

Office Building For Lease

7722 OFFICE PARK BLVD.

Baton Rouge, LA

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PROPERTY DESCRIPTION



Offering:

Municipal Police Employees' Retirement System Building
Two story owner occupied office building situated on three acres

GBA: +/- 22,000 SF
Available for lease: 10,250 SF (second floor)
Rental rate: \$24.00 PSF, Full Service

Property Highlights:

- Ample parking surrounds the office building
- High end finished throughout: Terrazzo floors in spacious first floor entry way, natural light/expansive windows
- Conference rooms on the first floor can be rented out as needed
- Second floor plan is an appealing mixture of open and enclosed spaces: seven individual offices, large conference room with barrel ceiling, fully equipped kitchen and break room, large file/work rooms and ample large spaces for group work or cubicle work stations
- Quiet location at the cul-de-sac of Office Park Blvd. (lighted street at Jefferson Hwy. near Essen Ln.)
- Contact agent for details

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**7722 Office Park Blvd.
Baton Rouge, LA 70809**

RETAILER MAP



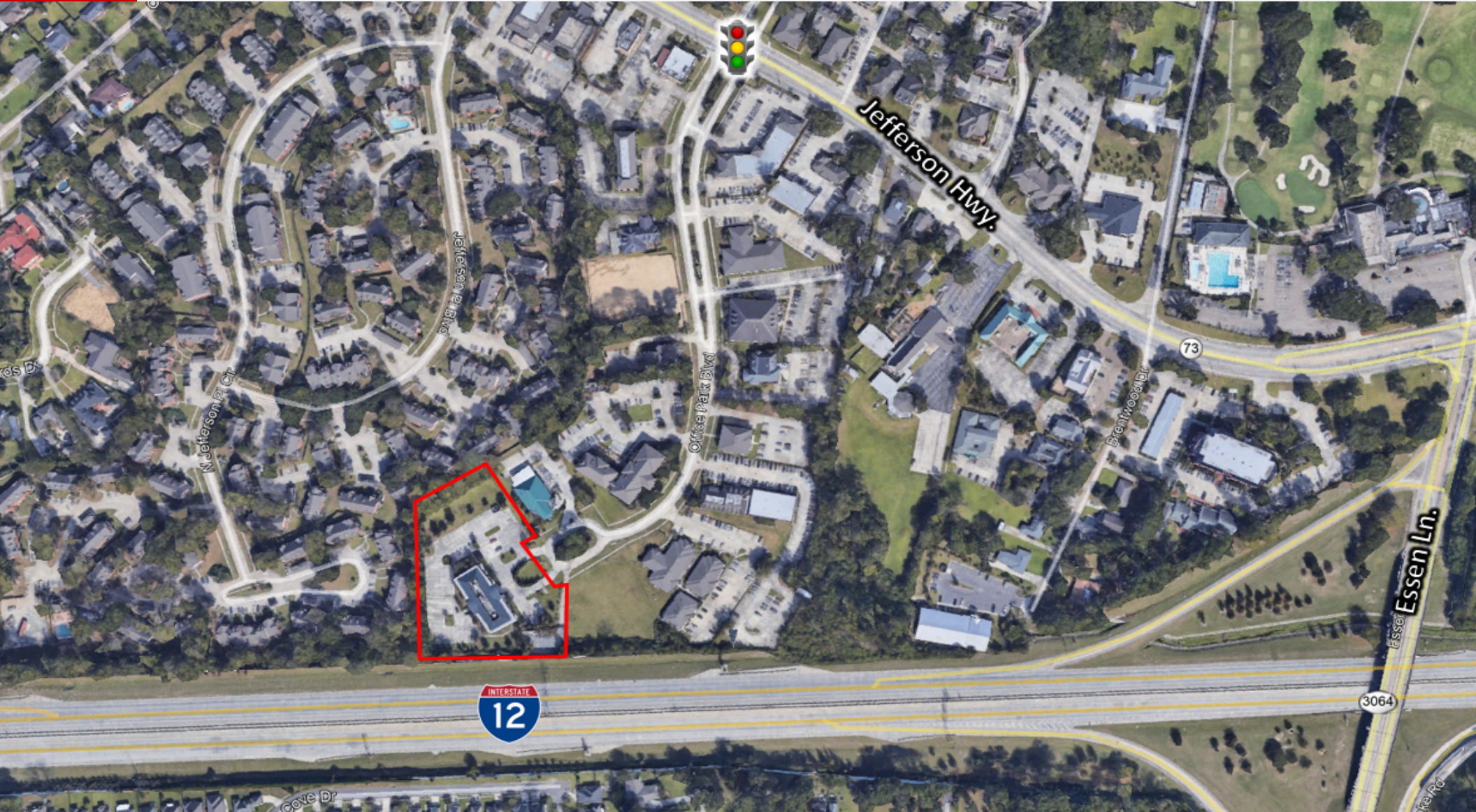
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AERIAL



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ADDITIONAL PHOTOS



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CONFERENCE ROOM PHOTOS

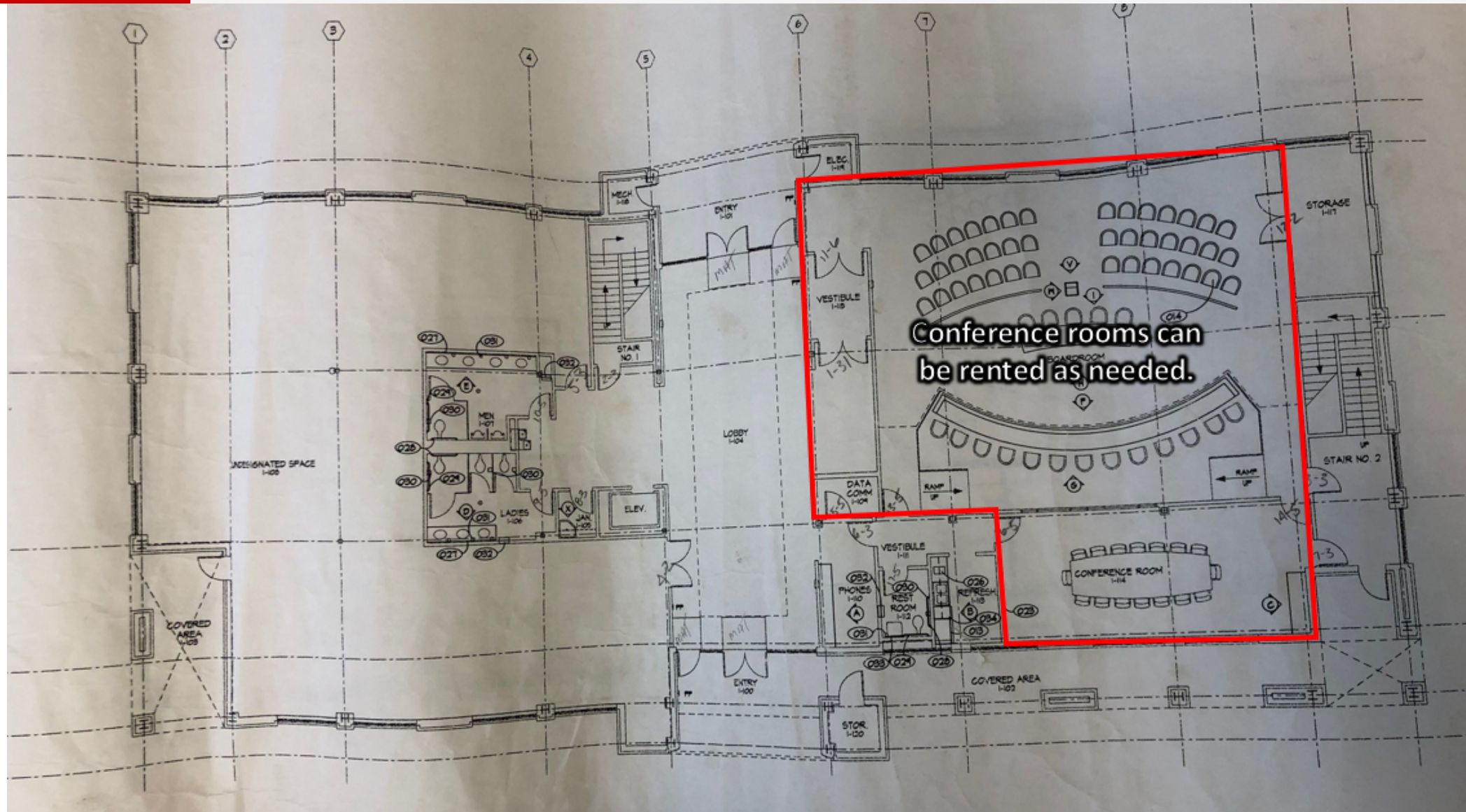


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FIRST FLOOR

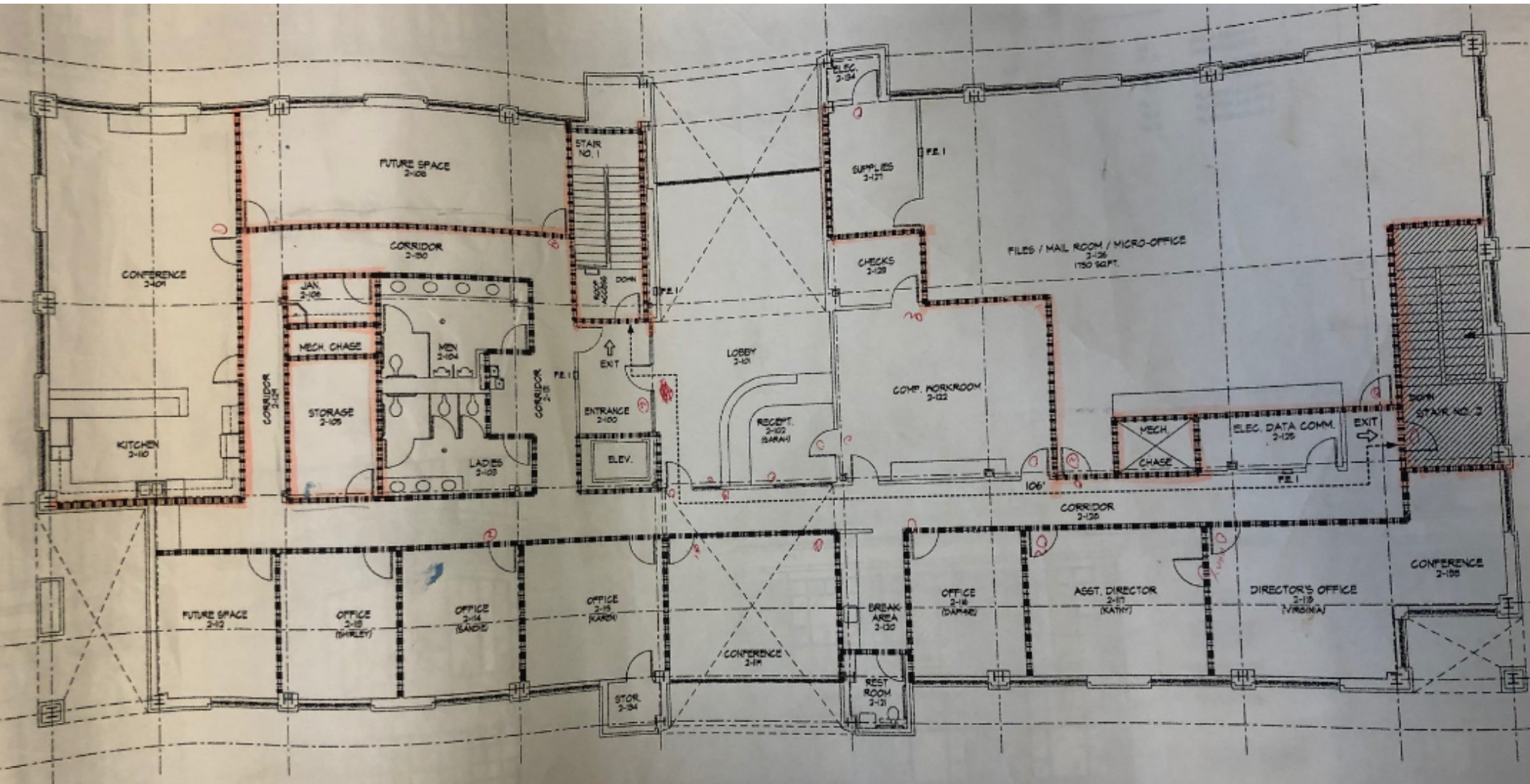


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SECOND FLOOR



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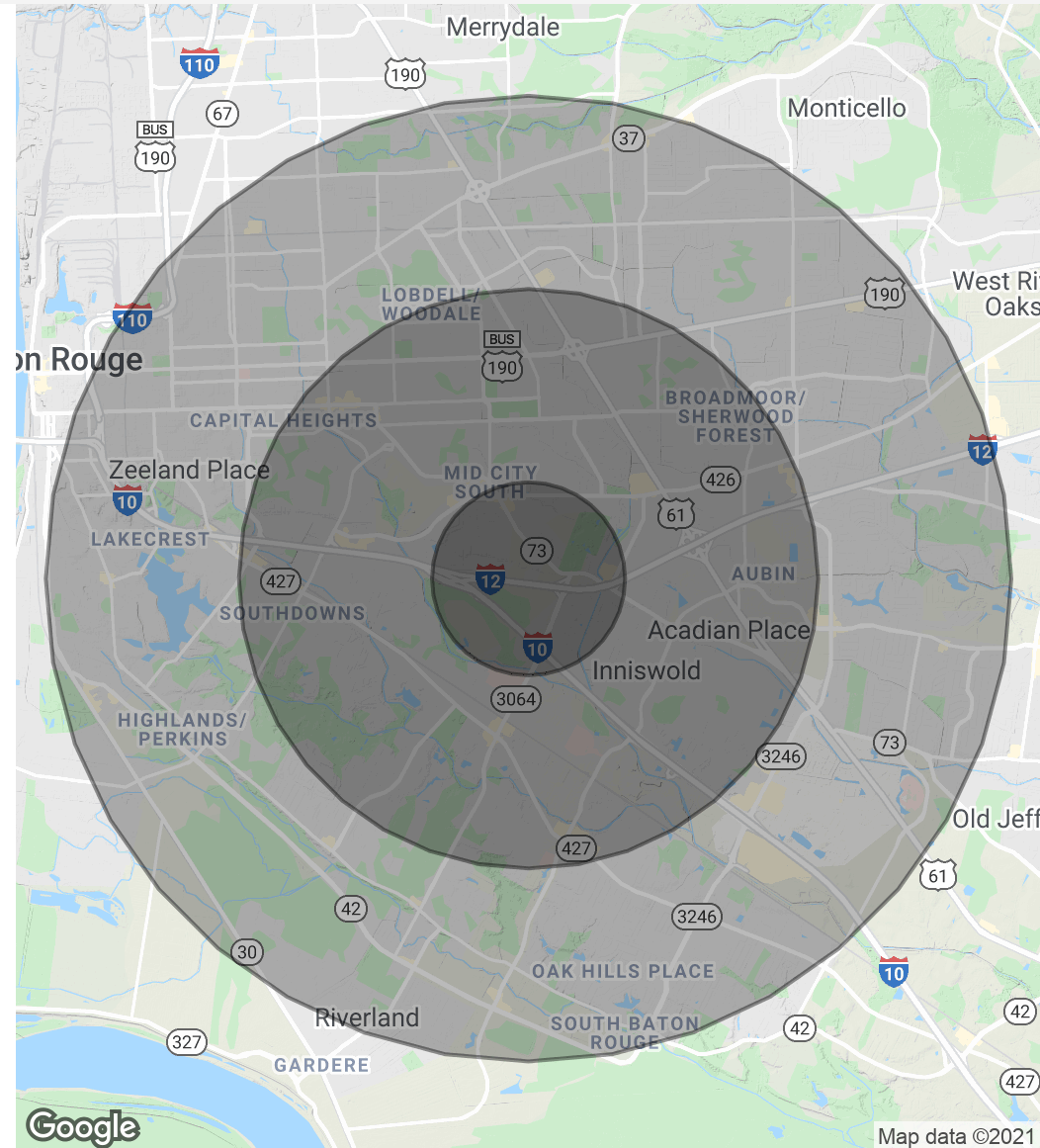


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,036	65,955	207,044
Average Age	40.5	37.8	35.0
Average Age (Male)	34.4	34.4	32.7
Average Age (Female)	43.7	40.7	37.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,975	29,533	84,865
# Of Persons Per HH	2.0	2.2	2.4
Average HH Income	\$89,538	\$78,617	\$70,769
Average House Value	\$427,611	\$298,520	\$253,441

** Demographic data derived from 2010 US Census*



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