



## NEW PRICE: FIRST FLOOR WRENWOOD OFFICE

7909 WRENWOOD BLVD BATON ROUGE, LA 70808



**OFFERED: FOR LEASE**

**LEASE RATE: \$16.50 SF/YR (\$1,399/MO)**

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**CONTACT:**

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800.895.9329 | <https://elifinrealty.com> | November 2023  
640 Main St, Suite A, Baton Rouge, LA 70801  
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# OFFERING SUMMARY



## PROPERTY DESCRIPTION

- First floor office space on Wrenwood Blvd. Suite A.
- The available space, Suite A, totals  $\pm$  1,018 SF.
- Landlord pays water/sewer
- Total space includes 4 offices, reception area, and 2 bathrooms and a kitchenette are shared.

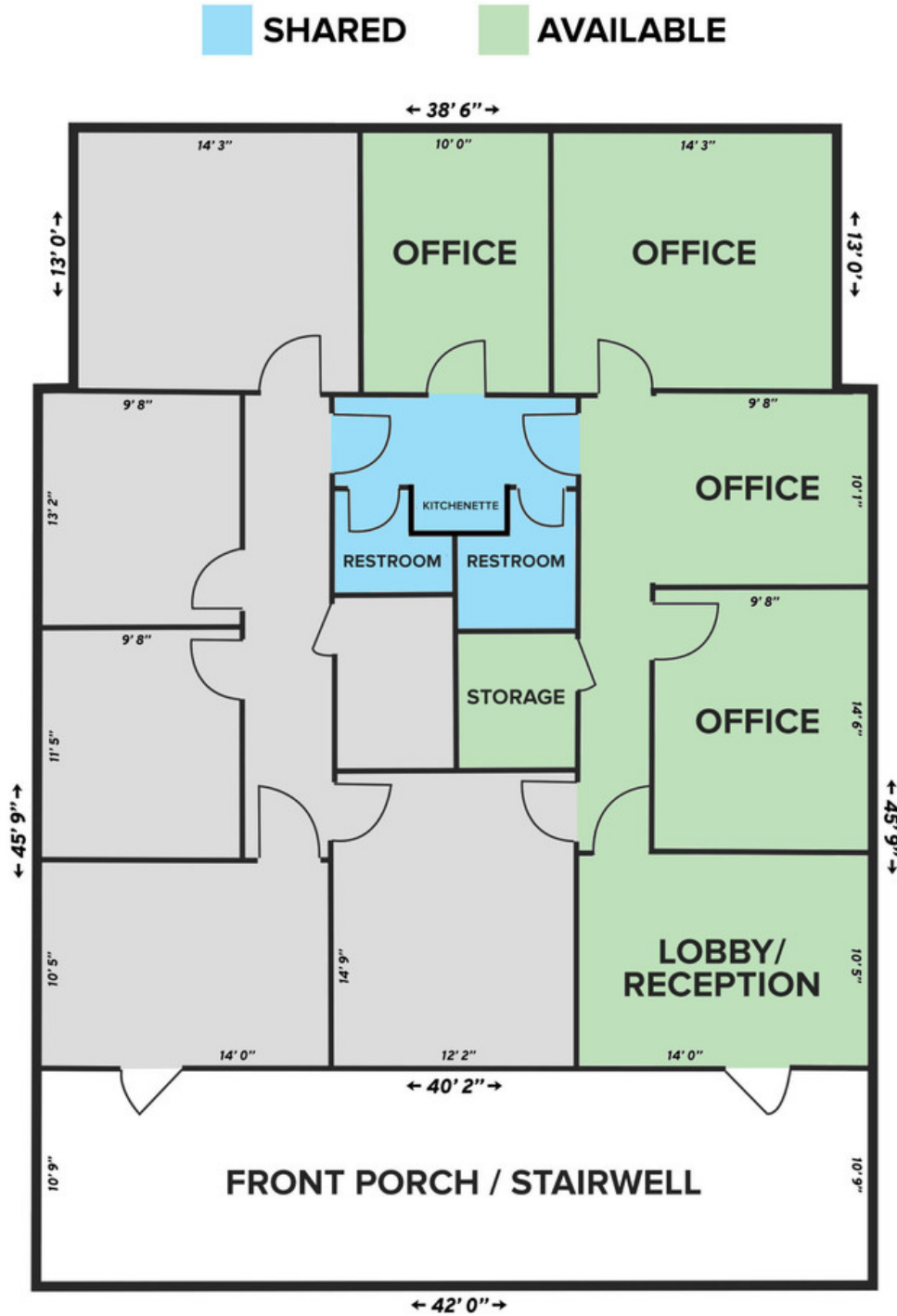
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# FLOOR PLAN



\*MEASUREMENTS ARE APPROXIMATE

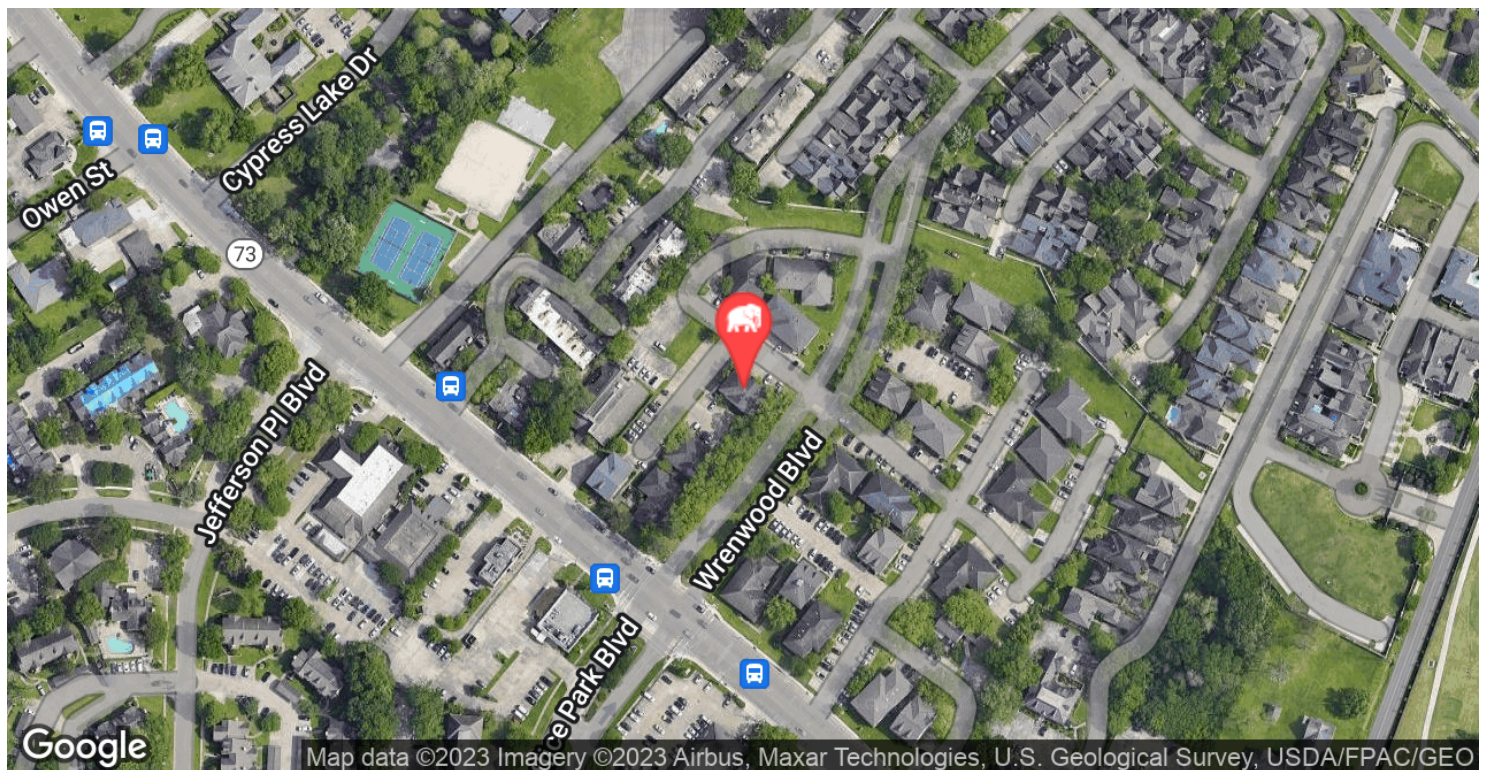
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# LOCATION MAPS



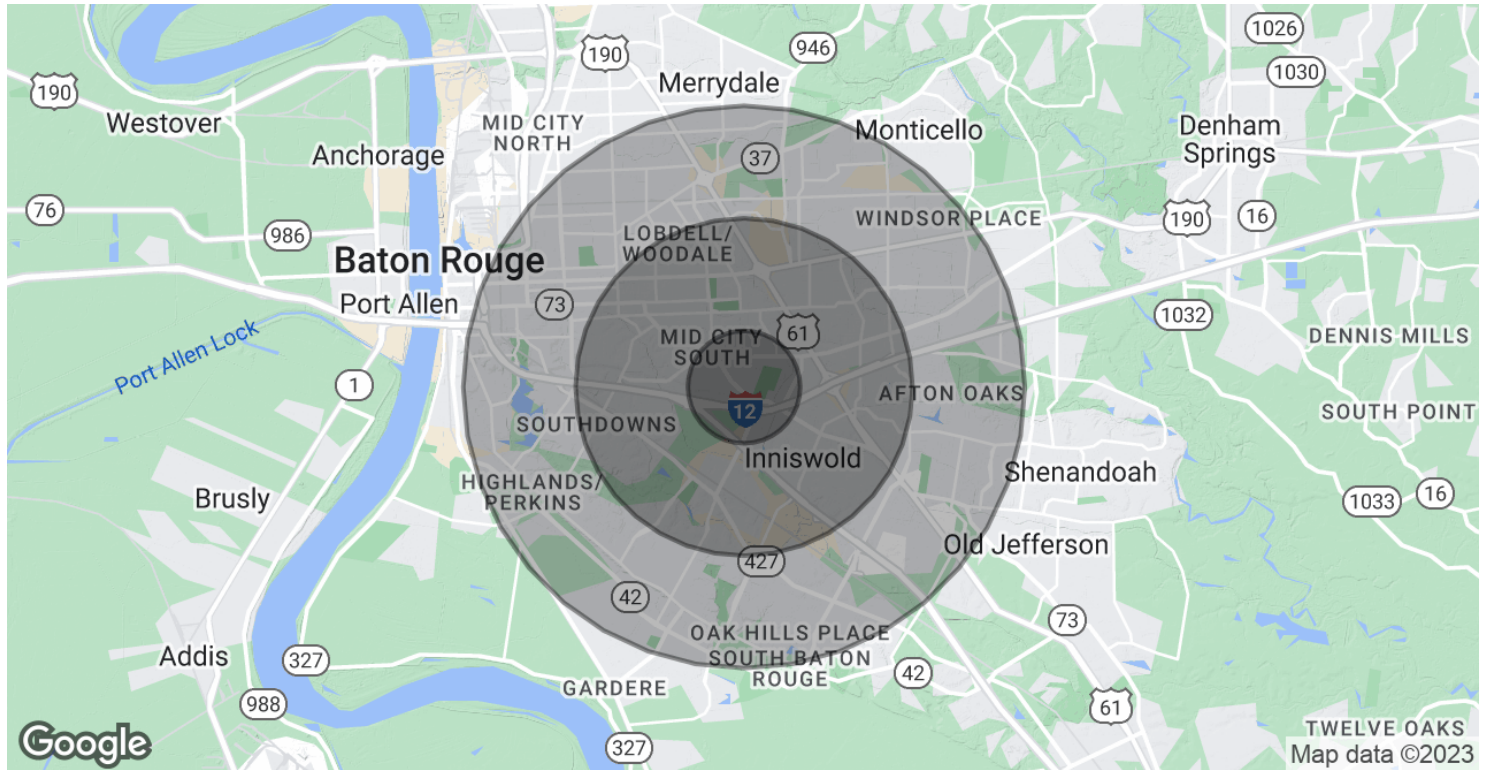
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,255	66,768	209,855
Average age	41.4	37.4	35.1
Average age (Male)	35.1	33.9	32.8
Average age (Female)	44.7	40.2	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,099	29,817	86,159
# of persons per HH	2.0	2.2	2.4
Average HH income	\$86,516	\$75,182	\$70,165
Average house value	\$428,112	\$287,284	\$248,168

\* Demographic data derived from 2020 ACS - US Census

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