

BUILDING 1 @ GOODWOOD OFFICE PARK ON JEFFERSON HWY

OFFERING SUMMARY

Available SF:	Building 1 - 4,507 SF
Lease Rate (Per SF):	Negotiable
Lease Rate (Monthly):	\$7,887.00/mo
Zoning:	NO (Neighborhood Office)
Developer/Contractor:	Bernhard Normand Construction
Architect:	Onsite Design

PROPERTY OVERVIEW

Goodwood Office Park is a modern office development located on Jefferson Hwy in Baton Rouge. The development will comprise of 4 free standing first class professional office buildings with shared parking. The incredible detail during design/construction along with high quality finishes throughout will make Goodwood Office Park among the highest standard of office spaces in the city.

Buildings 2, 3, and 4 are leased. Building 1 will be available for lease late summer 2020.

LOCATION OVERVIEW

Located in the Jefferson Hwy Office Corridor and a part of the Old Goodwood Neighborhood, this property is just west of Whole Foods and the restaurants and shops in the Towne Center and Bocage shopping center developments.

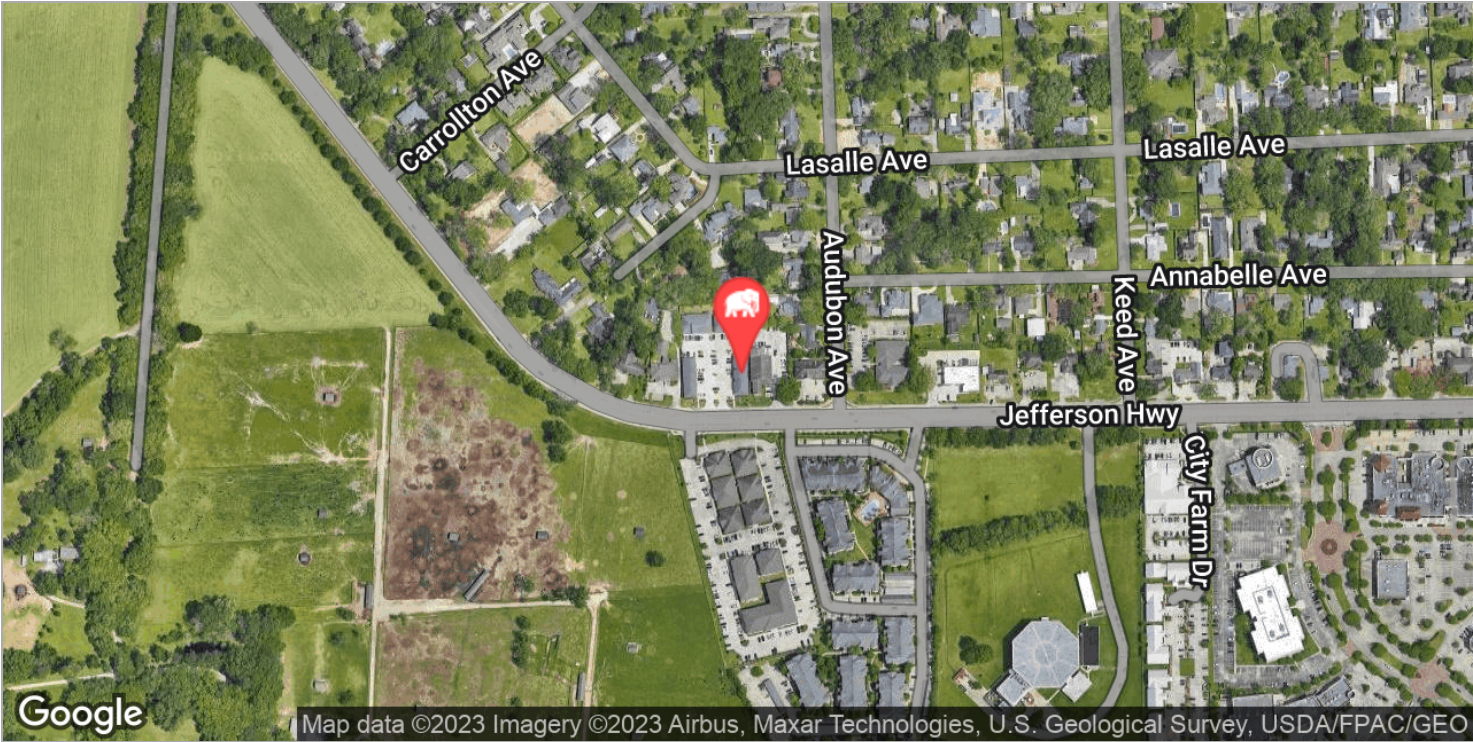
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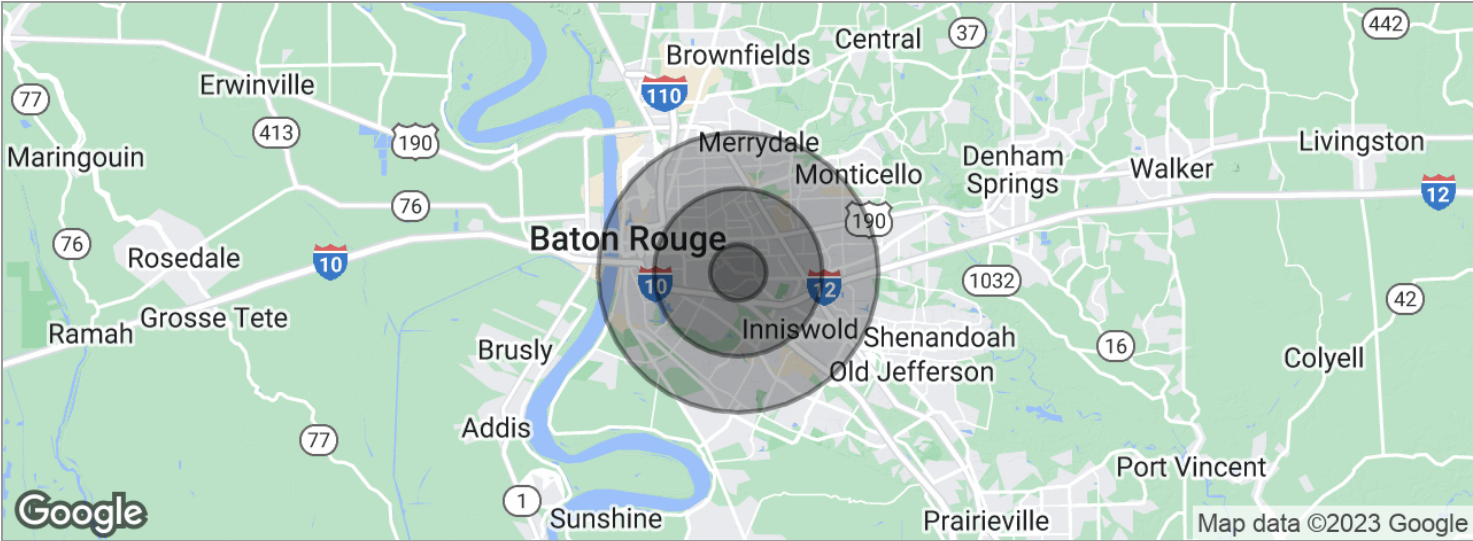
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,294	75,301	213,113
Median age	39.4	36.0	33.6
Median age (Male)	36.1	33.3	30.9
Median age (Female)	41.8	38.4	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,889	32,565	85,135
# of persons per HH	2.2	2.3	2.5
Average HH income	\$92,806	\$72,225	\$62,258
Average house value	\$365,469	\$307,796	\$240,646

* Demographic data derived from 2020 ACS - US Census