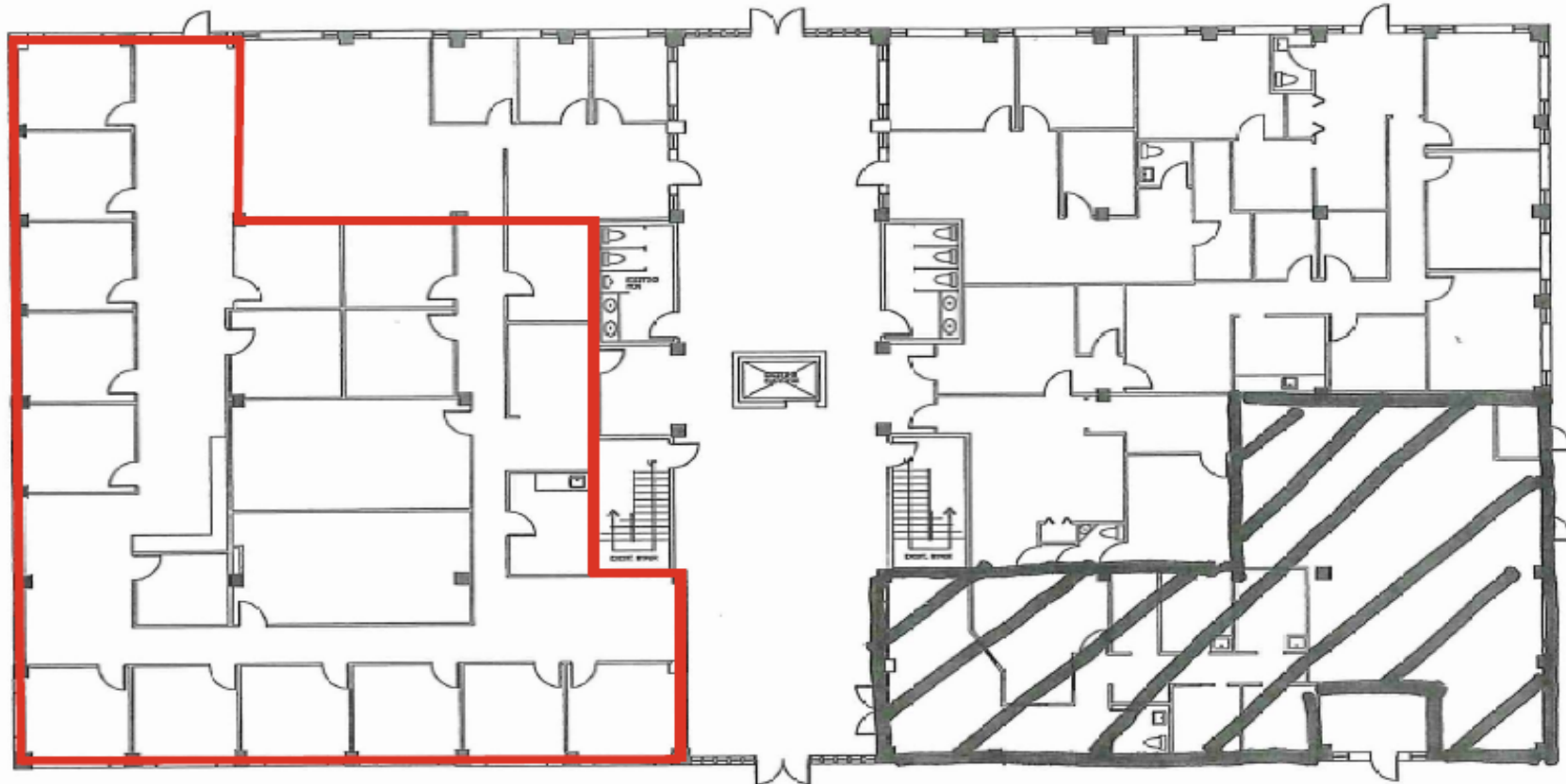
Office Space



For Lease

5,622 SF | \$11.50 SF/yr

Office Space



1ST FLOOR EXISTING CONDITIONS

SCALE: 1/8" = 1'-0"

For Lease  
5,622 SF | \$11.50 SF/yr  
Office Space

| 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

