

INDUSTRIPLEX-AREA OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.54 Acres

Building Size: 10,759

Zoning: M1

PROPERTY OVERVIEW

3,073 square feet of office space for lease located in the heart of the Industriplex on Exchequer Drive. Suite B, located upstairs from owner/occupant Jani-Care of Baton Rouge, has a separate stairway/entry point located outside of the building. This space is perfect for an occupant such as an IT company with features such as a backup generator, camera surveillance, and heavy-duty HVAC system throughout the building.

- Back-up generator powers the entire building
- Common-area security cameras are installed within Suite B
- 10 ton/three-phase HVAC system throughout the building
- Extensive tenant improvements will be considered for a long-term lease
- Warehouse space and loading dock use can be negotiated for an additional monthly fee

LOCATION OVERVIEW

Suite B on Exchequer Drive is located in the heart of the Industriplex/Cloverland corridor, providing quick access to Rieger Rd / Siegen Ln by heading south or Airline Hwy heading north.

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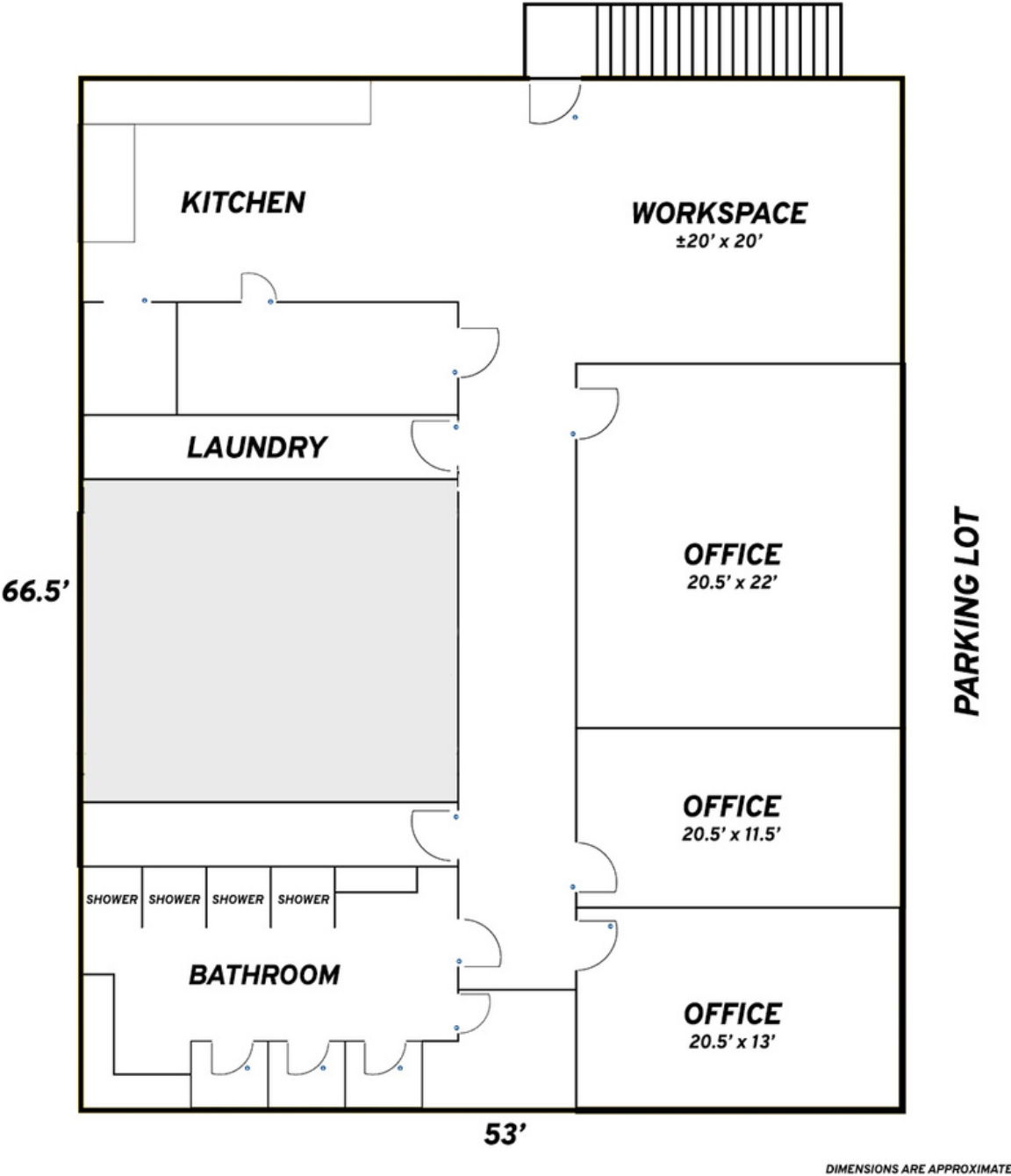
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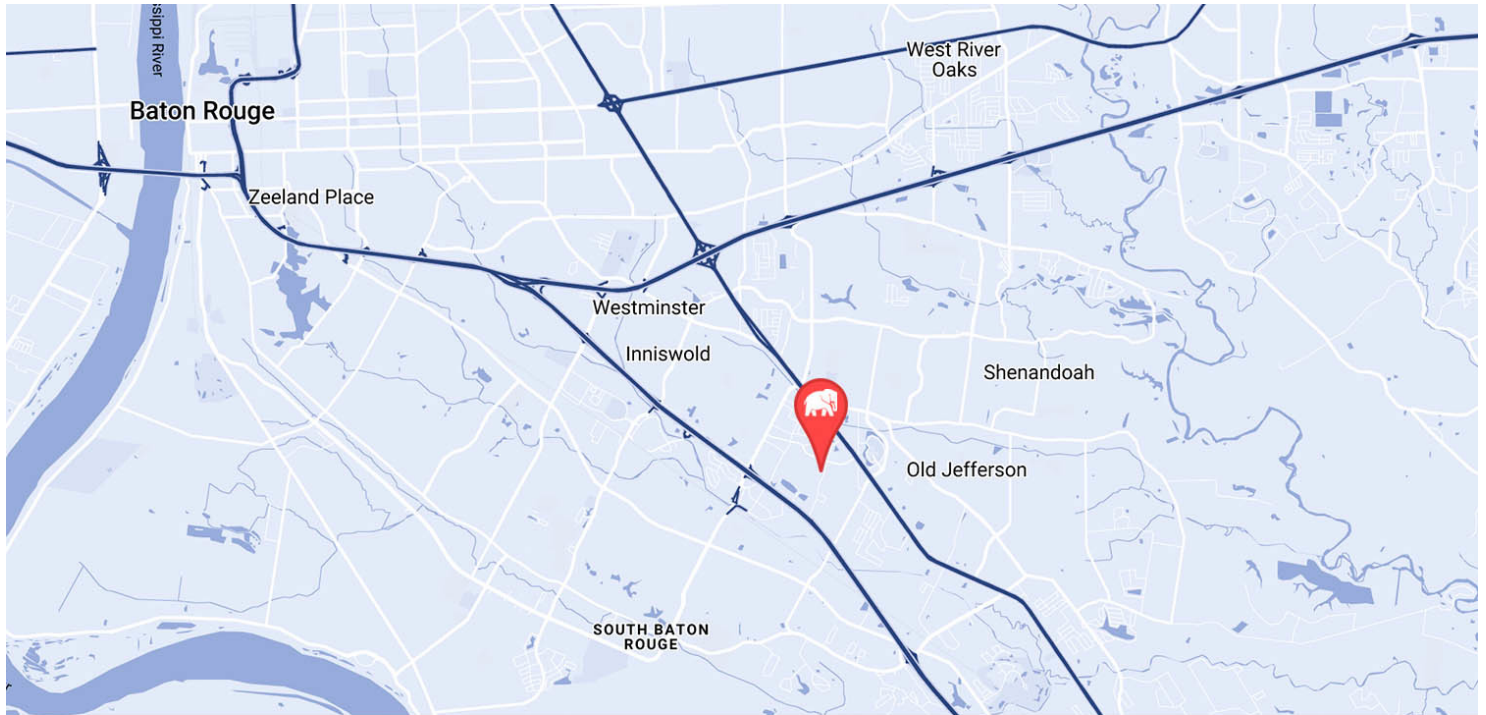
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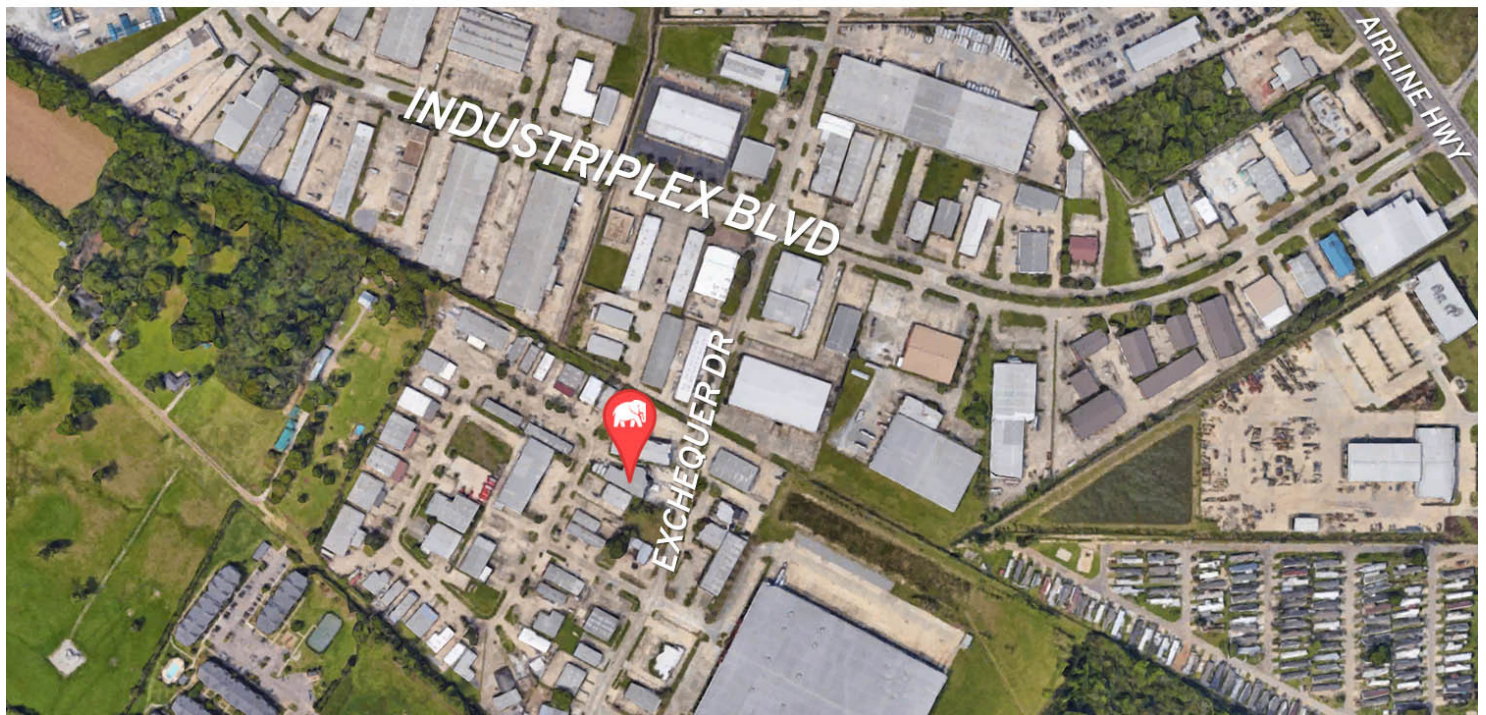
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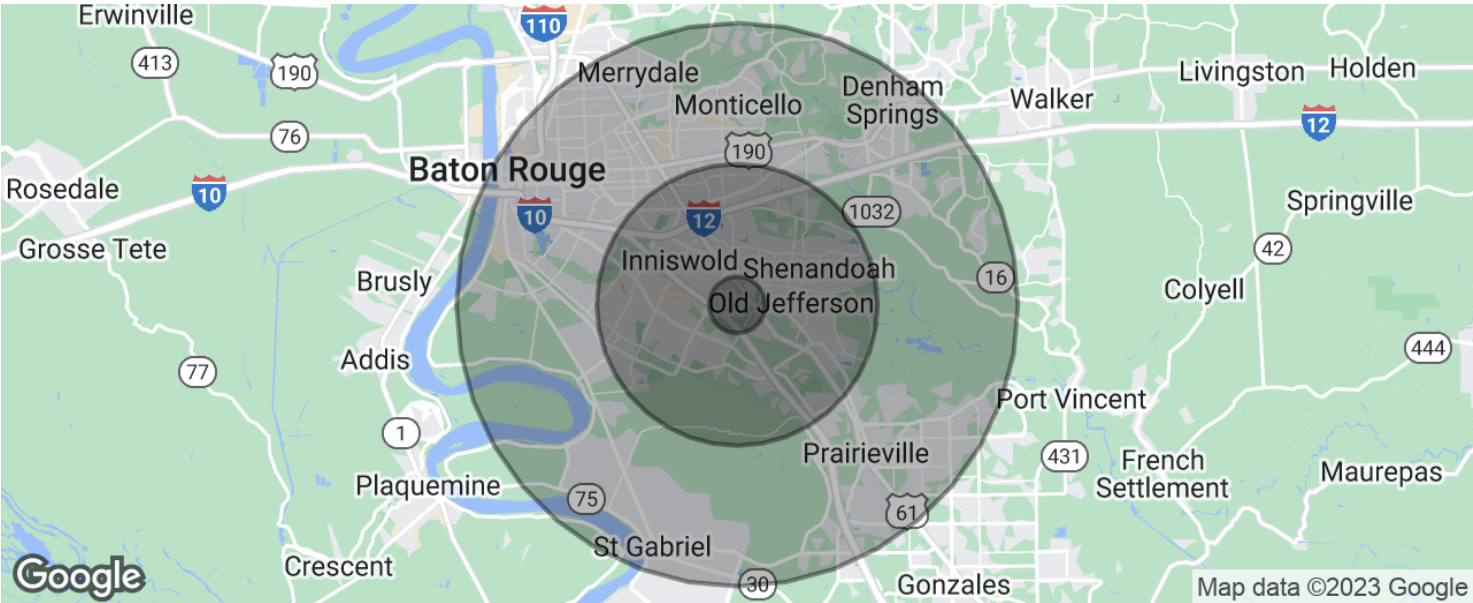


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,092	139,662	411,273
Median age	34.8	37.0	34.3
Median age (Male)	30.9	34.8	32.5
Median age (Female)	37.1	39.0	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,223	58,177	158,444
# of persons per HH	2.5	2.4	2.6
Average HH income	\$96,122	\$84,502	\$72,353
Average house value	\$321,326	\$264,635	\$246,917

* Demographic data derived from 2020 ACS - US Census