



## CLASS A SUITE OFF OF BURBANK DR NEAR STARING LN

7170 BURBANK DR BATON ROUGE, LA 70820



OFFERED: FOR LEASE

LEASE RATE: \$4,452/MO

±1,908 SF | 1 SUITE AVAILABLE | FULL SERVICE

- Modern, character-filled suite off of Burbank Dr ±1.4 miles from Staring Ln
- 10 Offices, 2 restrooms, kitchen / breakroom, conference room, and reception
- ±10 Minute access to I-10 at both College Dr and Essen Ln
- Fully-furnished, tenant only pays phone / cable / internet

### CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024

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, character-filled ±1,908 SF suite is located on Burbank Dr just ±1.4 miles from Staring Ln.
- Suite B is comprised of 10 offices which have individual locks, 2 private restrooms, a kitchen / breakroom, a spacious conference room, and a lobby space.
- The office is located just 10 minutes away from I-10 at both College Dr and Essen Ln, making it ideal for commuters.
- The office is fully-furnished and includes state of the art amenities.
- Tenant will cover phone, cable, and internet. Landlord to cover utilities, janitorial fees, exterior trash removal, landscaping, maintenance, and property insurance / taxes.
- Current tenant's lease ends in July – tenant is willing to move early.

## CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024  
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.

# FLOORPLAN

## 7170 BURBANK DR SUITE B

**CONTACT:**

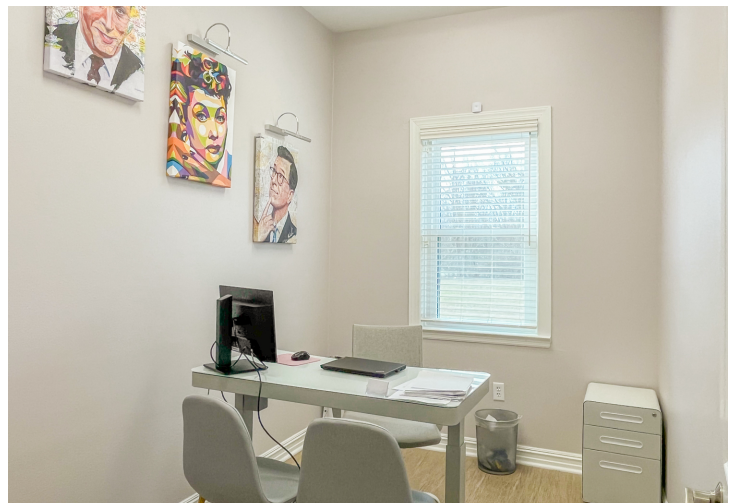
FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024

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.



# INTERIOR PHOTOS



## CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024

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

**CONTACT:**

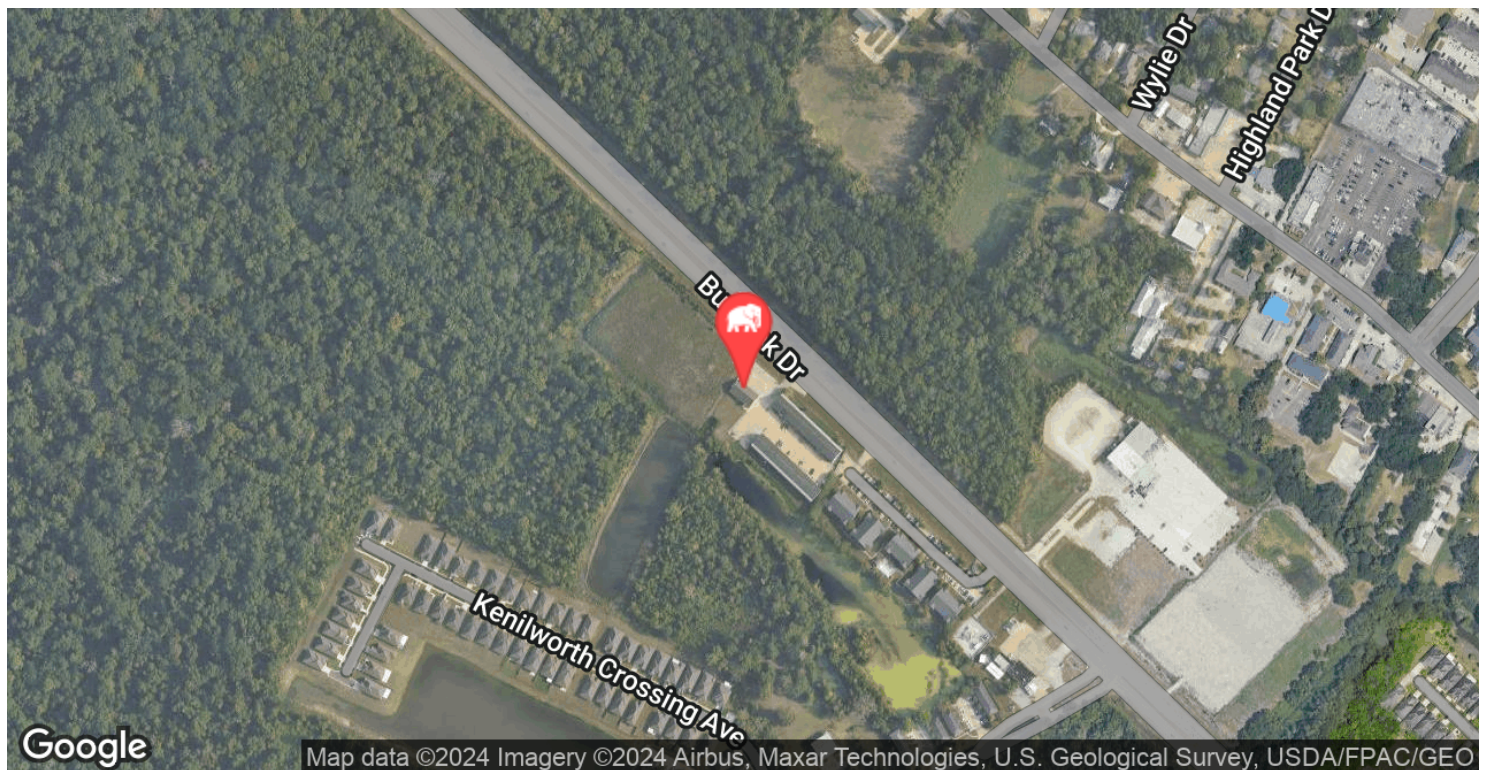
FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024

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.



# LOCATION MAP



## CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

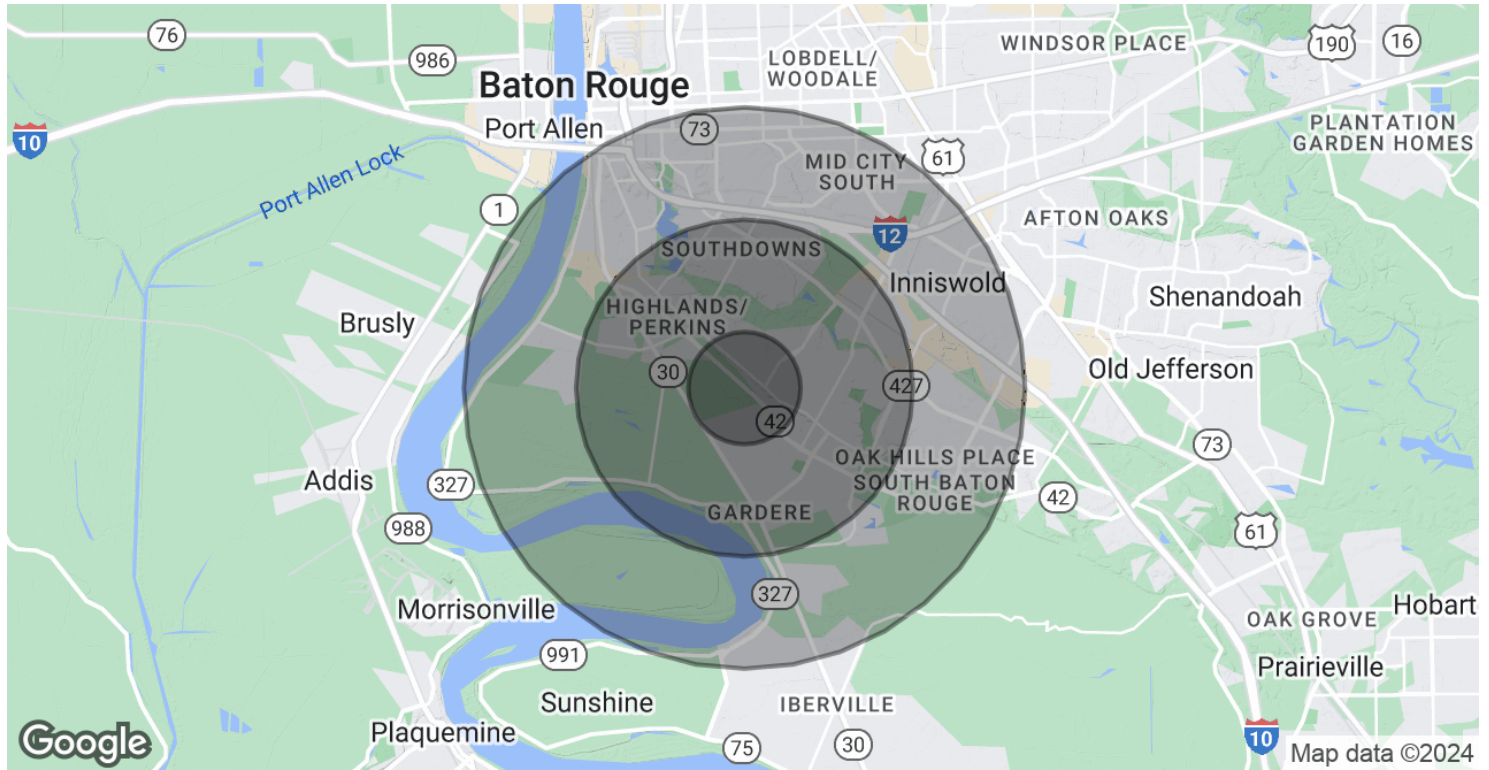
800.895.9329 | <https://elifinrealty.com> | March 2024

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.



# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,619	55,955	132,458
Average Age	33.2	32.6	36.0
Average Age (Male)	31.4	32.3	35.7
Average Age (Female)	36.1	32.9	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,077	27,486	67,056
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$88,979	\$67,350	\$82,075
Average House Value	\$265,662	\$225,657	\$238,750

\* Demographic data derived from 2020 ACS - US Census

## CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | March 2024  
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.