



HUGE TENANT IMPROVEMENT ALLOWANCE - OFFICE SPACE OFF FLORIDA BLVD

660 N FOSTER DR BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$12.00 SF/YR

±1,000 - ±18,000 SF | MULTIPLE OPTIONS AVAILABLE

- **Significant Tenant Improvement Allowance available for qualified tenants**
- Flexible space offerings – ±1,000 SF to ±18,000 SF available
- Minutes from BRCC Campus, new Rouses, and Downtown
- Building C offers full availability for large organization

CONTACT:

JACOB LOVELAND
225.460.0877

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

- Great Fosters Office Park is an accessible and centrally-located office park ideal for businesses seeking flexibility and convenience in Baton Rouge.
- The landlord is willing to contribute significant tenant improvement toward renovations and buildout for qualified tenants. Please contact broker for more information.
- The complex is 1/3 mile north of Florida Blvd, five minutes from Downtown, and a few minutes from Baton Rouge Community College and the new Rouses Market.
- Buildings A & B offer partial availability while Building C offers full availability, making it suitable for both small enterprises and larger organizations.
- The property also boasts a well-maintained parking lot and access drives.

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SAMPLE INTERIOR PHOTOS AFTER BUILDOUT

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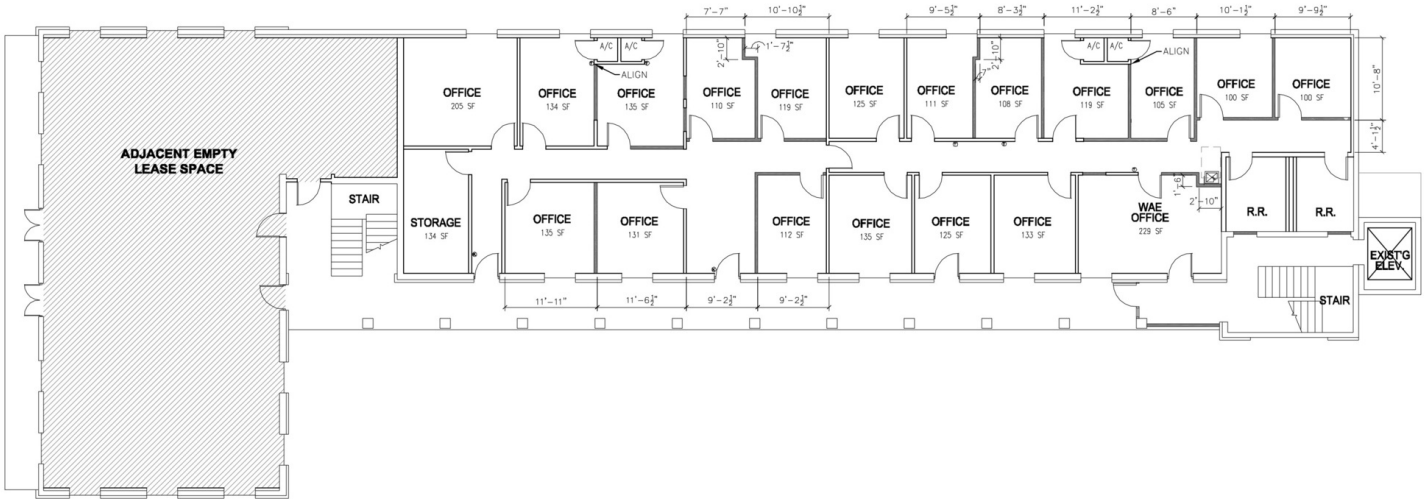
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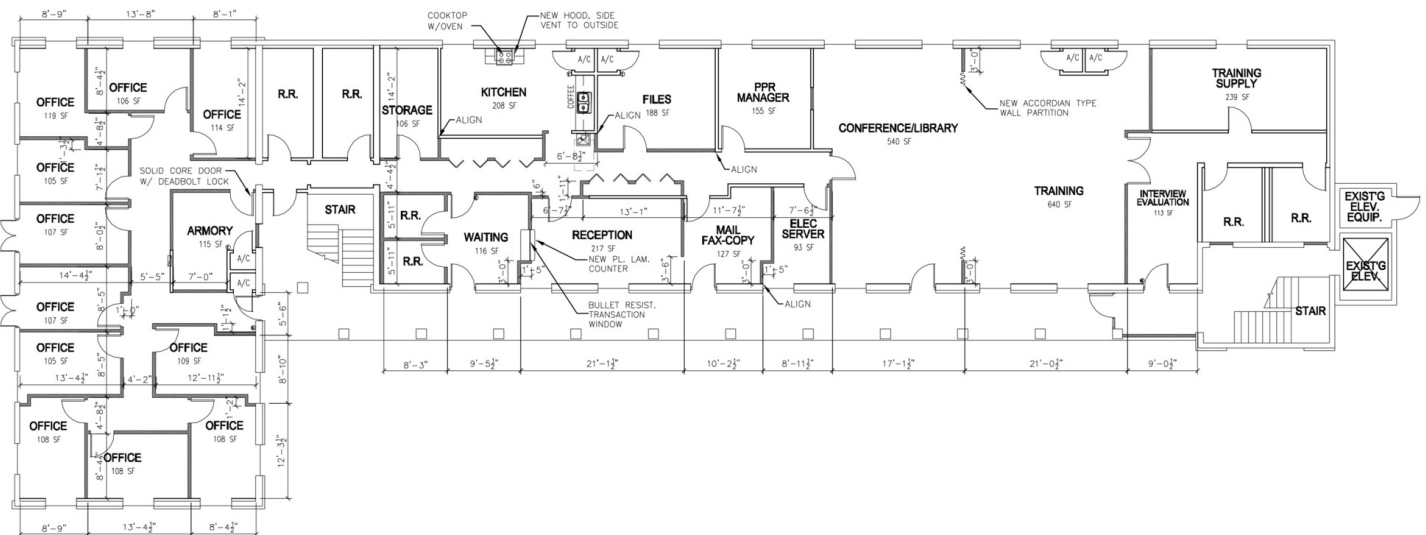
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FLOORPLAN - BUILDING C



2 DIMENSIONED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



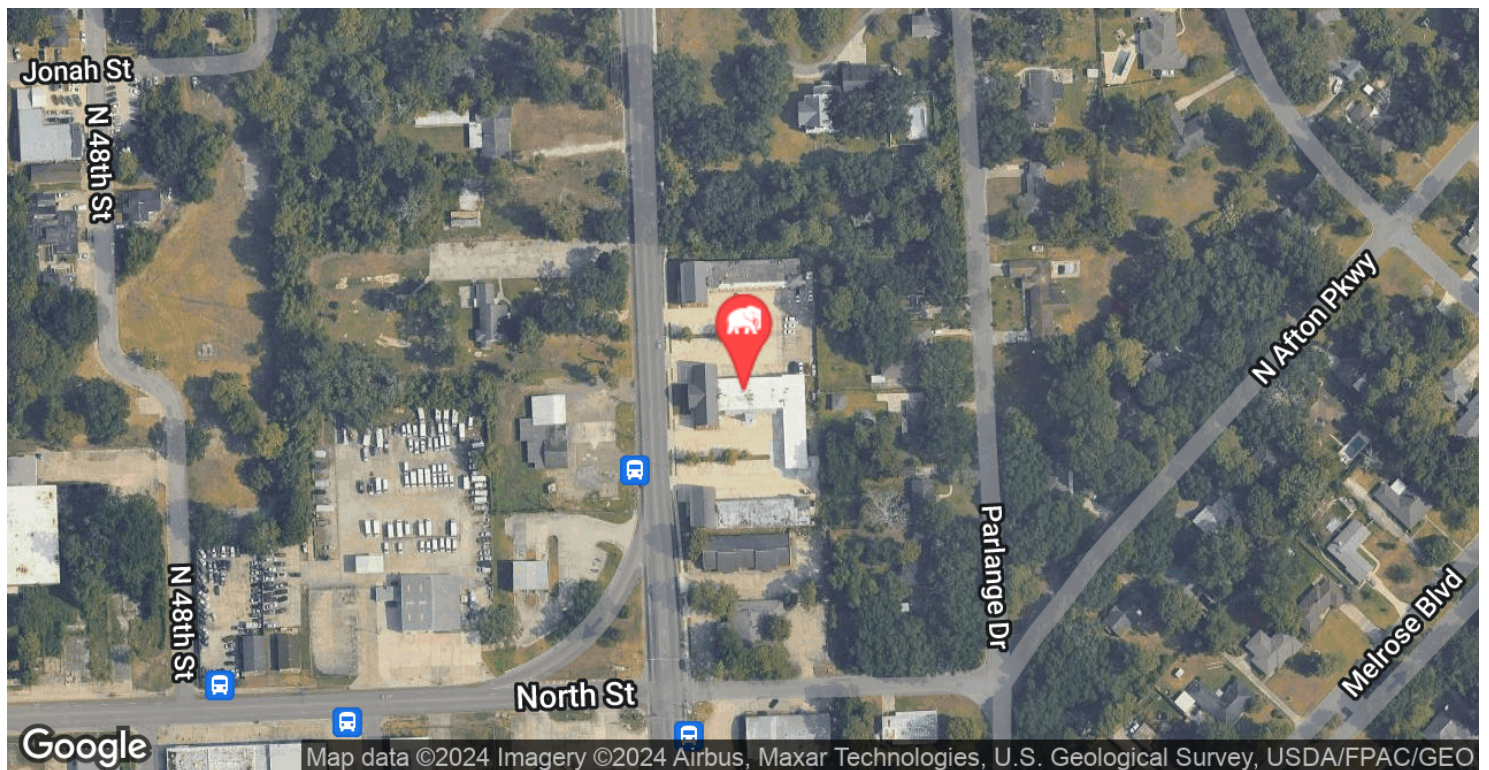
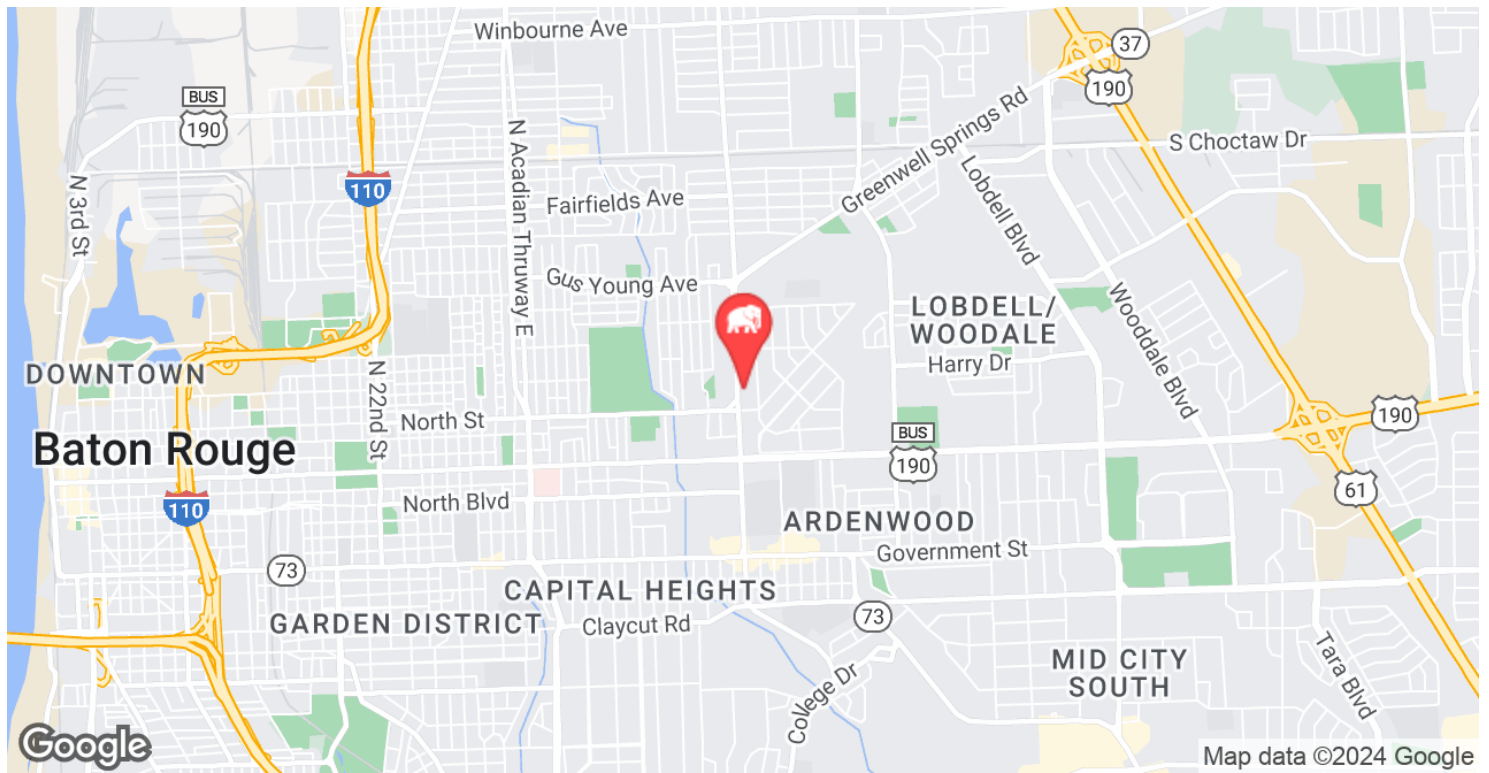
1 DIMENSIONED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LOCATION MAP



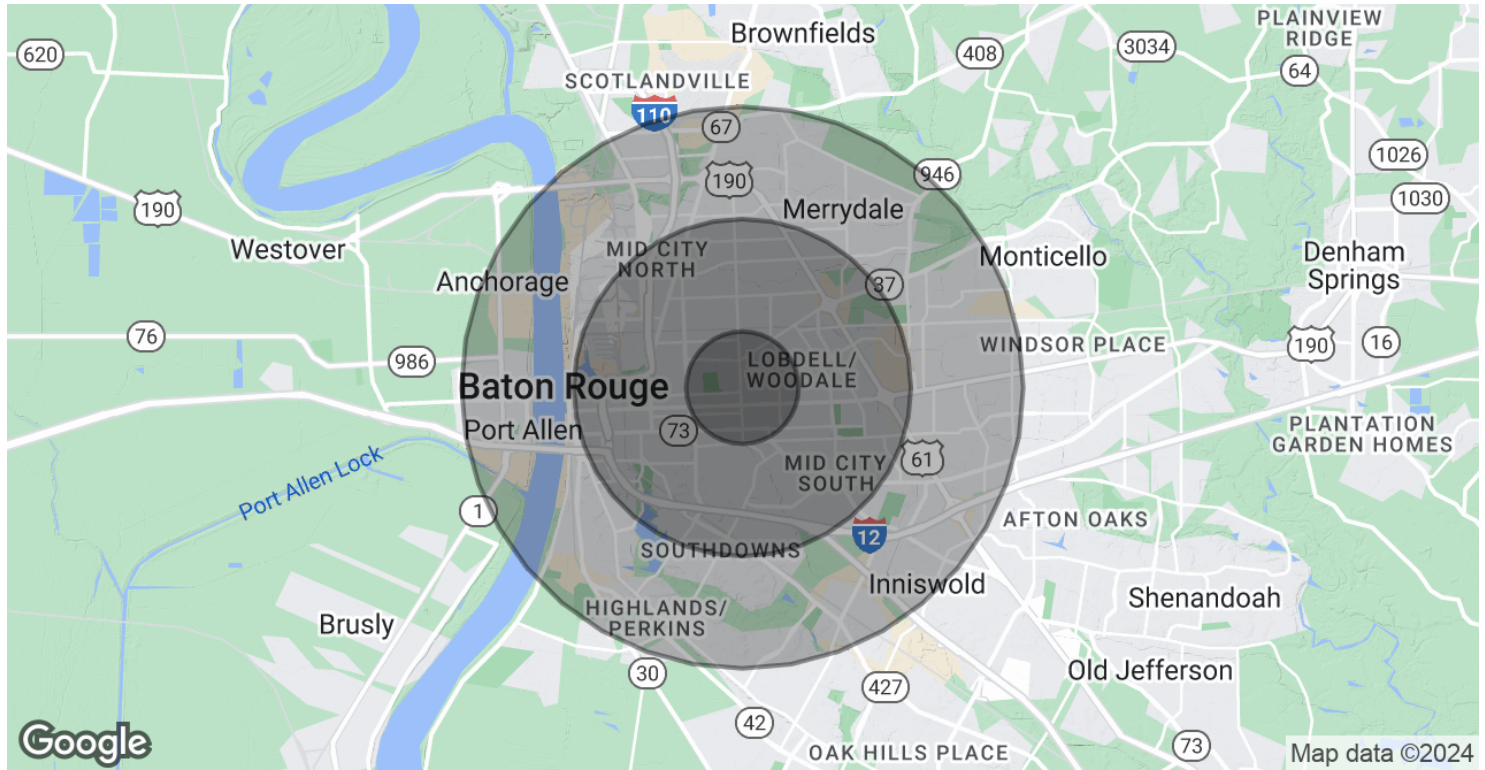
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,875	84,708	187,532
Average Age	33.5	37.5	35.9
Average Age (Male)	32.7	36.5	34.5
Average Age (Female)	35.0	38.5	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,473	42,990	88,829
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$46,471	\$65,006	\$62,090
Average House Value	\$144,169	\$178,726	\$179,245

* Demographic data derived from 2020 ACS - US Census

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