



MODERN OFFICE WAREHOUSE W/ FIRST CLASS FINISHES

7651 REALTORS AVE BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$13.00 SF/YR (\$2,300-\$4,667/MO)

2,123 - 4,308 SF | 2 SUITES AVAILABLE - CAN BE COMBINED

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

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.

OFFERING SUMMARY



PROPERTY SUMMARY

- This modern construction located just off Lobdell Blvd combines versatile warehouse space with a first-class office suite. The property sits at the end of Realtors Ave and has multiple access points.
- Divided into 5 suites, each features 356 SF of office space comprised of an office, kitchenette, restroom, and 15' powered roll-up door.
- 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), Cable/Internet, and janitorial fees.
- 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.

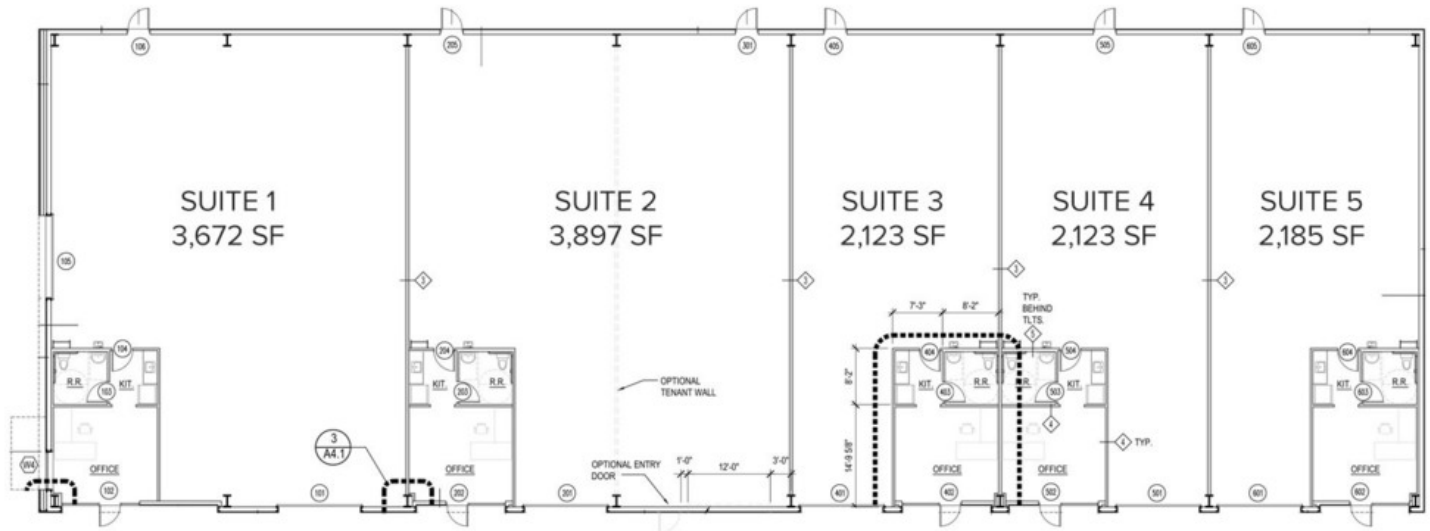
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AVAILABLE SPACES + FLOORPLANS

7651 REALTORS AVE
14,000 SF TOTAL



LEASE INFORMATION

Lease Type:	Modified Gross Lease
Total Space:	2,123 - 4,308 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
Suite 4	-	2,123 SF	Other	\$13.00 SF/yr	\$2,300/month
Suite 5	-	2,185 SF	Other	\$13.00 SF/yr	\$2,367/month

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ADDITIONAL PHOTOS - SUITE 1

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AERIAL PHOTOS



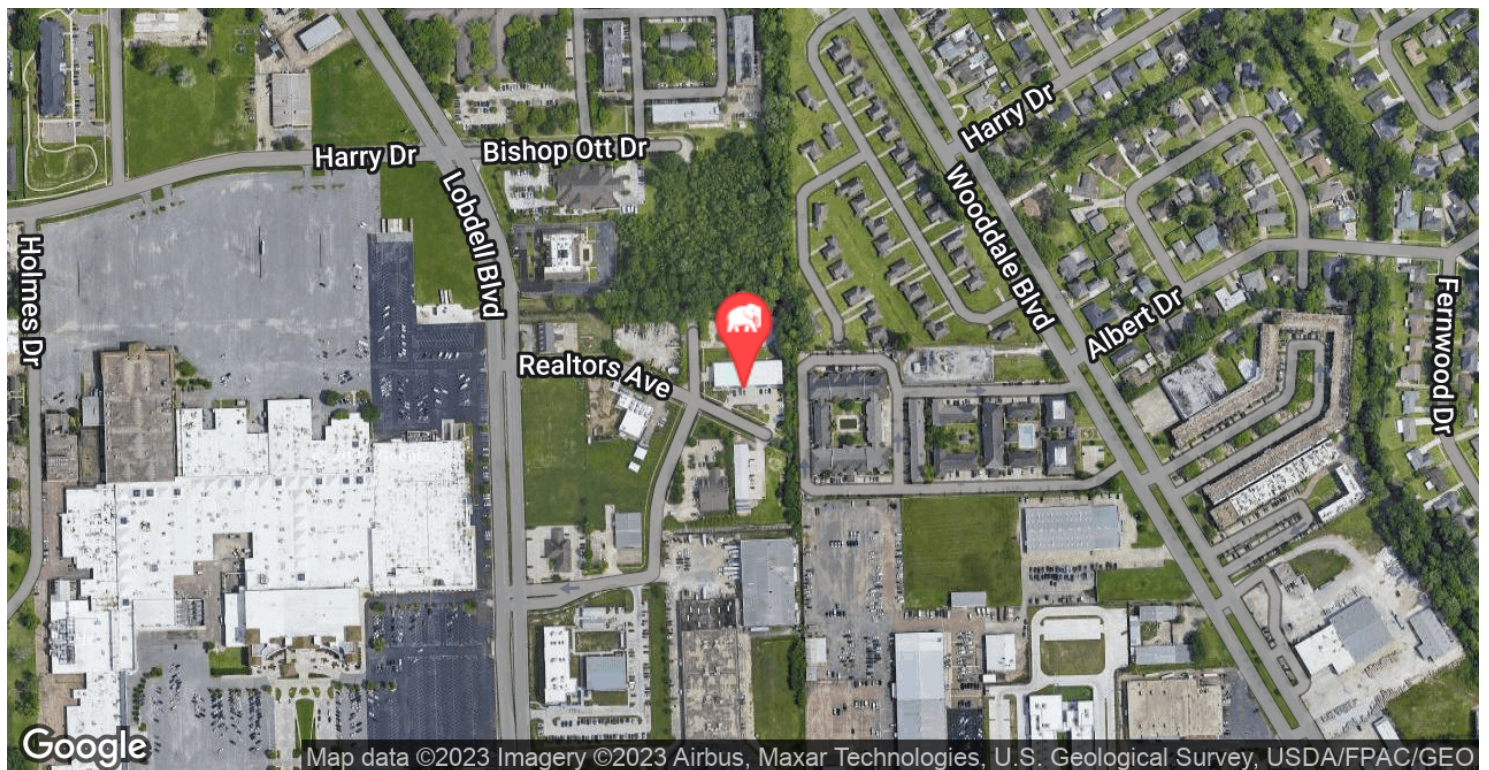
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LOCATION MAPS



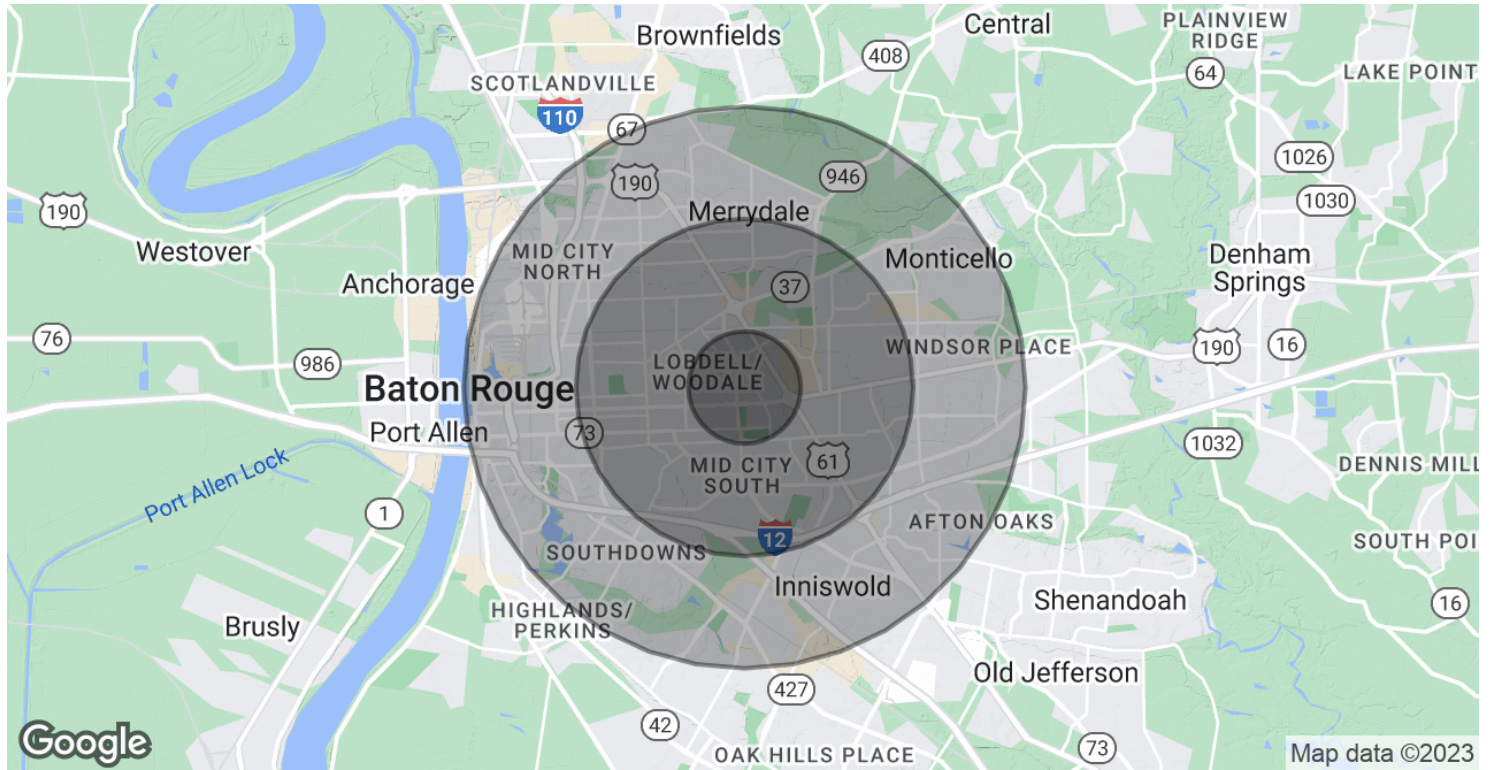
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,224	78,155	208,050
Average age	37.8	38.5	36.2
Average age (Male)	35.3	36.6	34.4
Average age (Female)	42.2	40.3	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,587	38,021	95,754
# of persons per HH	2.0	2.1	2.2
Average HH income	\$40,963	\$60,151	\$64,365
Average house value	\$118,939	\$186,249	\$176,237

* Demographic data derived from 2020 ACS - US Census

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