

QUALITY OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Building Size:	10,875 SF
Sale Price	\$575,000
Sale Price/SF:	\$52.87/SF
Lease Rate:	\$9.50/SF/yr
Lease Rate/Mo:	\$8,609.38
Lease Type:	Modified Gross
Lot Size:	1.11 Acres
Zoning:	C2



PROPERTY OVERVIEW

Quality office building available for sale or lease just off of Florida Blvd near the Lobdell Ave intersection and Bon Carre Business Park. The office has been well maintained and is ready for a tenant or owner occupant with a need for large offices, conference rooms, and an open floor area. The building is perfectly set up for classroom space and training rooms with ample parking.

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Mark Segalla (C) 225.505.4349 Mathew Laborde, CCIM (C) 337.326.1368

 **ELIFIN** 225.505.4349 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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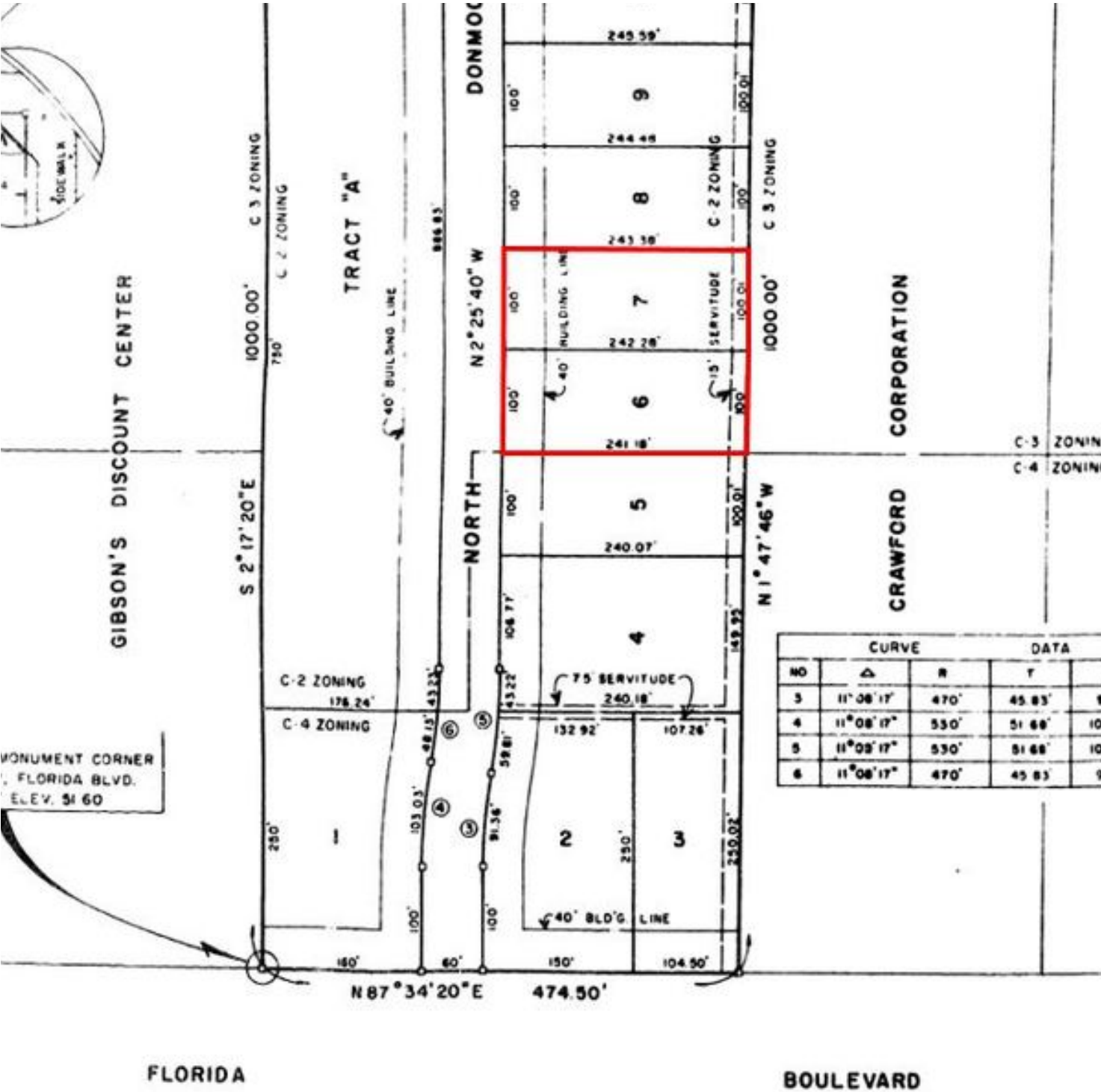


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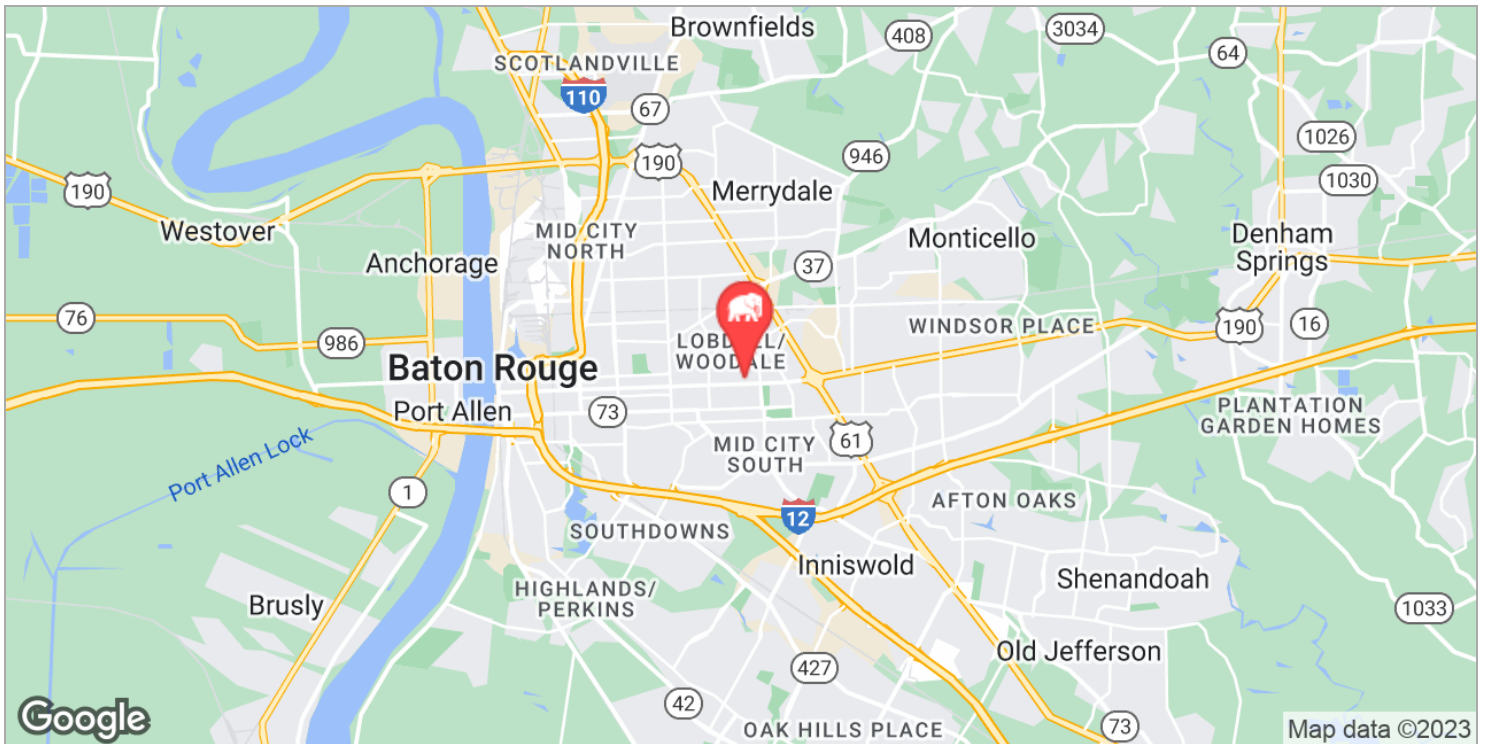
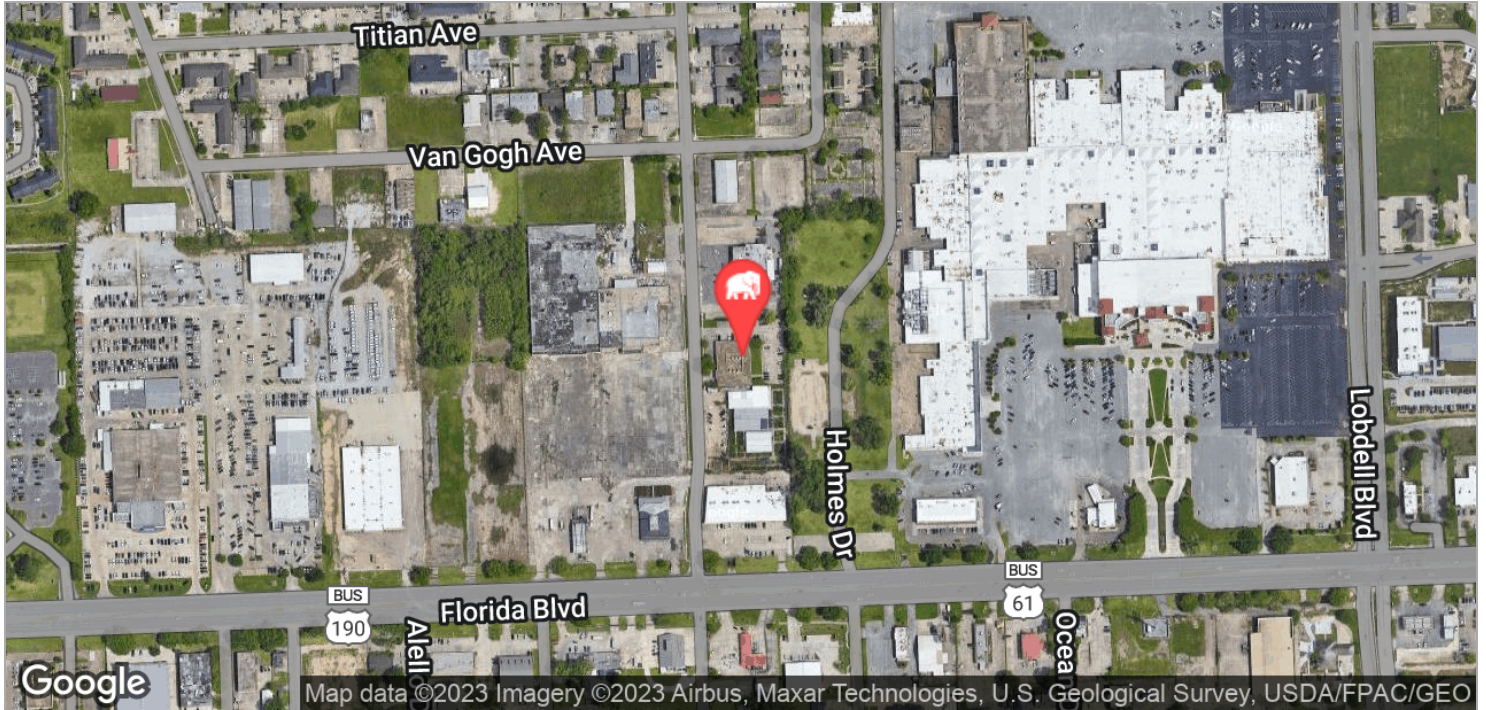


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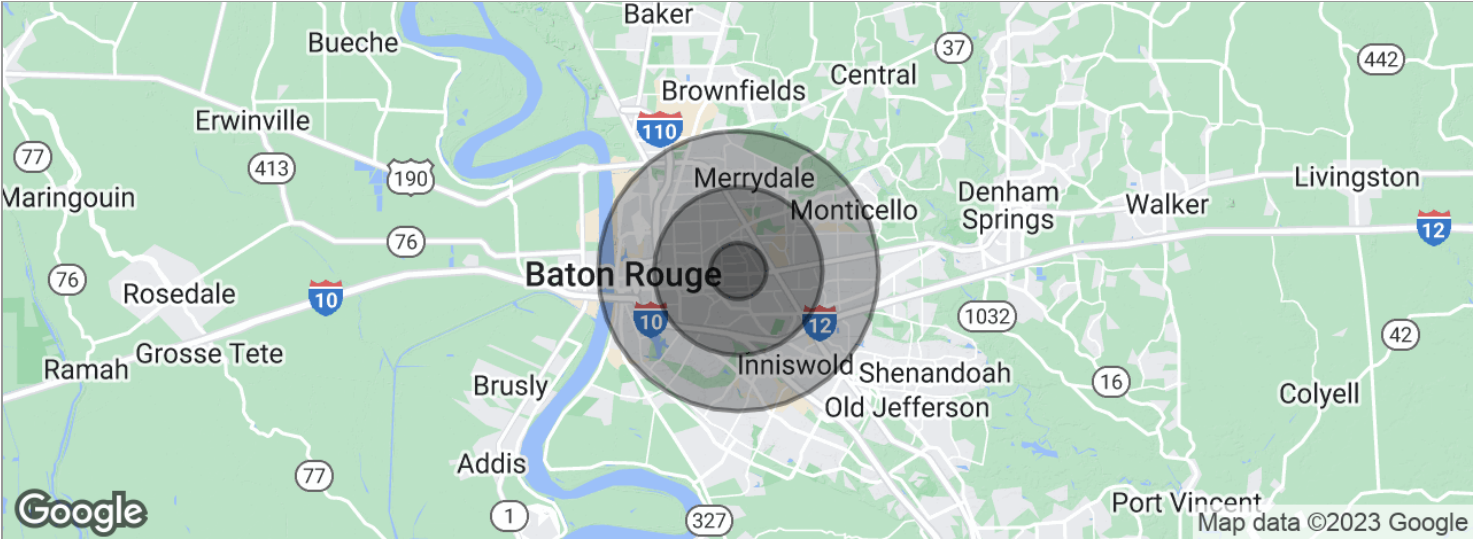


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,606	79,954	215,132
Median age	31.9	35.0	33.7
Median age (Male)	30.2	31.9	31.1
Median age (Female)	34.4	37.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,566	32,361	84,144
# of persons per HH	2.3	2.5	2.6
Average HH income	\$44,470	\$59,690	\$59,356
Average house value	\$228,851	\$248,311	\$235,602

* Demographic data derived from 2020 ACS - US Census