



WELCOMING OFFICE SUITE FOR LEASE JUST ± 0.29 MILES FROM I-12

2929 MILLERVILLE RD, SUITE 1A, BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$14.50 SF/YR (\$3,722/MO)

$\pm 3,080$ SF | MODIFIED GROSS

- Quiet Office Complex near south end of Millerville
- ± 0.29 Miles From I-12
- Reception area, private offices, conference room, full kitchen
- Modified Gross

CONTACT:

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

- Millerville Business Park is a first-class office building complex located near the south end of Millerville – Nestled behind the Rotolo's Pizzeria and a commercial retail center, this rarely vacant office park offers an excellent balance of quiet office space with quick access to a busy corridor of Baton Rouge.
- The property is only ±0.29 miles from I-12 and the large retail developments on Millerville Road.
- The available suite, 1A, consists of a welcoming lobby, a reception area, 8 offices, a conference room, 3 restrooms, 2 copy rooms, and a large break area.
- Future developments are planned at the site, potentially including two additional office buildings providing an excellent opportunity for a growing business.

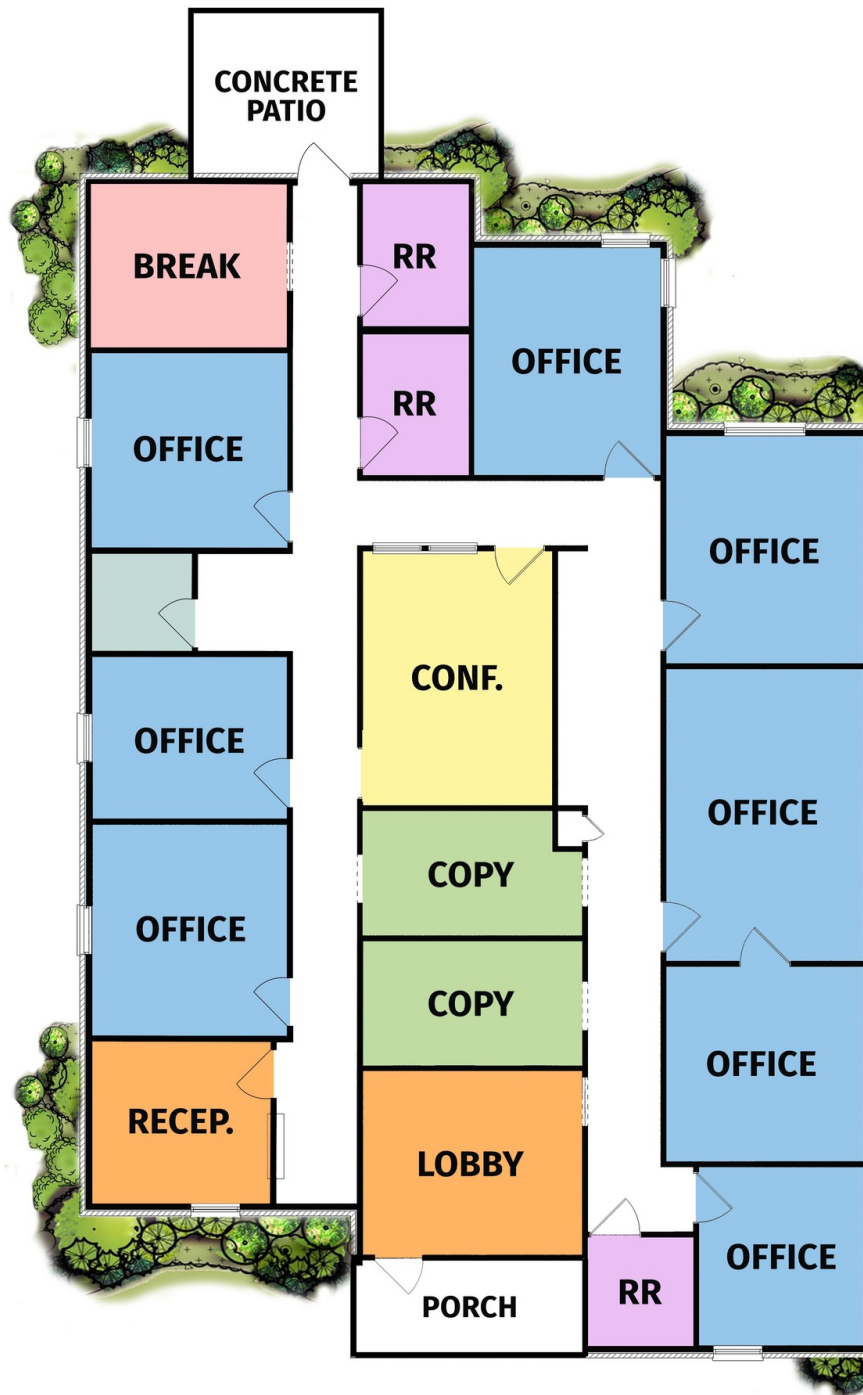
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FLOORPLAN

2929 MILLERVILLE SUITE 1A – ±3,080 SF

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INTERIOR PHOTOS

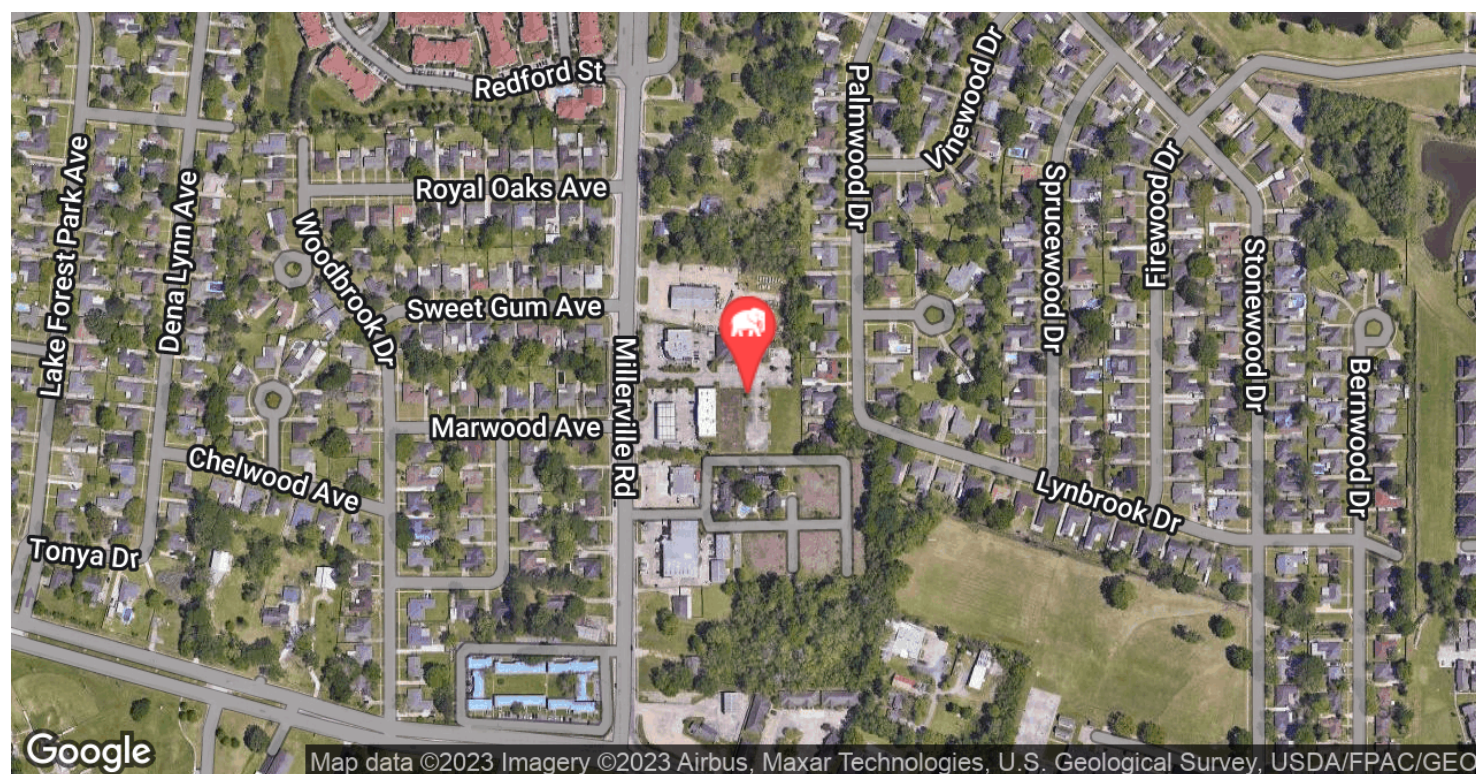
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A map of Baton Rouge, Louisiana, with a red elephant icon marking the location of the Baton Rouge Zoo. The zoo is situated in the central-eastern part of the city, near the intersection of Interstate 12 and Windsor Place. The map shows various neighborhoods such as Monticello, Denham Springs, Walker, and Afton Oaks. Major highways like I-10, I-12, and I-190 are clearly visible. The Mississippi River is on the left side of the map. The Google logo is in the bottom left corner, and 'Map data ©2023' is in the bottom right corner.



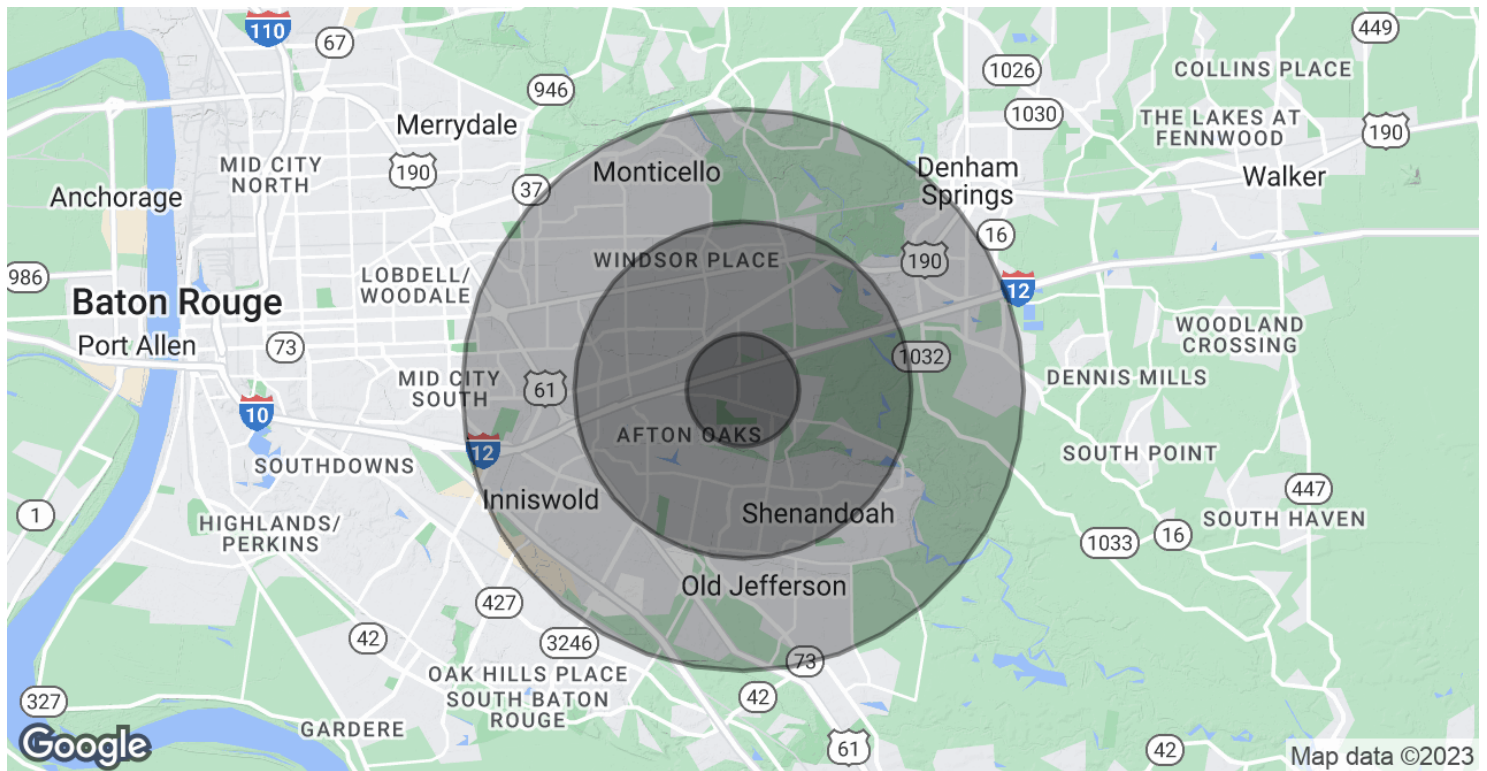
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,096 | 77,704 | 150,189 |
| Average Age | 35.6 | 36.3 | 37.4 |
| Average Age (Male) | 36.6 | 33.8 | 34.7 |
| Average Age (Female) | 35.3 | 37.8 | 39.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,138 | 32,633 | 64,618 |
| # of Persons per HH | 2.2 | 2.4 | 2.3 |
| Average HH Income | \$68,863 | \$71,807 | \$75,499 |
| Average House Value | \$183,091 | \$186,745 | \$197,155 |

* Demographic data derived from 2020 ACS - US Census

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