



EXECUTIVE OFFICE SUITE ON FLORIDA BLVD

8255 FLORIDA BLVD BATON ROUGE, LA 70806



OFFERED: FOR LEASE

SPACE AVAILABLE

±528 SF | \$520 PER MONTH

- 1 suite available on the second floor
- Full service lease
- All suites connected via common area; stairwell, hallway and utilized common area restrooms upstairs

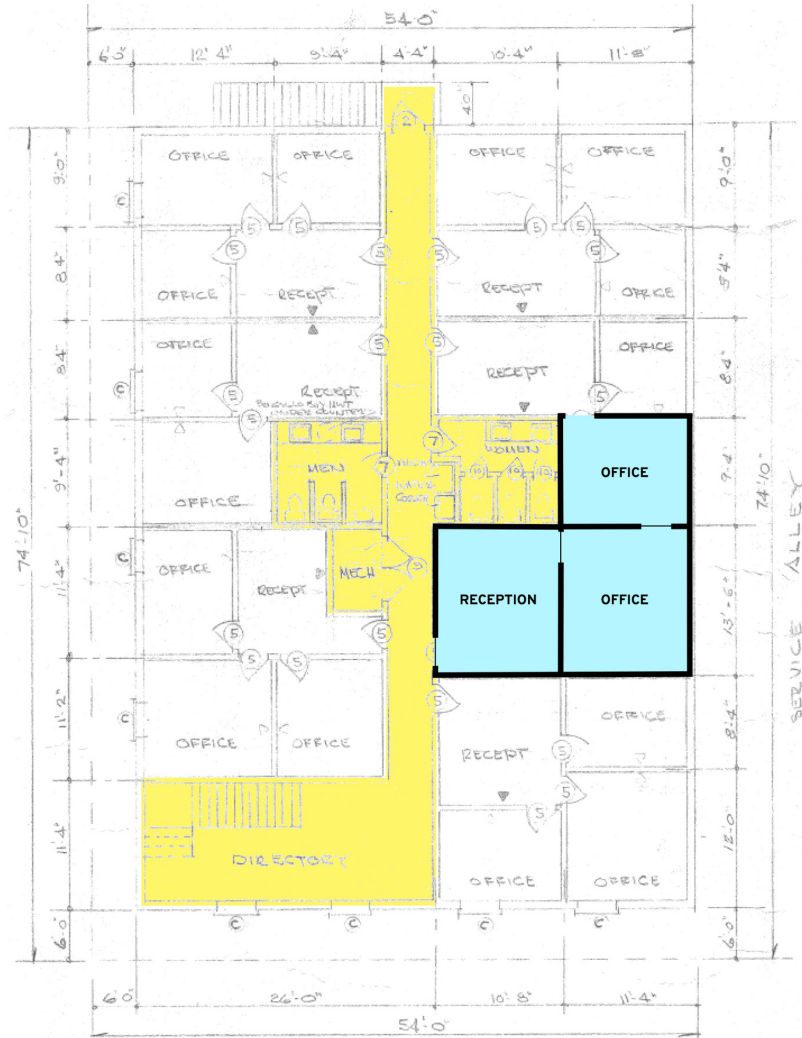
CONTACT:

JACOB LOVELAND
225.460.0877

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.

AVAILABLE SPACES

SUITE 203



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT
Floor 1	-	890 SF	Full Service	\$1,200
203	Available	528 SF	Full Service	\$520
205	-	734 SF	Full Service	\$720
206	-	489 SF	Full Service	\$480

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INTERIOR PHOTOS - 2ND FLOOR

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AERIAL PHOTOS

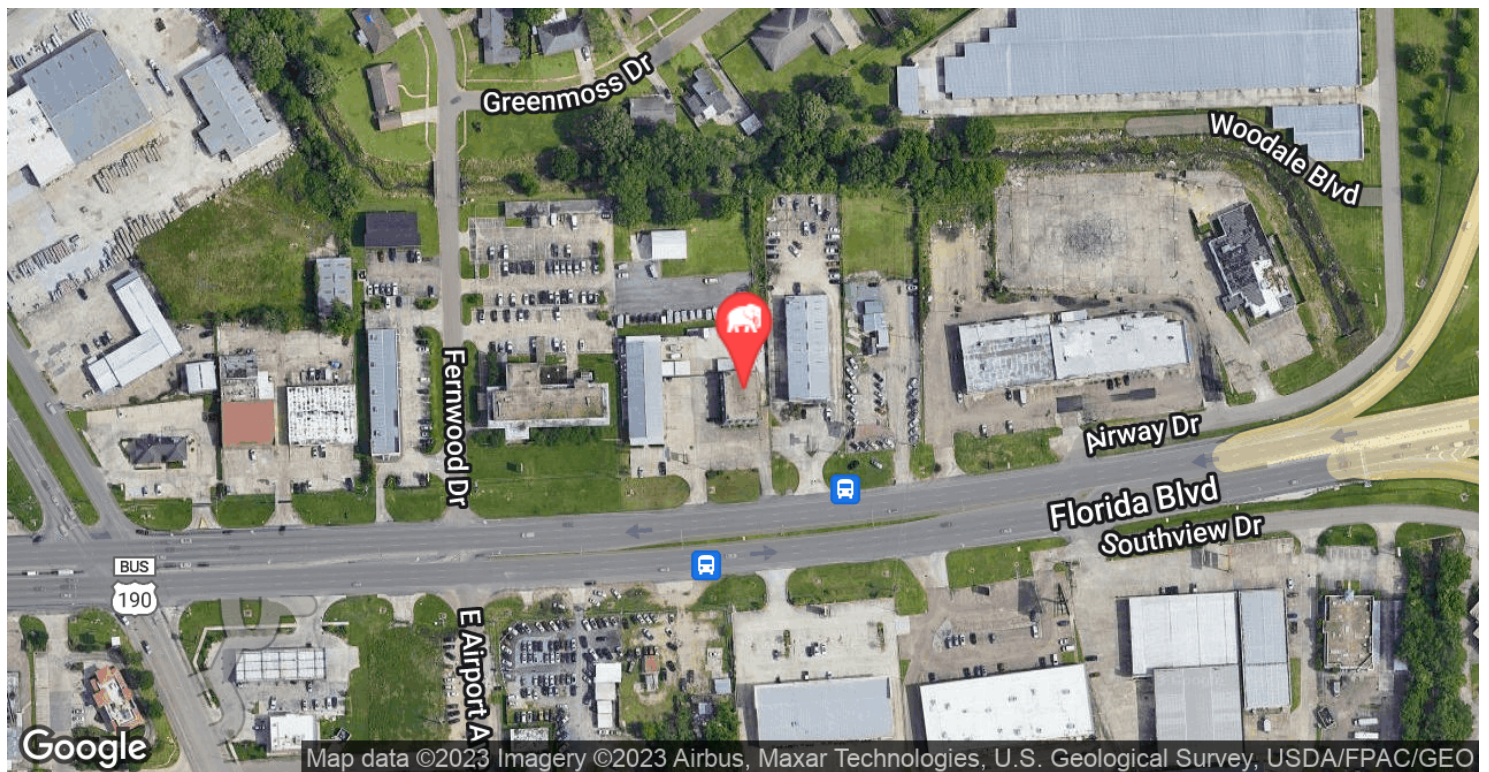
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LOCATION MAPS

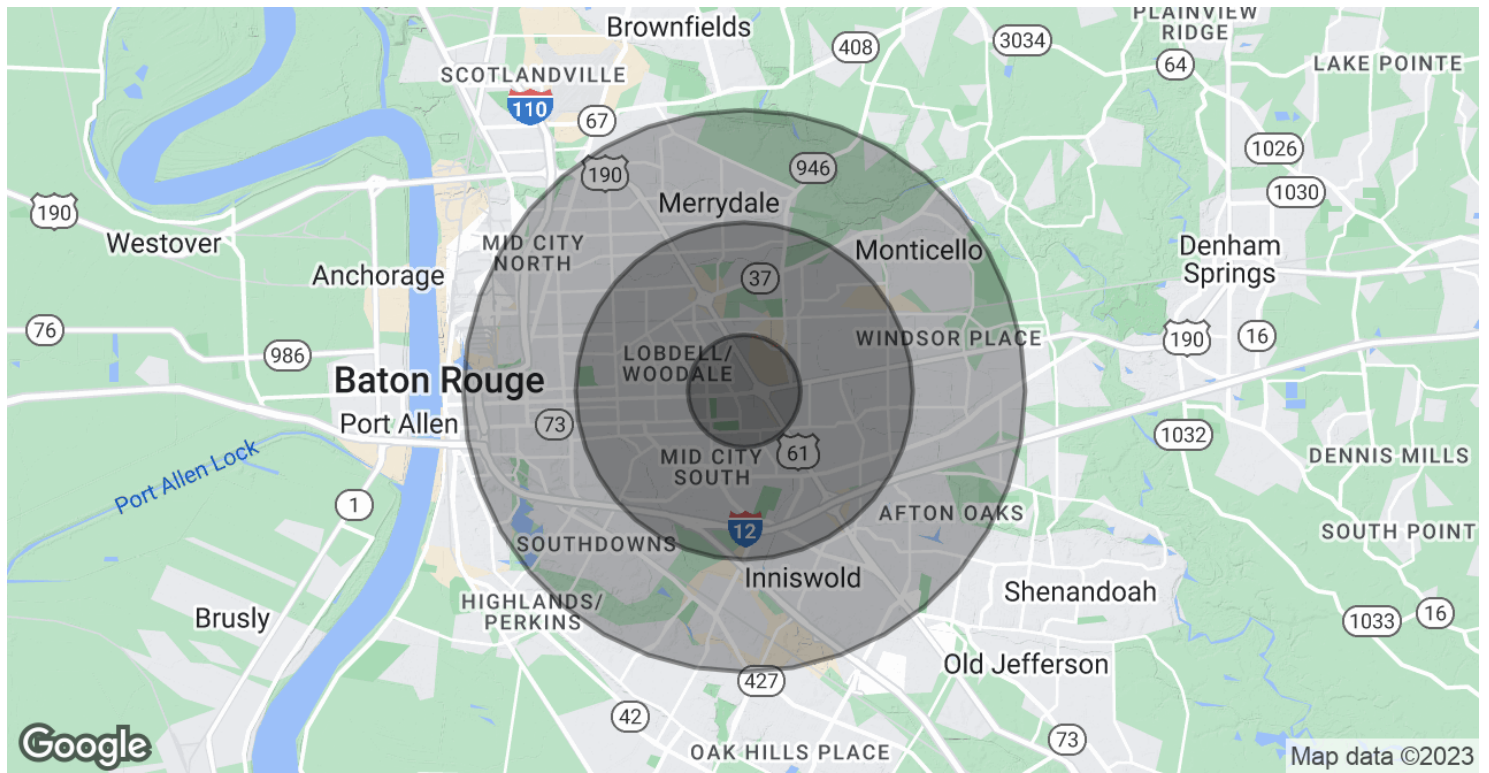
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,242	72,351	214,516
Average Age	36.3	35.4	34.3
Average Age (Male)	32.6	32.2	31.6
Average Age (Female)	40.9	37.9	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,032	29,996	85,754
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,537	\$61,071	\$61,006
Average House Value	\$161,446	\$233,579	\$221,075

* Demographic data derived from 2020 ACS - US Census

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