



SOUTH BATON ROUGE PROFESSIONAL OFFICE SUITE AVAILABLE

10245 SIEGEN LN, SUITE C BATON ROUGE, LA 70810



OFFERED: FOR LEASE
LEASE RATE: **NEGOTIABLE**

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

MATHEW LABORDE, CCIM
800.895.9329

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

EXTERIOR PHOTOS

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INTERIOR PHOTOS

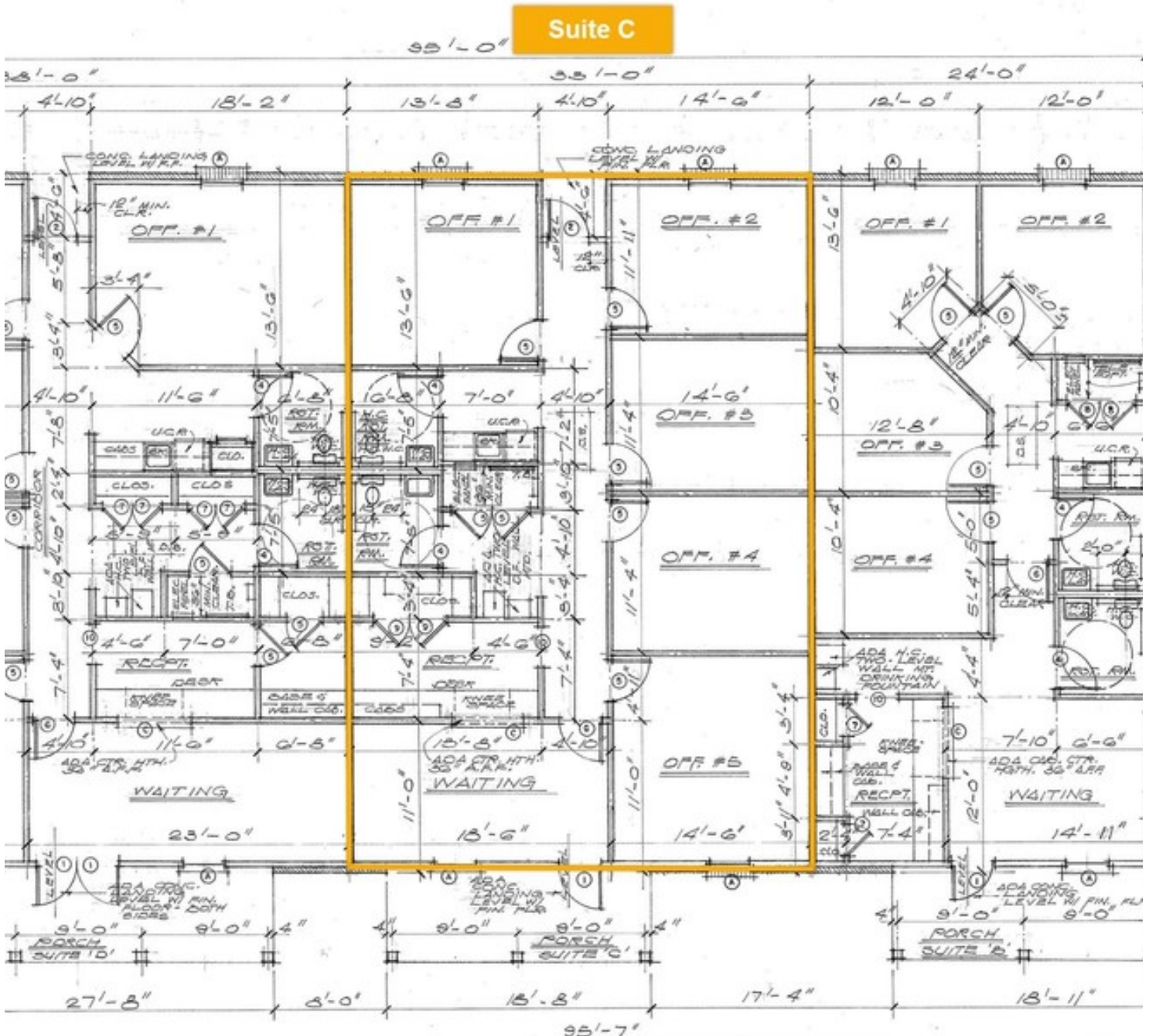
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FLOOR PLAN



OR PLAN: SUITE'S 'D', 'C' & 'D'

SCALE 1/4" = 1'-0"

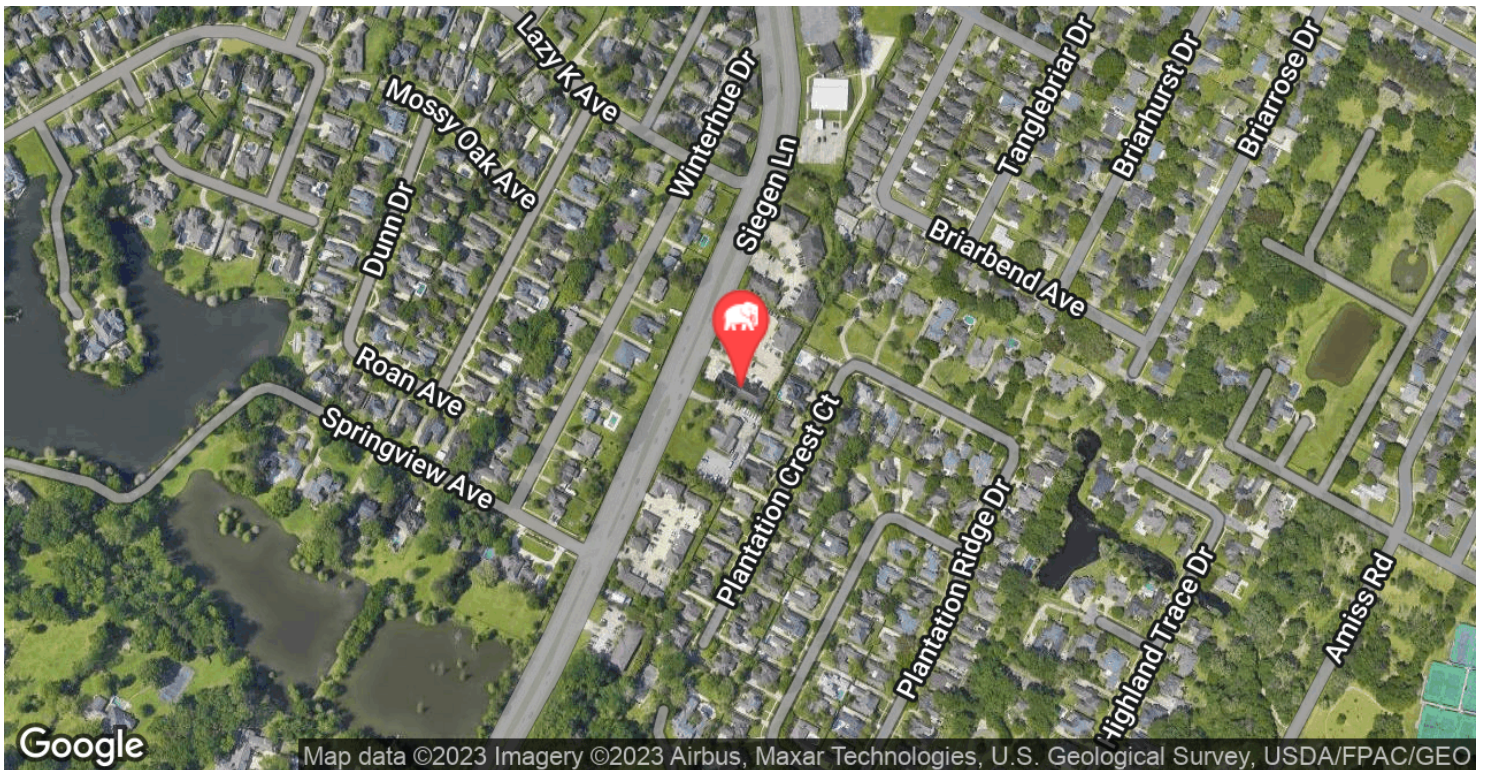
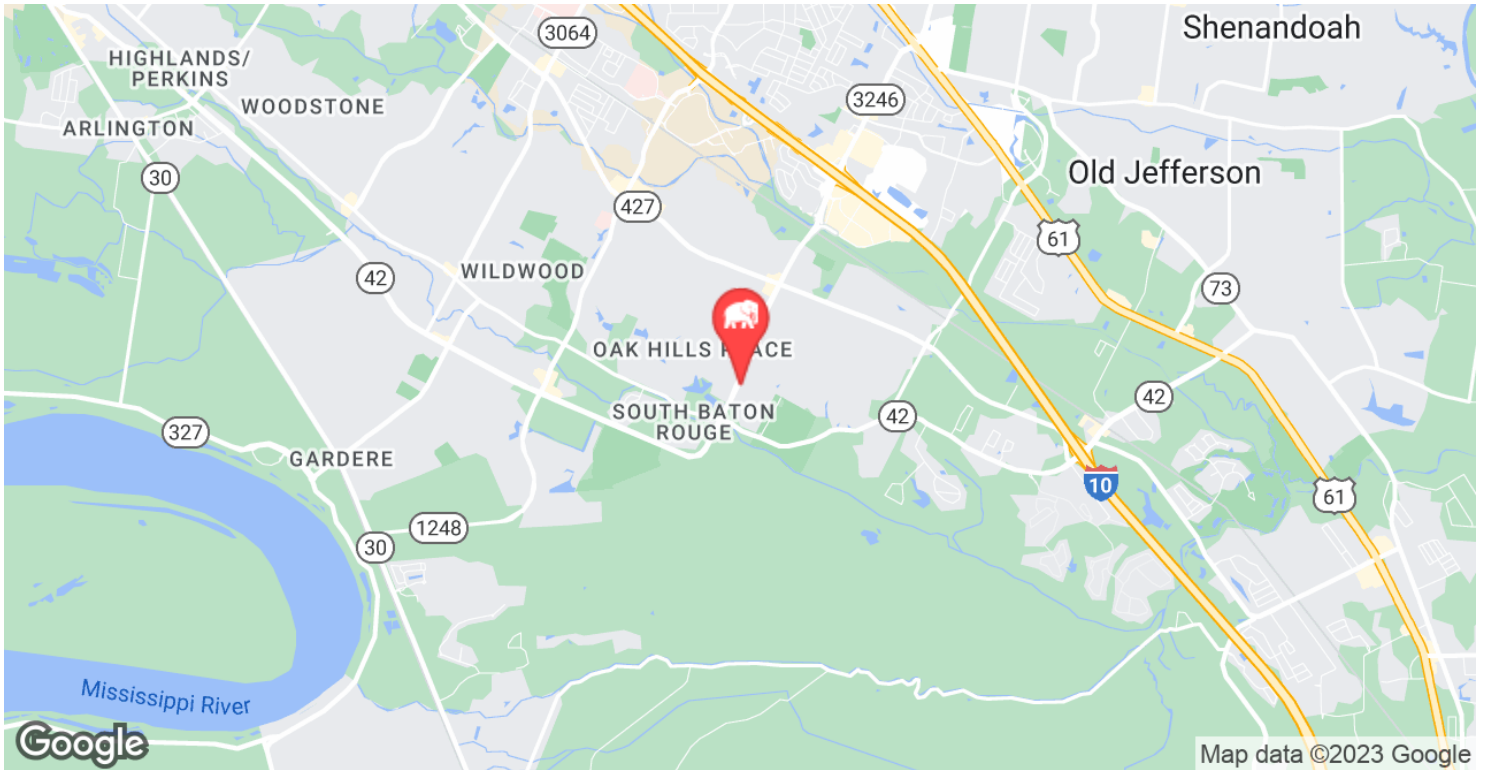
6' 1200 SQ. FT. OFFICE AREA
 C' 1240 " " " "
 D' 1230 " " " "

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LOCATION MAPS

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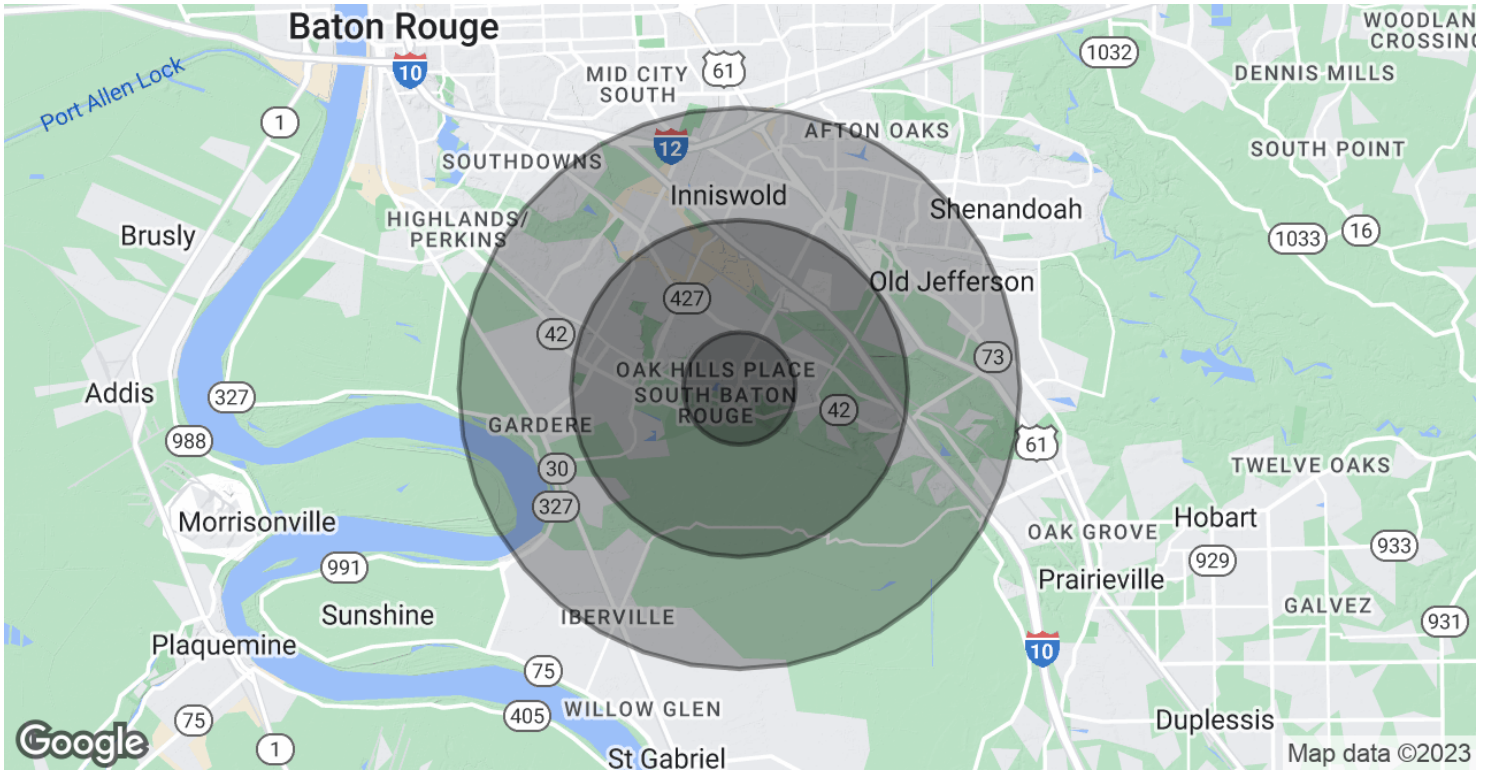
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,400	39,188	100,605
Average age	40.5	36.6	36.4
Average age (Male)	39.5	34.2	34.2
Average age (Female)	41.0	38.6	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,554	15,607	41,291
# of persons per HH	2.5	2.5	2.4
Average HH income	\$110,695	\$98,917	\$89,700
Average house value	\$272,490	\$304,406	\$303,359

* Demographic data derived from 2020 ACS - US Census

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