



EXECUTIVE OFFICE SUITES FOR LEASE ON FLORIDA BLVD

8255 FLORIDA BLVD BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$1,200/MONTH

±376 - 1,223 SF AVAILABLE

- Full Service lease
- ±376 - 1,223 SF space available
- Ample parking on site, double access to Florida Blvd

CONTACT:

MATHEW LABORDE
800.895.9329

800.895.9329 | elifinrealty.com | October 2021
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY DESCRIPTION

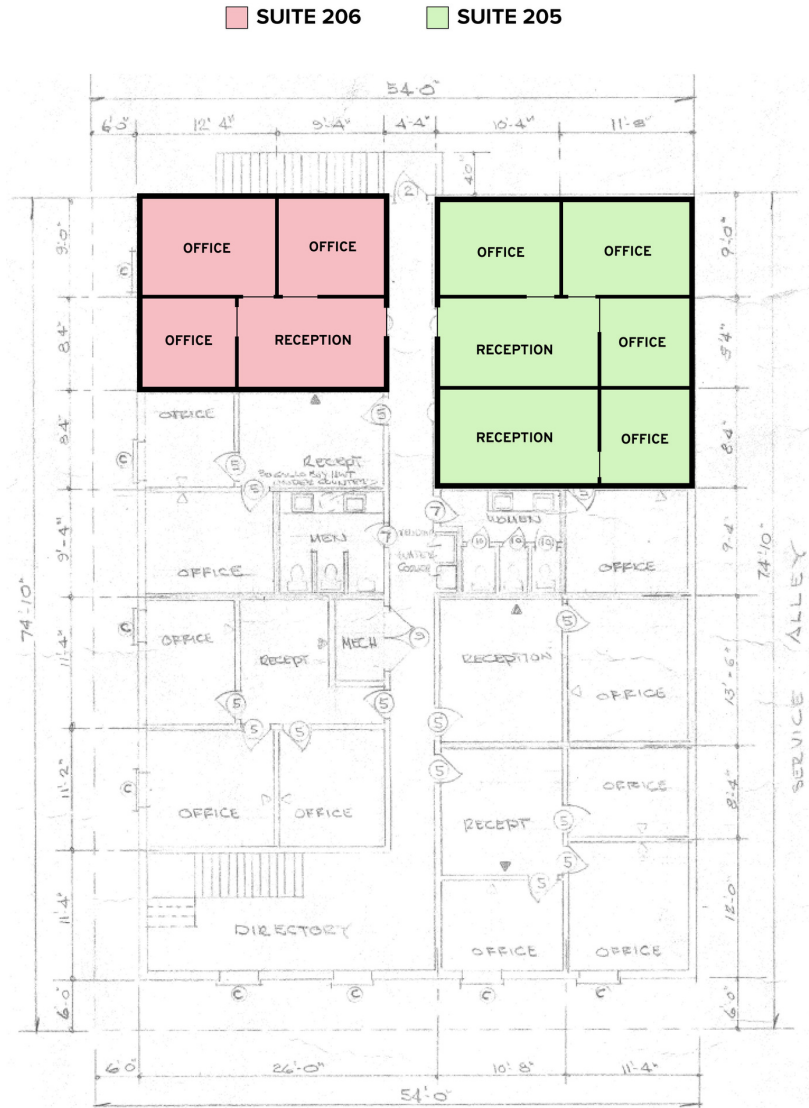
- This building is located near the busy intersection of Airline Hwy and Florida Blvd with ample parking on site.
- Second-floor office space ranging from ±376 - 1,223 SF is currently available for lease.
- Full Service lease options available.
- There is ample parking on site and the property has double access to Florida Blvd.

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AVAILABLE SPACES



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
205 - 206	Available	376 - 1,223 SF	Full Service	\$1,200 per month

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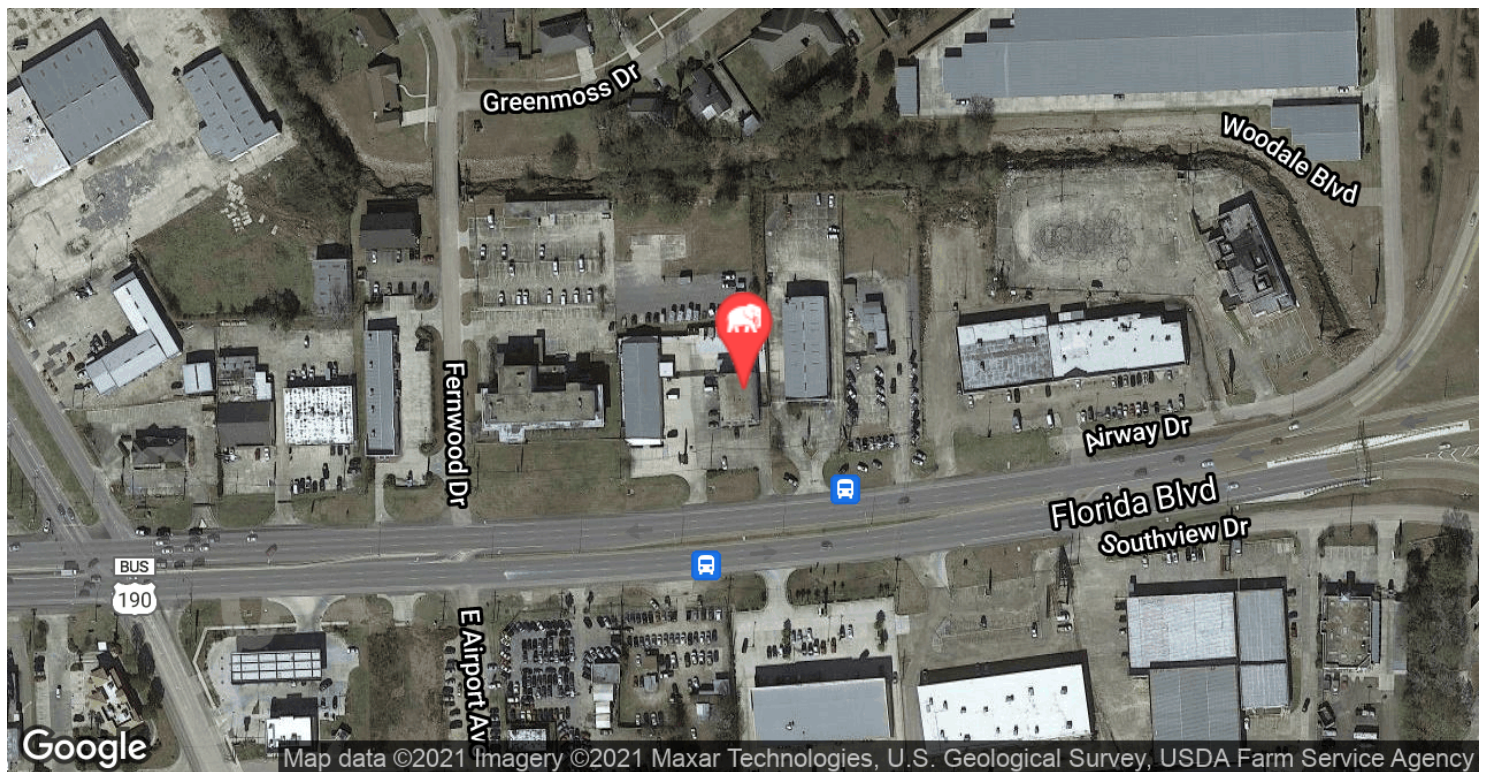
INTERIOR PHOTOS

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LOCATION MAP

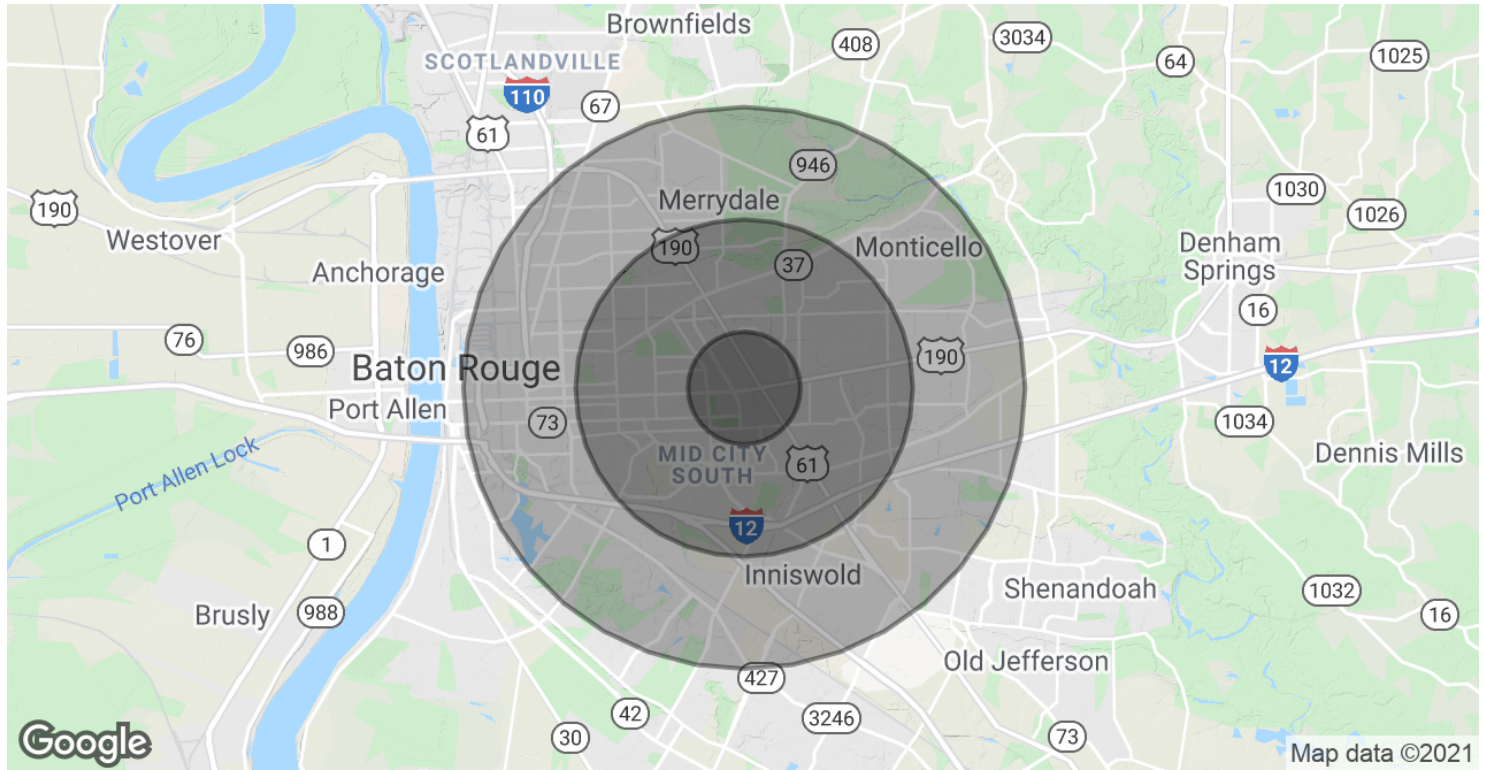
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,242	72,351	214,516
Average age	36.3	35.4	34.3
Average age (Male)	32.6	32.2	31.6
Average age (Female)	40.9	37.9	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,032	29,996	85,754
# of persons per HH	2.4	2.4	2.5
Average HH income	\$58,537	\$61,071	\$61,006
Average house value	\$161,446	\$233,579	\$221,075

* Demographic data derived from 2010 US Census

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