



EFFICIENT OFFICE SPACE WITH AMENITIES INCLUDED

8570 ANSELMO LANE BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$2,128/MONTH (\$17/SF)

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 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.

OFFERING SUMMARY



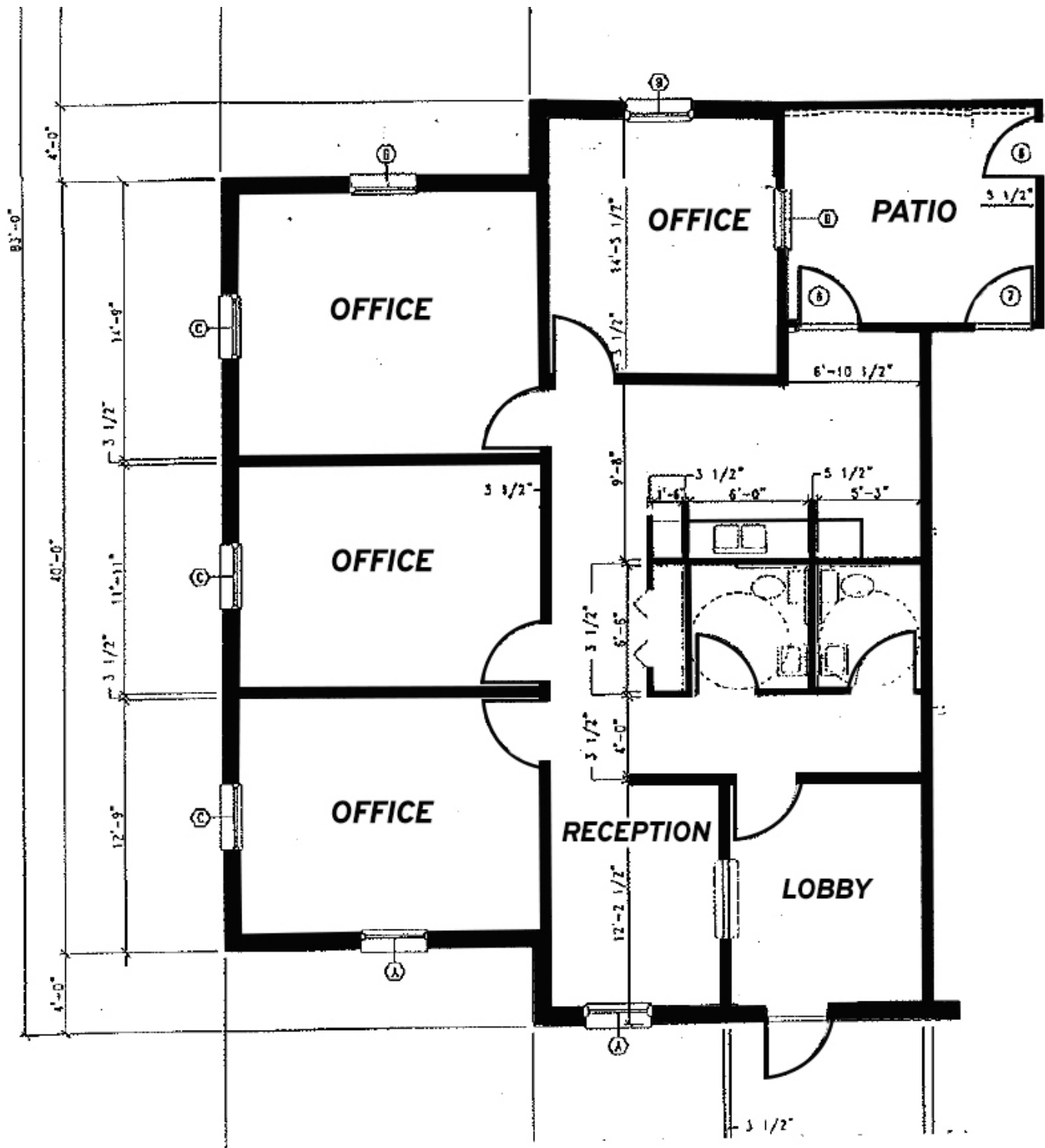
PROPERTY DESCRIPTION

- Place your company in an advantageous position for business and move into this professional and affordable office space in Myrtle Grove Office Park.
- The rental rate includes several additional amenities paid for by Landlord: outdoor lighting, lawn/landscaping maintenance, water bill, trash bill, and annual pressure-washing of parking lot and sidewalk.
- The foil-lined roof decking greatly reduces the AC utility bill, and there is a semi-private patio and courtyard with iron fencing attached.
- This office suite is conveniently located near Bluebonnet Blvd, less than 0.1 mi from Interstate 10.

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FLOORPLAN



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INTERIOR PHOTOS

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COURTYARD + LANDSCAPING



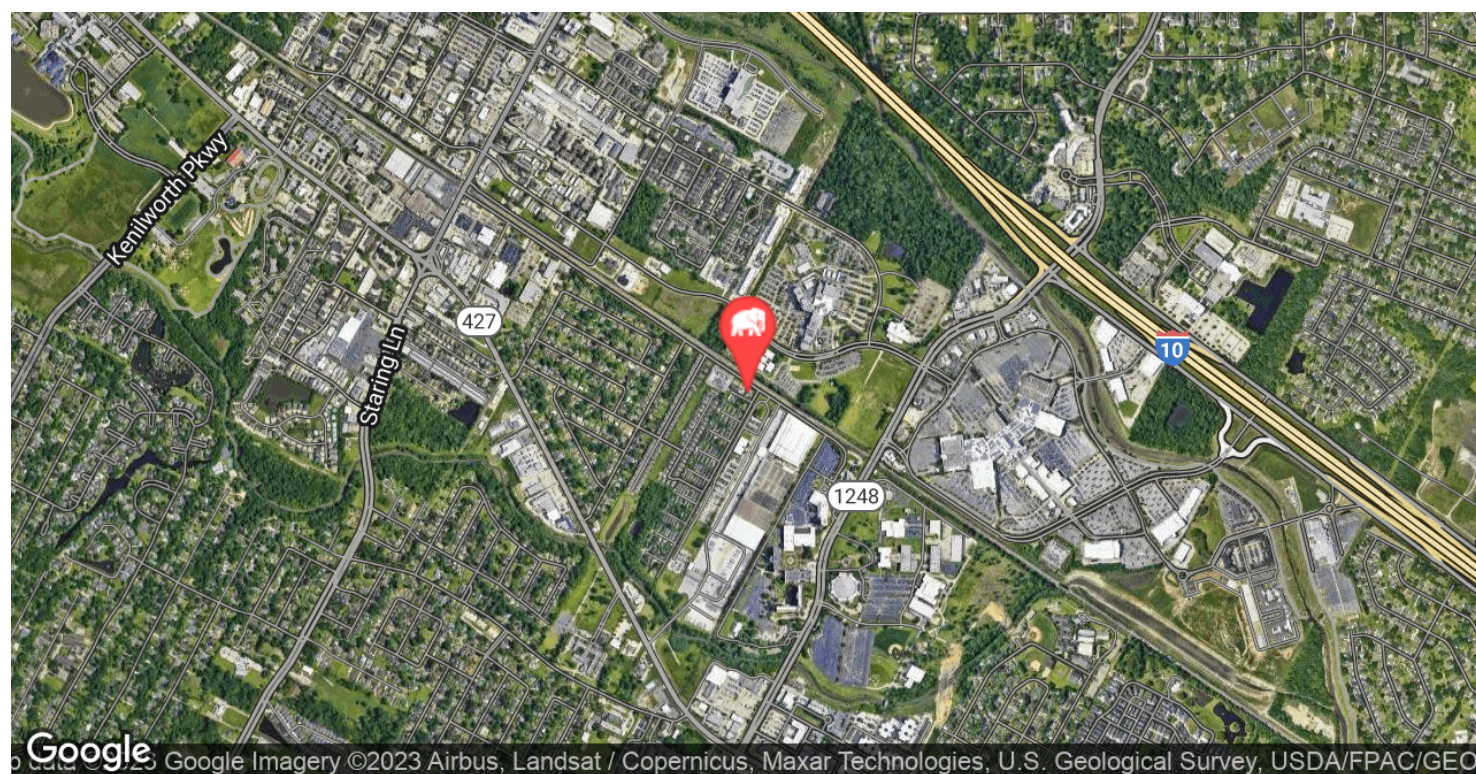
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This map shows Baton Rouge, Louisiana, and its surrounding areas. The Mississippi River flows through the city, with the Port Allen Lock visible on the left. Major highways include Interstate 10 (I-10) running horizontally across the top, Interstate 55 (I-55) running vertically through the center, and Louisiana Highway 1 running vertically on the left. Other labeled areas include Anchorage, Port Allen, Mid City North, Monticello, Denham Springs, Lobdell/Woodale, Windsor Place, Afton Oaks, Southdowns, Highlands/Perkins, Brusly, Addis, Morrisonville, Sunshine, Iberville, Oak Hills Place, South Baton Rouge, Gardere, Old Jefferson, Shenandoah, Dennis Mills, South Point, Twelve Oaks, Hobart, Oak Grove, and Prairieville. A red pin is located in the central business district, near the intersection of I-10 and I-55, marking the location of the Louisiana State Capitol building.



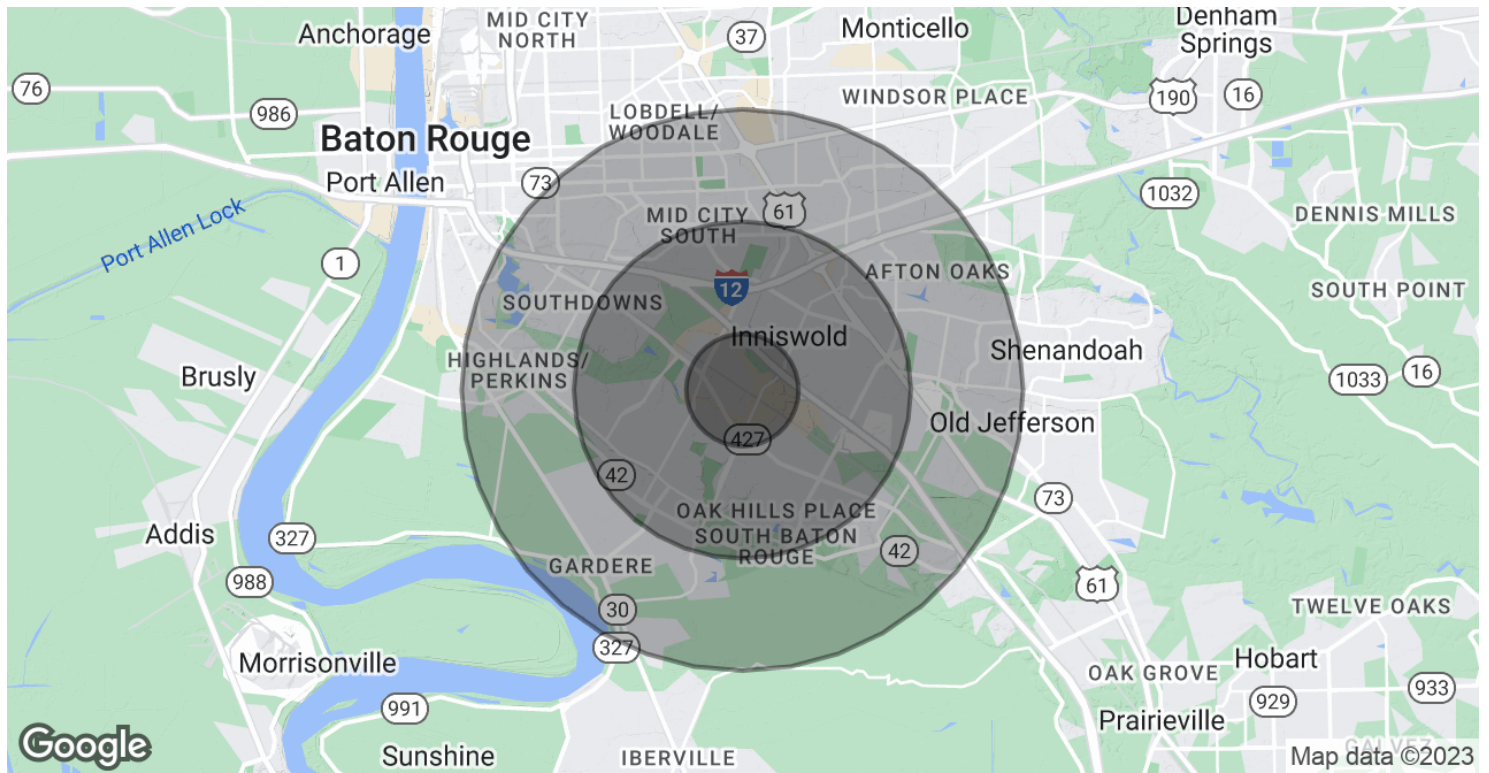
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,459	61,527	158,497
Average age	37.2	37.9	36.0
Average age (Male)	32.6	34.5	33.8
Average age (Female)	41.4	40.5	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,328	26,791	66,962
# of persons per HH	2.2	2.3	2.4
Average HH income	\$77,124	\$86,527	\$82,201
Average house value	\$210,375	\$282,408	\$291,545

* Demographic data derived from 2020 ACS - US Census

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