



NEW PRICE: NEW OFFICE WAREHOUSE W/ FIRST CLASS FINISHES

7651 REALTORS AVE BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$11.00 SF/YR (MG) (\$1,946/MO)

2,123 SF | 1 SUITE AVAILABLE

CONTACT:

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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 SUMMARY

- This brand-new construction located just off Lobdell Blvd combines versatile warehouse space with a first-class office suite.
- The building is subdivided into 5 suites.
- Suites feature 15' grade-level powered roll-up doors.
- Each suite contains 356 SF of office space comprised of an office, kitchenette, and restroom.
- Built with the highest level of quality by Bernhard Normand Construction, this office/warehouse property allows tenants to impress clients while maintaining operations.
- Gross lease. Landlord covers taxes, insurance, and exterior maintenance.
- Tenant covers pro-rata share of grounds maintenance and trash removal (billed quarterly), Electricity/Water (all separately metered)

LOCATION SUMMARY

- Realtors Ave and Kornmeyer Plaza Dr connect to create a small office/industrial sector near the corner of Lobdell Blvd and Florida Blvd near Bon Carre Technology Center
- The property sits at the end of Realtors Ave and has multiple access points.

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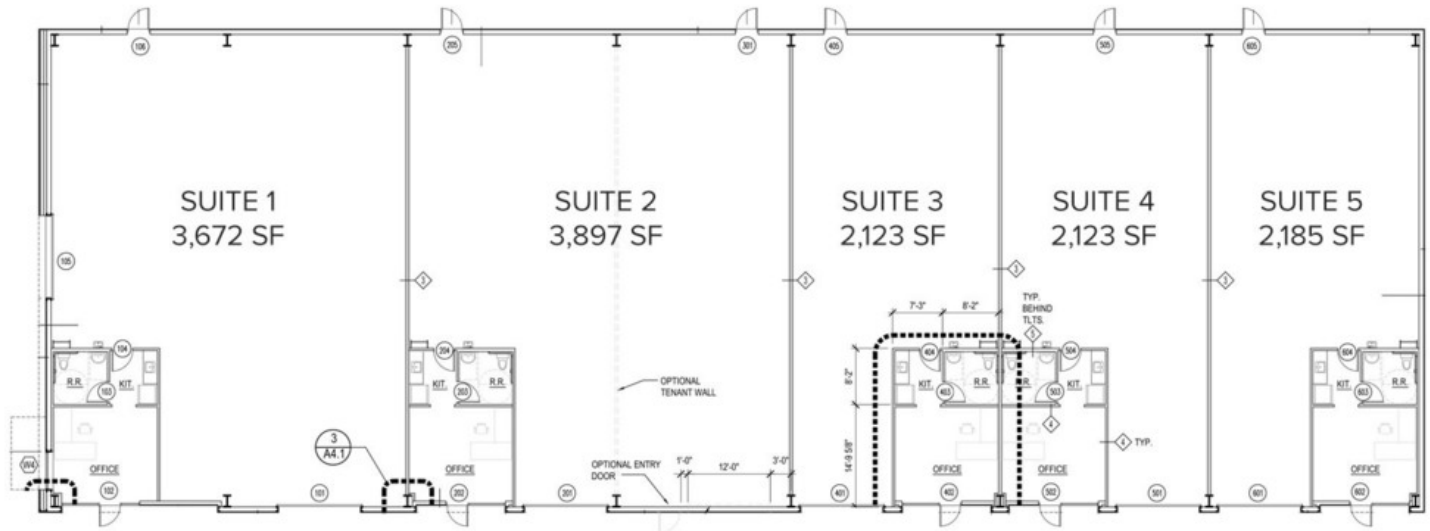
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AVAILABLE SPACES + FLOORPLANS

7651 REALTORS AVE
14,000 SF TOTAL



LEASE INFORMATION

Lease Type:	Gross Lease
Total Space:	-

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	-	2,123 SF	Modified Gross	\$11.00 SF/yr	\$1,946 / month

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ADDITIONAL PHOTOS - SUITE 1

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AERIAL PHOTOS



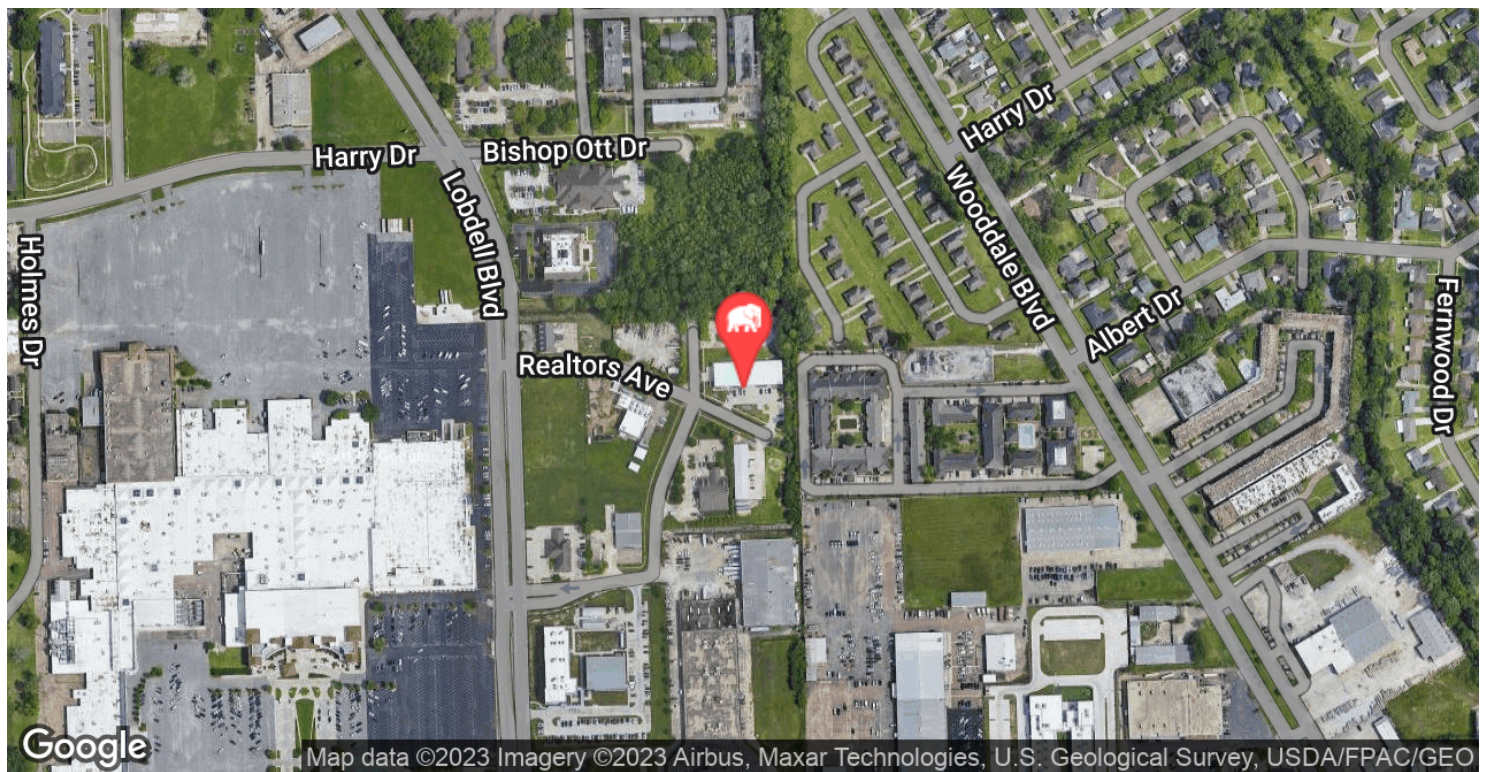
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LOCATION MAPS



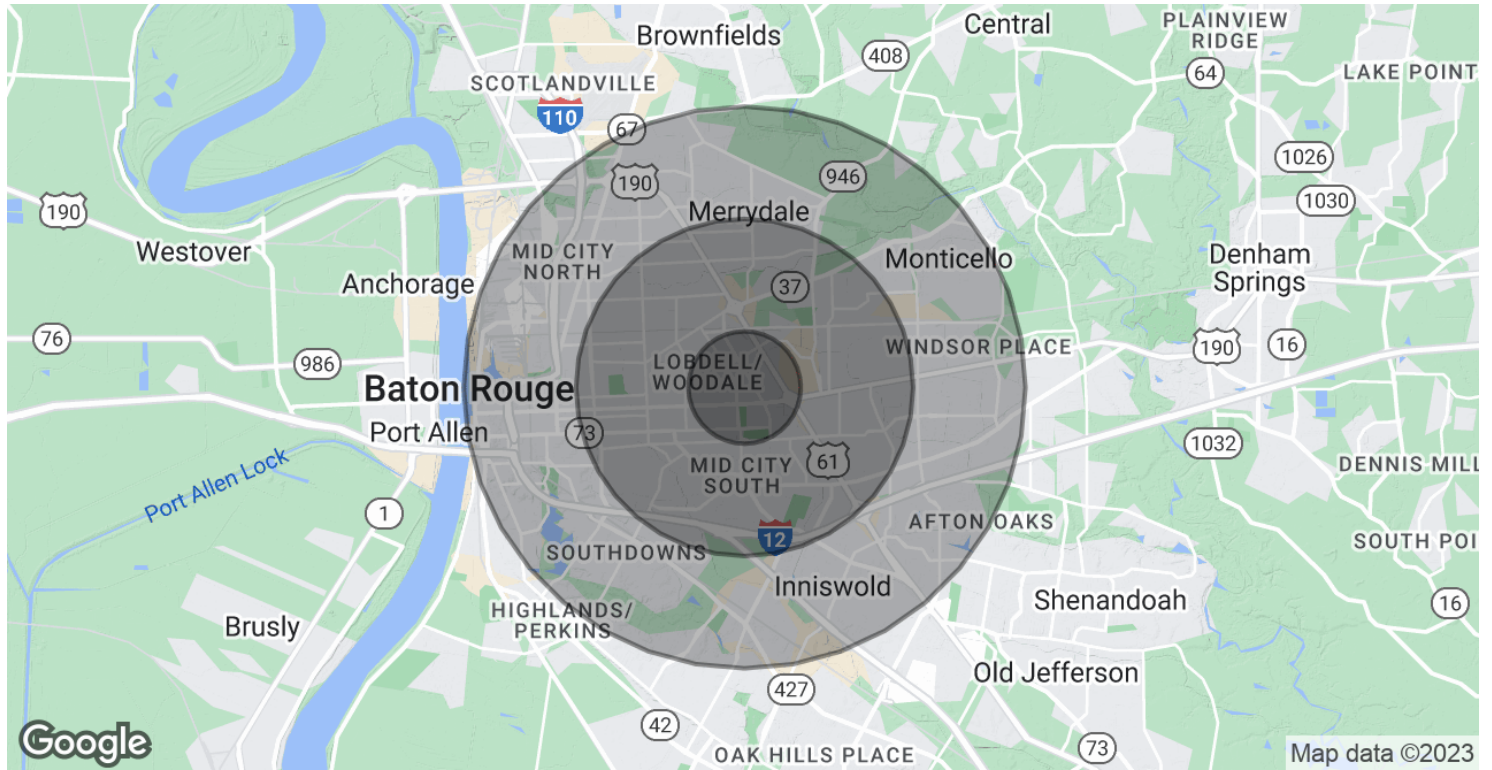
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,281	74,973	214,631
Average age	32.5	35.1	34.1
Average age (Male)	29.7	32.1	31.3
Average age (Female)	36.5	37.5	36.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,984	30,404	84,572
# of persons per HH	2.3	2.5	2.5
Average HH income	\$45,010	\$60,192	\$59,428
Average house value	\$181,707	\$245,182	\$224,456

* Demographic data derived from 2020 ACS - US Census

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