



NEWLY RENOVATED MEDICAL OFFICES OFF GOODWOOD BLVD

756 COLONIAL DRIVE BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$14 SF/YR

±1,687 - ±5,742 SF

- Newly renovated medical office suites in a quiet area
- Right off of Goodwood Blvd – ±0.6 mile from Airline Hwy
- The suites include multiple exam rooms, some that are furnished
- Modified Gross lease type

CONTACT:

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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

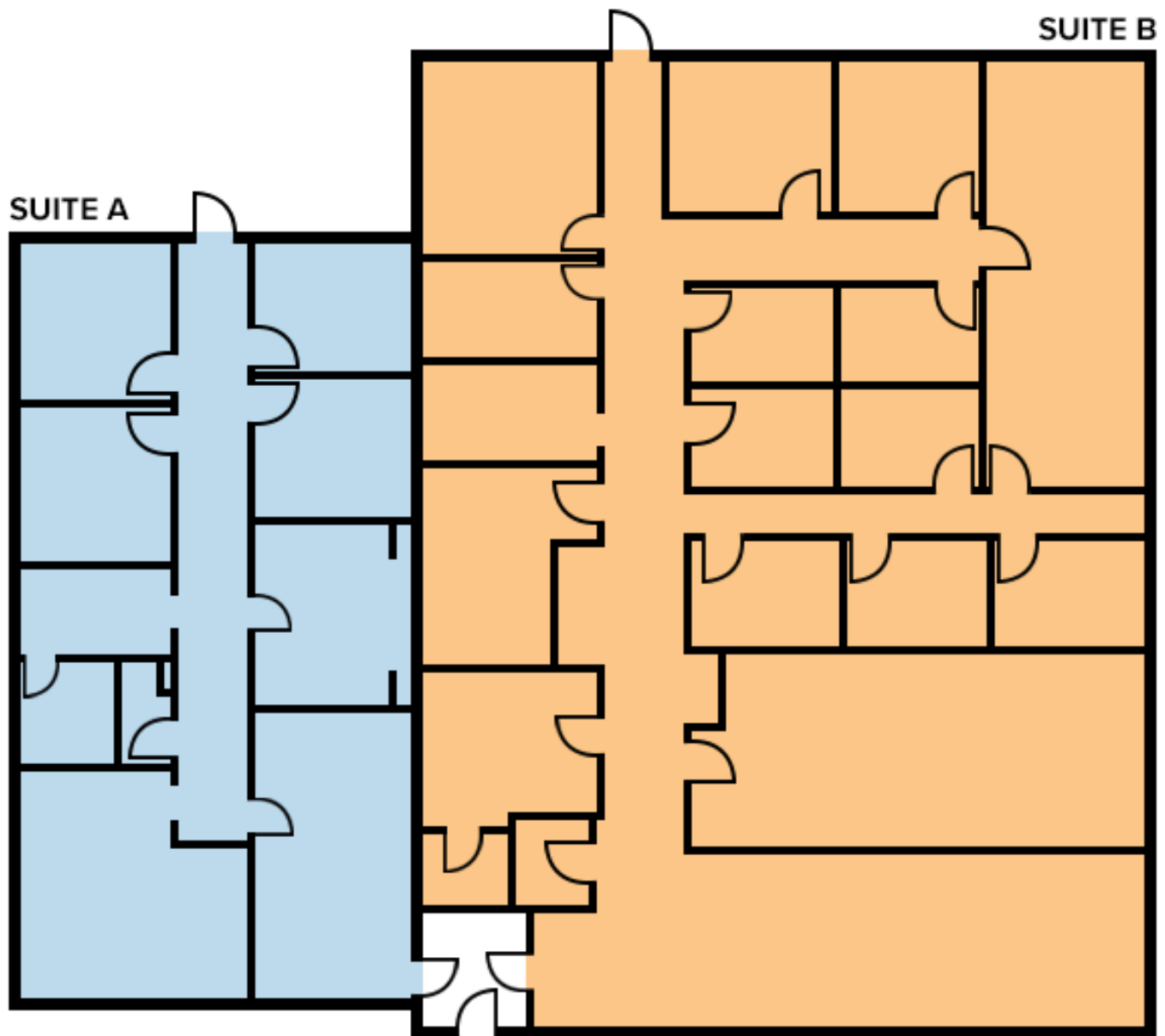
- Now available for lease, 756 Colonial Dr features recently two renovated medical office spaces in a quiet office park. There are numerous medical offices in the surrounding park.
- Suite A is more compact, at $\pm 1,687$ SF, ideal for specialized medical services.
- Suite B is a spacious $\pm 4,055$ SF space, suitable for a larger medical practice.
- Both suites include multiple exam rooms and some furnishings.
- The suites can be leased individually or combined to accommodate more extensive operations.
- Situated just off of Goodwood Blvd, the property enjoys excellent access to Airline Hwy (± 2 min), Hwy 190 (± 3 min), and I-12 (± 7 min).
- Modified Gross lease type.

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FLOOR PLAN

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

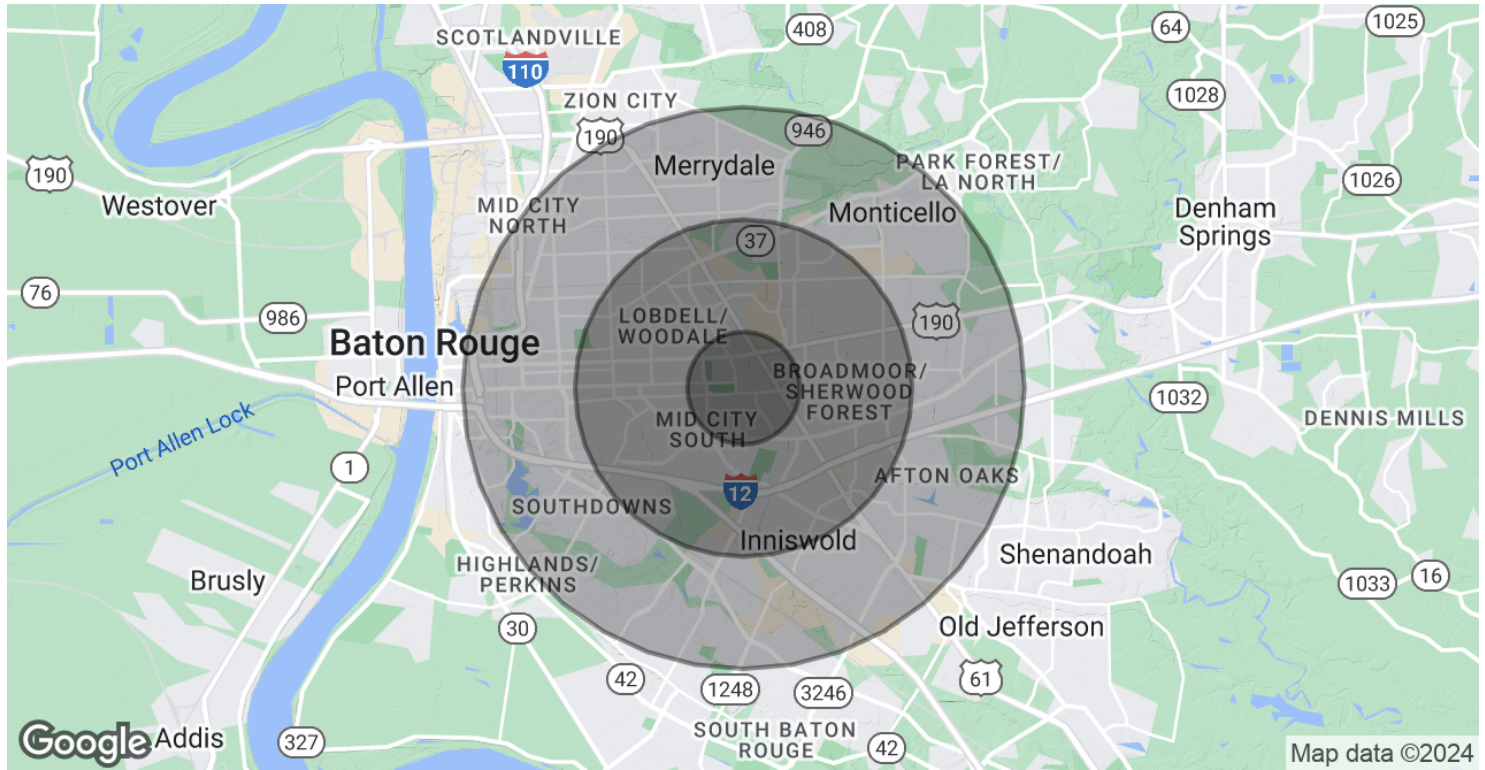
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,483	72,020	209,744
Average Age	44	40	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,872	31,662	88,327
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,777	\$80,243	\$79,874
Average House Value	\$402,267	\$296,523	\$287,352

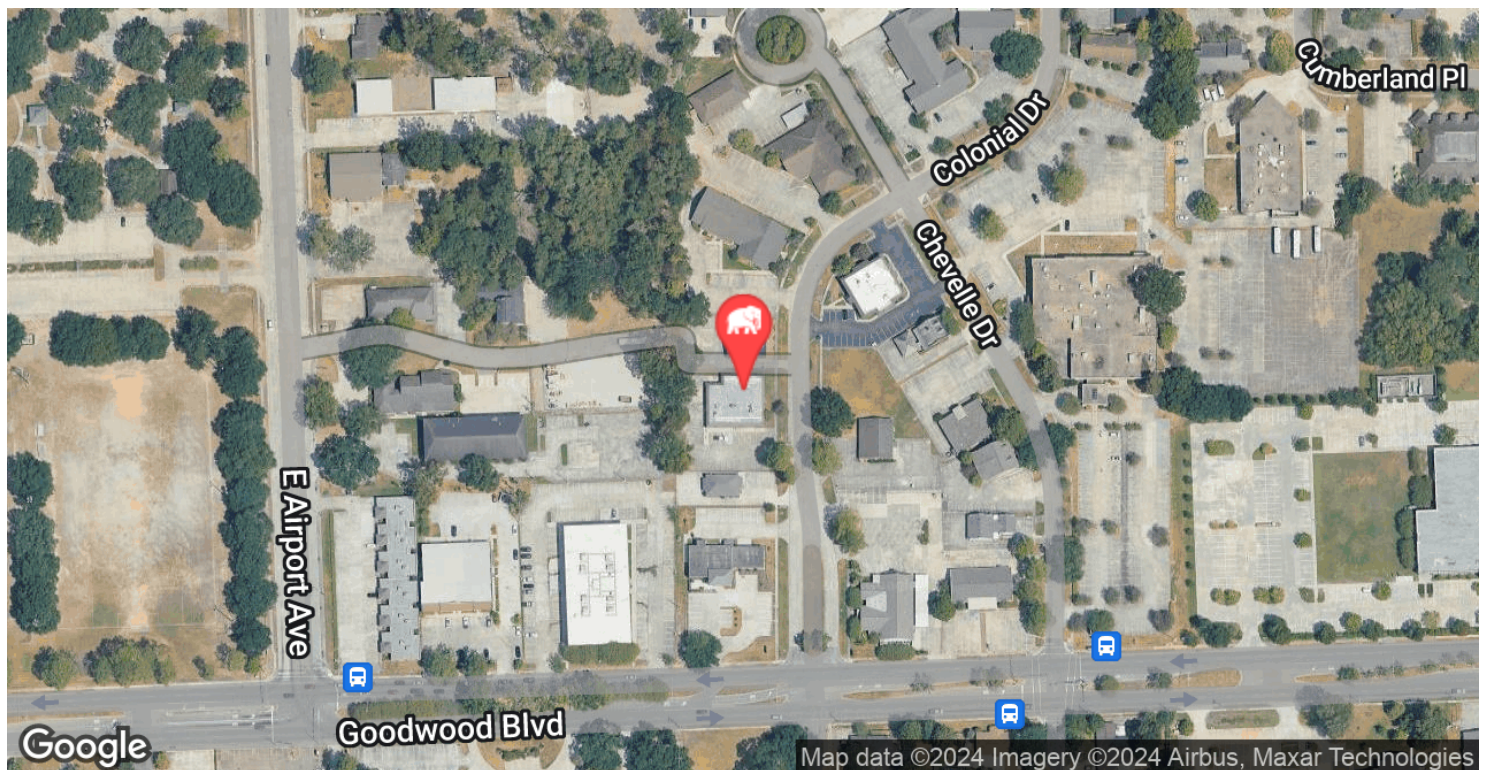
Demographics data derived from AlphaMap

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LOCATION MAP

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