

# PROFESSIONAL OFFICE SPACE FOR SALE - DRUSILLA OFFICE PARK



## OFFERING SUMMARY

|                 |                  |
|-----------------|------------------|
| Price / SF:     | \$199.00 / SF    |
| Year Built:     | 2018 - 2019      |
| Total Buildings | 5                |
| Suite Sizes:    | 1,034 - 8,272 SF |

## PROPERTY OVERVIEW

Drusilla Office Park is a professional office park with a total of 30,000 square feet of office space available for sale. The Park features 29 suites spanning 5 buildings.

Centrally located in Baton Rouge just off of Jefferson Highway, the Park gives businesses easy interstate access and sits within close proximity to several dining and entertainment options.

Building A, featuring 6 suites, is under construction and nearing completion. Buildings B, C, D, and E are breaking ground in the coming months.

Suites can be combined to fit tenant needs ranging from approximately 1,030 SF to approximately 8,000 SF.

A beautiful white brick exterior, high-end interior finishes, and lush landscaping make this a development poised to stand the test of time.

Tours are currently available of the existing buildings. Contact Mathew Laborde or George Bonvillain for more information.

## LOCATION OVERVIEW

Centrally located in Baton Rouge near Jefferson Hwy with convenient interstate access.



# DRUSILLA OFFICE PARK



George Bonvillain, Jr, JD (C) 337.302.0091

 **ELIFIN** 504.270.1354 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

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## DRUSILLA OFFICE PARK





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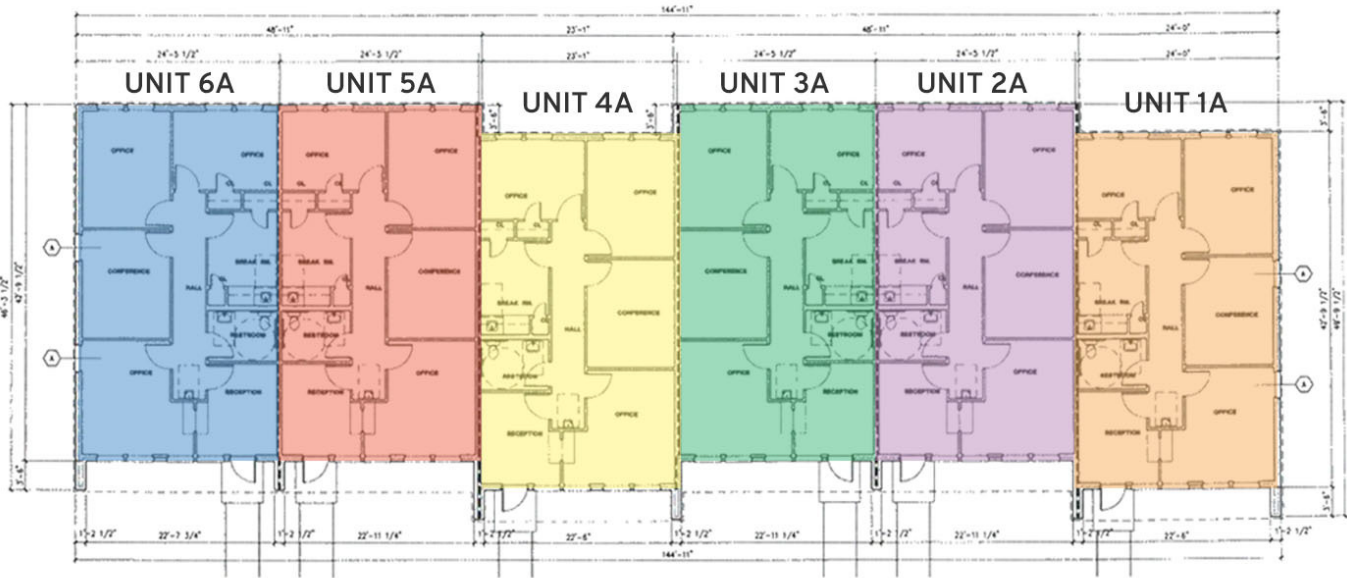


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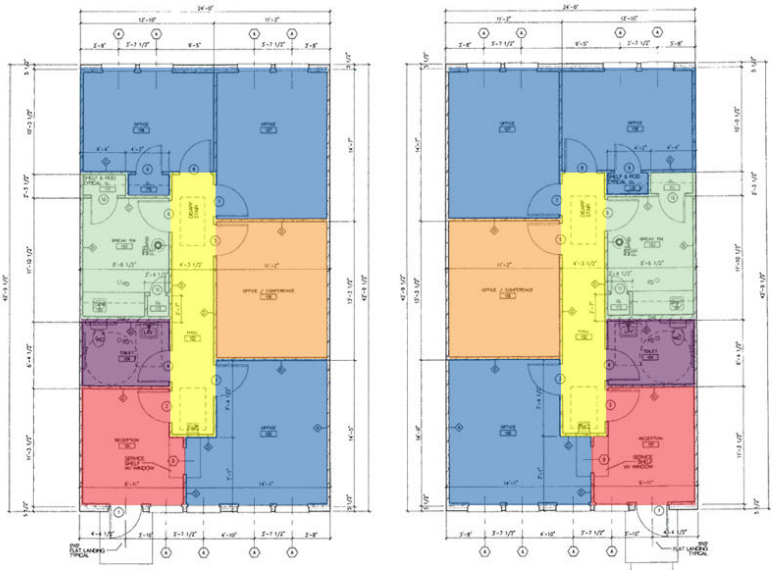
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# DRUSILLA OFFICE PARK

## BUILDING A



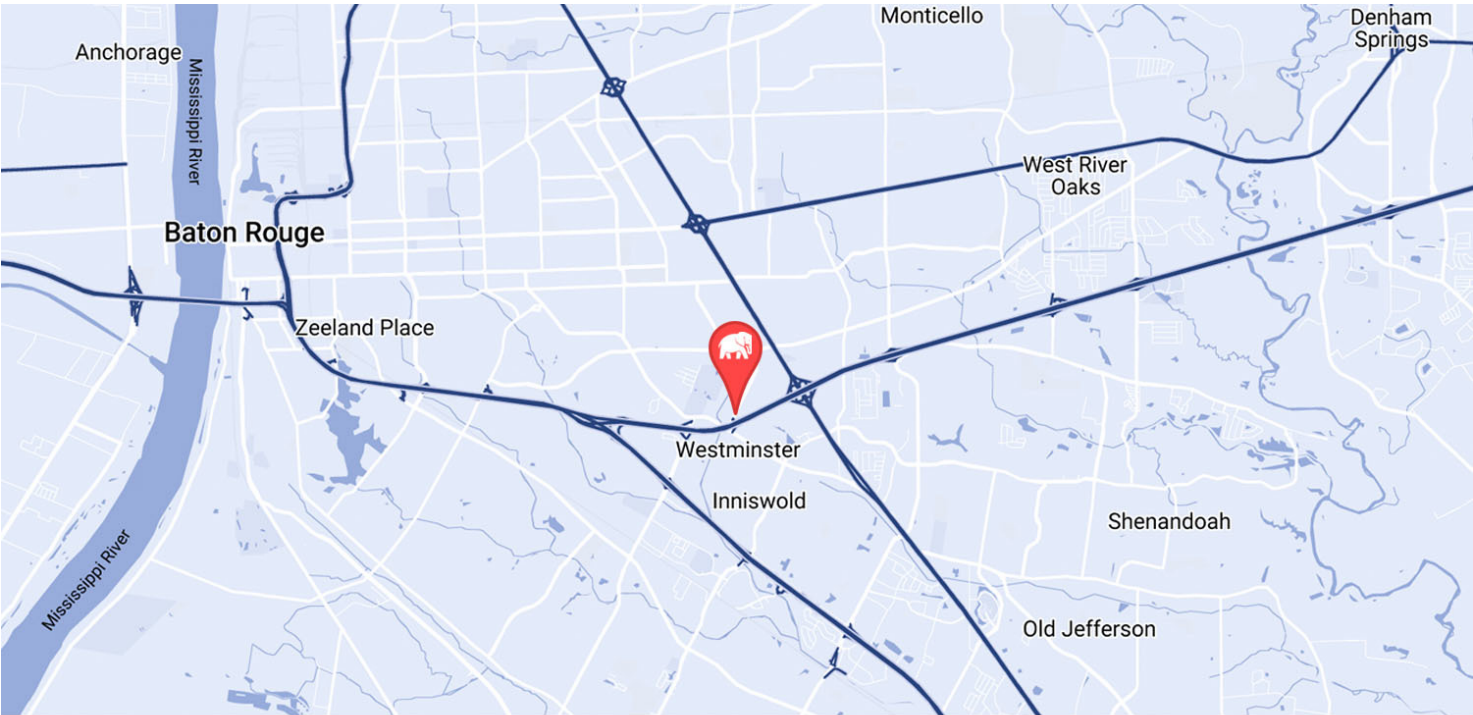
## BUILDING A SUITES



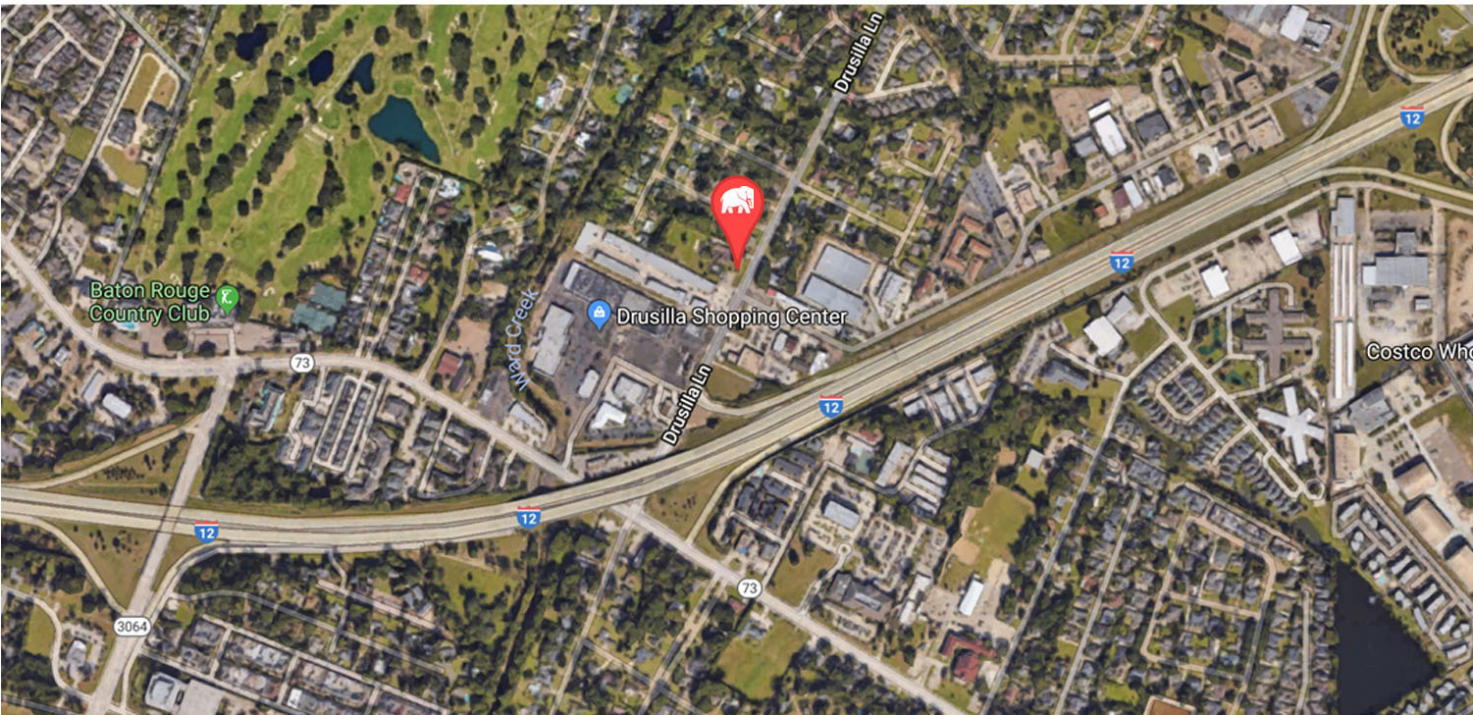
- OFFICE
- OFFICE/CONFERENCE
- RECEPTION
- HALLWAY
- BREAKROOM
- RESTROOM



# DRUSILLA OFFICE PARK



MAP DATA ©2018 GOOGLE



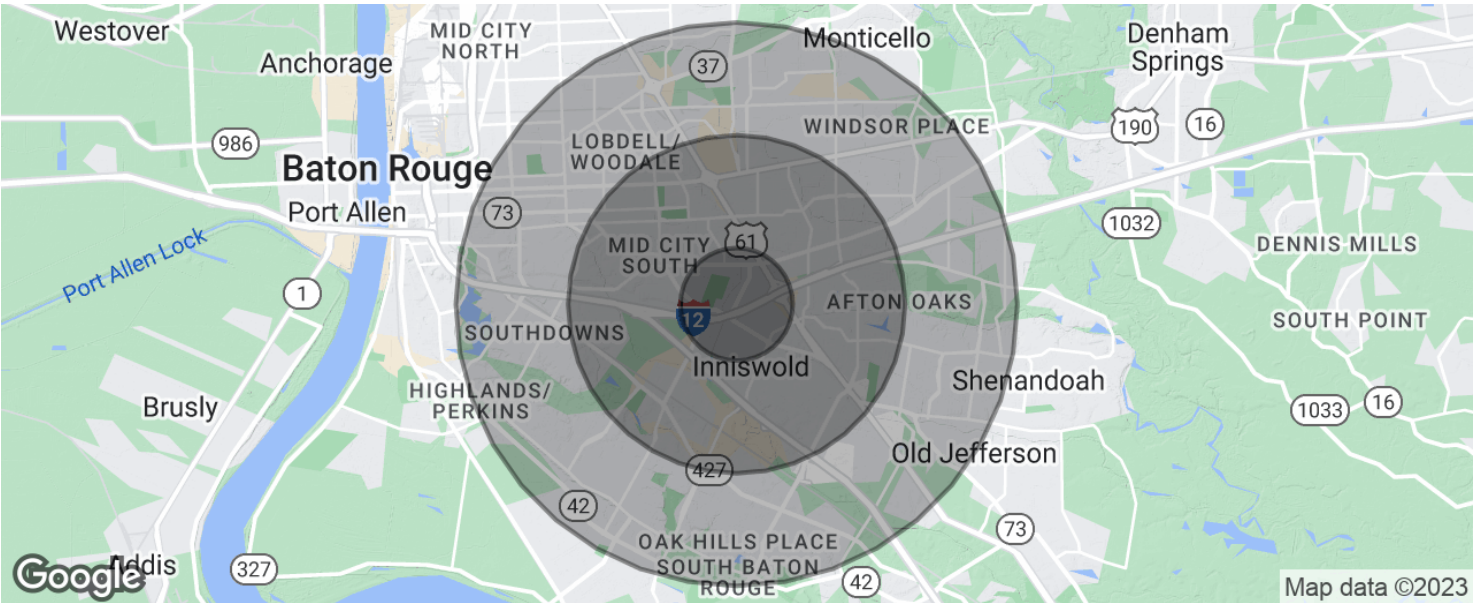
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# DRUSILLA OFFICE PARK



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 7,550     | 68,916    | 199,613   |
| Median age          | 40.9      | 37.3      | 36.0      |
| Median age (Male)   | 34.4      | 33.9      | 33.7      |
| Median age (Female) | 43.8      | 40.1      | 38.1      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,861     | 30,561    | 83,295    |
| # of persons per HH | 2.0       | 2.3       | 2.4       |
| Average HH income   | \$76,247  | \$73,879  | \$72,707  |
| Average house value | \$374,074 | \$257,156 | \$246,715 |

\* Demographic data derived from 2020 ACS - US Census