



ONE SUITE REMAINING-OFFICE FOR LEASE ON O'NEAL LN

2380 O'NEAL LN BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: **NEGOTIABLE**

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | December 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

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OFFERING SUMMARY



PROPERTY SUMMARY

- Locate your business on busy O'Neal Lane in a versatile and professional office suite. Landlord willing to make improvements for longer term lease.
- Recent improvements to the property include new roof (2018), new front entry (2019), and new exterior security lighting (2020).
- ±12,053 SF Office Building divided into four suites. The two available suites can be combined for contiguous space.
- Monument signage opportunities.
- Ample parking on-site

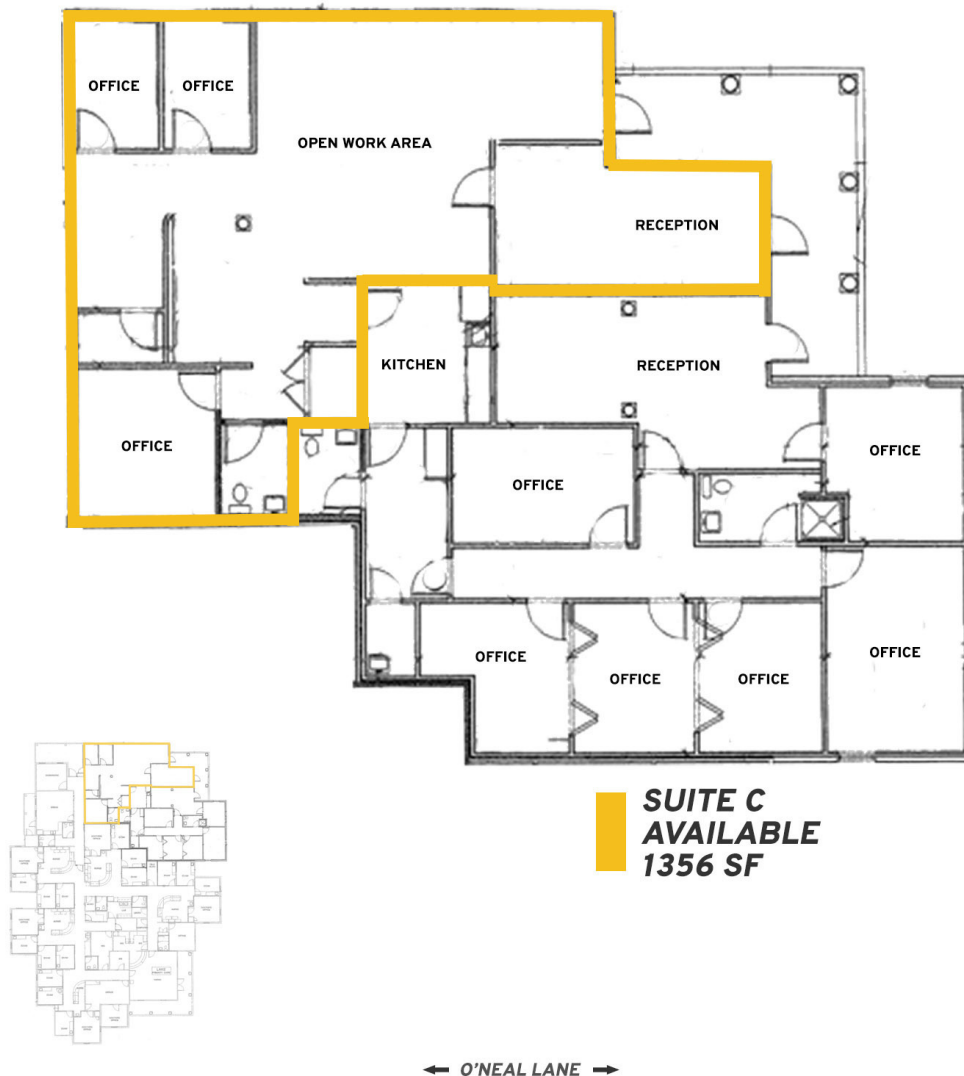
LOCATION SUMMARY

- Close proximity to Interstate.
- Excellent visibility to traffic on O'Neal Lane.

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AVAILABLE SPACES



LEASE TYPE -		TOTAL SPACE -		LEASE TERM NEGOTIABLE		LEASE RATE NEGOTIABLE	
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RATE		
Suite C	-	1,356 SF	Modified Gross	\$12.50 SF/yr	Base Rent: \$1,412.50 per month		
Suite B	-	1,833 SF	Modified Gross	\$12.50 SF/yr	\$1,655 - \$3,321 / month		

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EXTERIOR PHOTOS



East side of building, facing O'Neal Ln



Rear of building.

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PROPERTY INFORMATION



PROPERTY SELLING POINTS

- Monument Signage Available
- Ample Parking
- New Roof in 2018

LOCATION INFORMATION

Street Address	2380 O'Neal Ln
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Signal Intersection	Yes

PROPERTY INFORMATION

Lot Size	
Property Type	Office
Property Subtype	Office Building
Corner Property	Yes
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

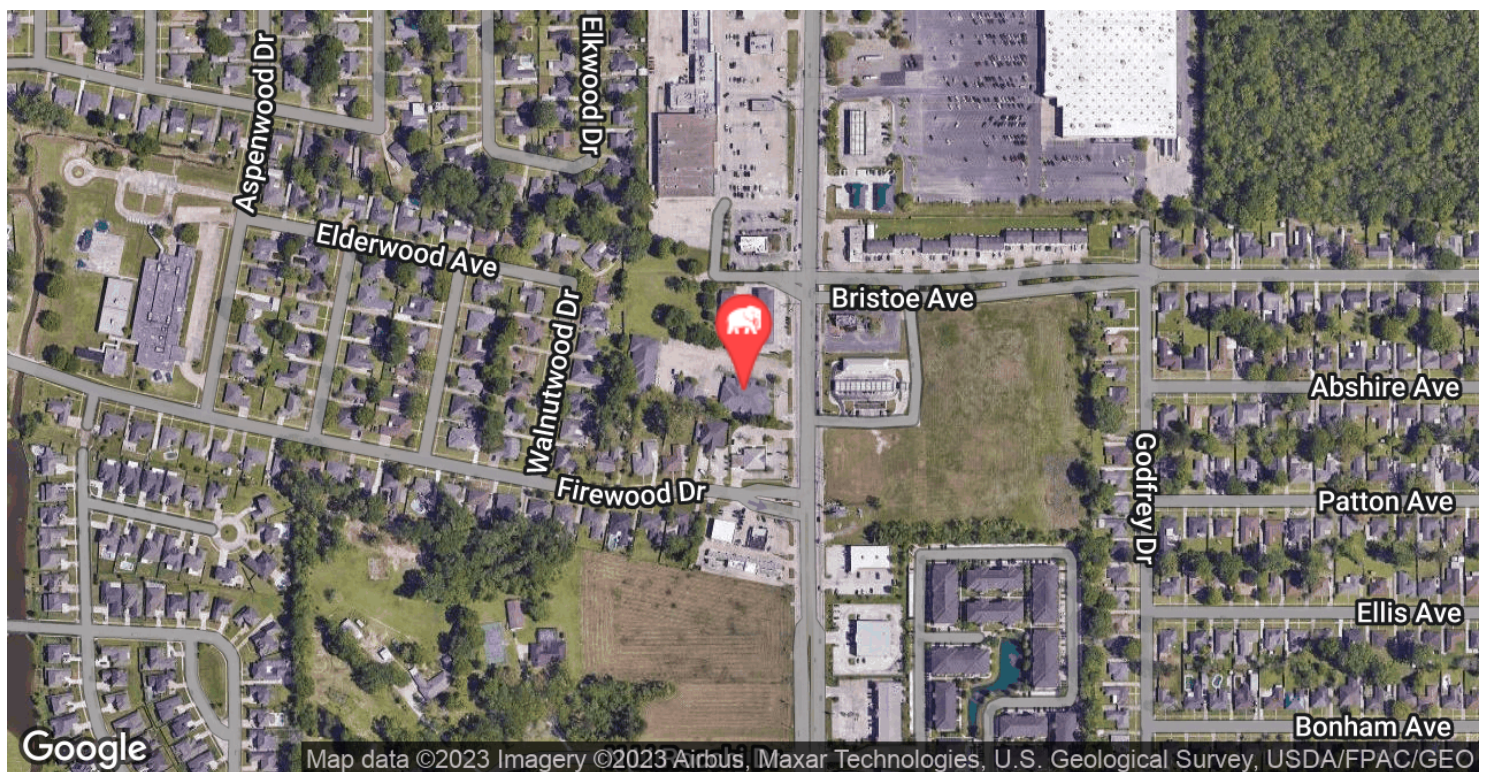
Building Class	A
Tenancy	Multiple
Year Built	2006
Year Last Renovated	2020
Gross Leasable Area	12,053 SF

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LOCATION MAPS



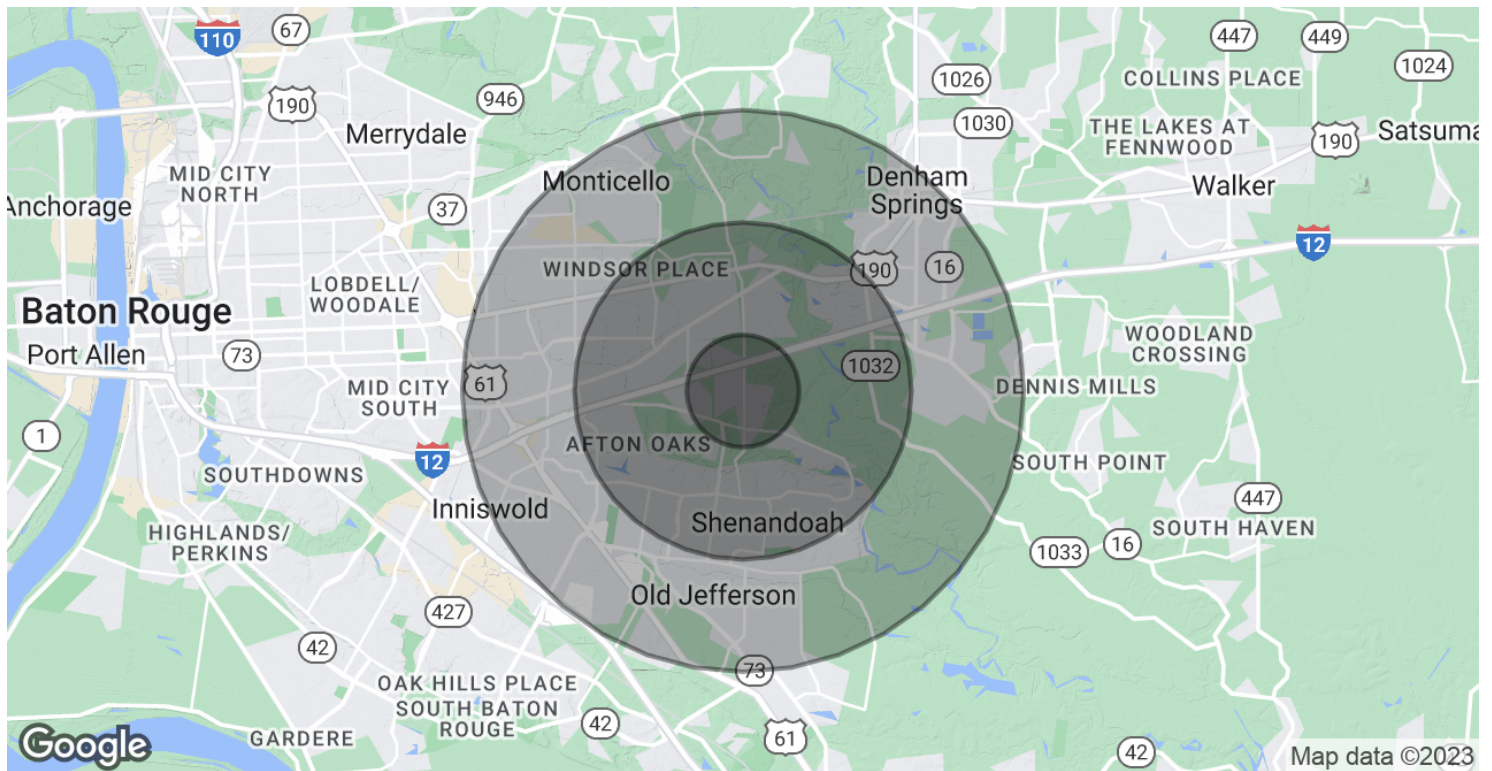
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,882	59,447	137,486
Median age	30.4	34.8	35.1
Median age (Male)	27.8	33.7	33.8
Median age (Female)	33.3	36.3	36.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,926	23,296	53,994
# of persons per HH	2.5	2.6	2.5
Average HH income	\$65,855	\$74,888	\$69,718
Average house value	\$167,179	\$208,088	\$191,826

* Demographic data derived from 2020 ACS - US Census

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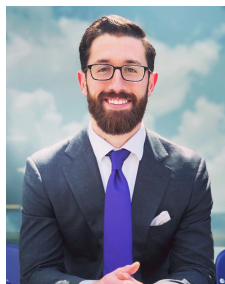
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BROKER BIOS



GEORGE BONVILLAIN, JR, JD

PARTNER - OFFICE SALES & LEASING

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PROFESSIONAL BACKGROUND

George Bonvillain is a Louisiana native and proud LSU graduate. Prior to joining Elifin, he spent one and a half years with a global sports agency in Manhattan where he negotiated marketing and endorsement deals for professional athletes. Before moving to New York, George earned his law degree from the Paul M. Hebert Law Center at LSU.

George is a skilled negotiator and represents clients with tenacity and a strong attention to detail. He excels at anticipating client needs and delivering applicable solutions.

He works with sellers and landlords to actively market their properties as well as with tenants and investors to service their real estate needs.

EDUCATION

J.D. - LSU Paul M. Hebert Law Center

B.S. - Louisiana State University

MEMBERSHIPS

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) Member (2018-Present)

LSU Museum of Art Board of Directors (2019-Present)

Crohn's and Colitis Foundation Board of Directors (2019-Present)

Baton Rouge Area Chamber - Quality of Place Committee Member (2019-Present)

Sigma Phi Epsilon Fraternity - Alumni Board Member (2018-Present)

Louisiana State University Museum of Art - Board of Directors (2019-Present)

Wex S. Malone American Inn of Court Member (2016-Present)

Vinson-Elkins Trial Advocacy Program (Outstanding Performance Award)

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