



## BUILDING 1 @ GOODWOOD OFFICE PARK ON JEFFERSON HWY

6653 JEFFERSON HWY BATON ROUGE, LA 70806



# OFFERED: FOR LEASE

# LEASE RATE: \$7,887.00 PER MONTH

## 4,507 SF

- Building 1 available for lease Early 2021
- \$21 / SF / Year Modified Gross
- Highest standard of office space in Baton Rouge
- Located in Jefferson Hwy Office Corridor next to Towne Center and Bocage shopping center

### CONTACT:

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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

- Goodwood Office Park is a modern office development located on Jefferson Hwy in Baton Rouge.
- The development is comprised 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 Early 2021.

## BUILDING 1 SUMMARY

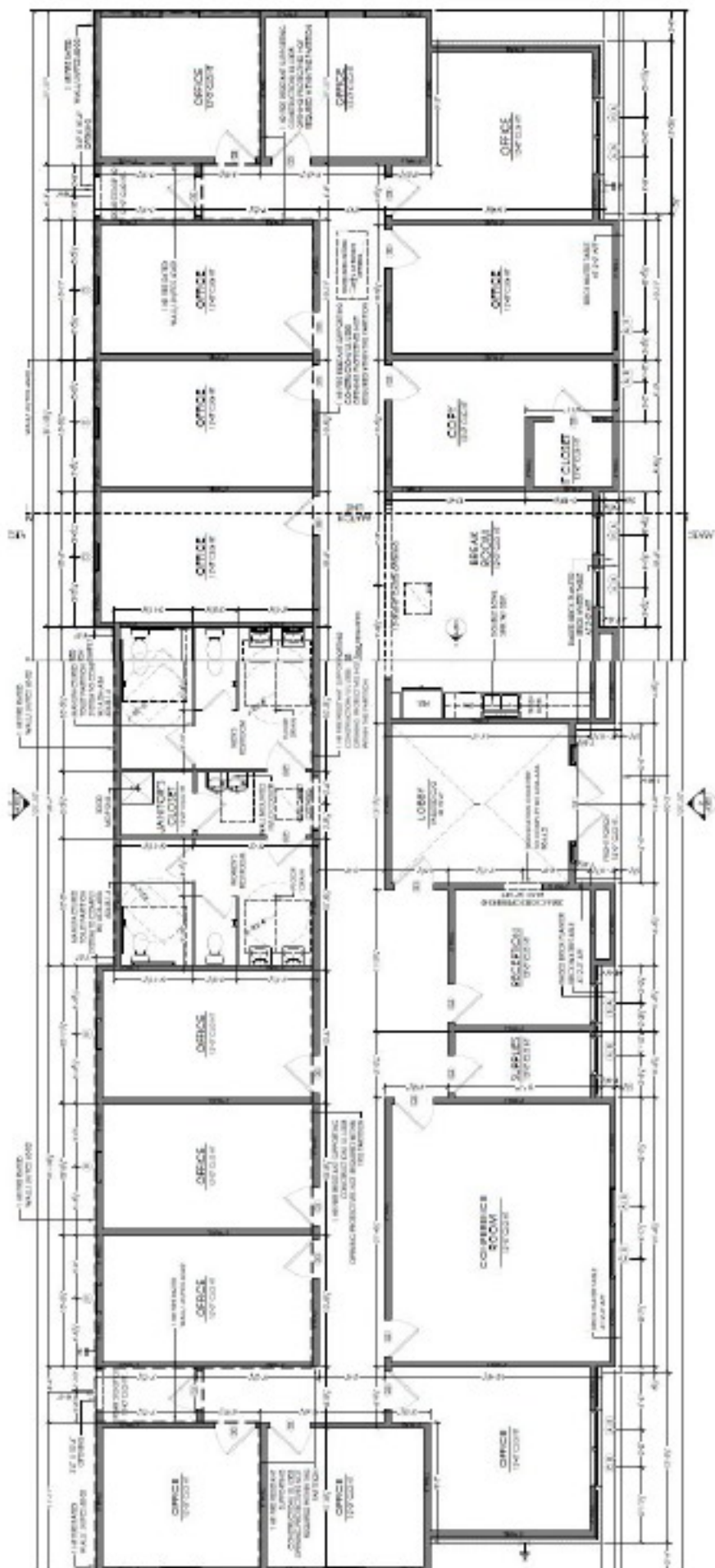
- Building 1 is ±4,507 SF.
- It is comprised of 13 offices, conference room, lobby, reception office, large break room, copy room, 2 restrooms, and janitor's closet.
- Building 1 is situated on the front right-hand side of the development as you enter from Jefferson Hwy.

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# SITE PLAN



LEASE TYPE **MG** | TOTAL SPACE **4,507 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **\$7,887.00 PER MONTH**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1	Available	4,507 SF	Modified Gross	\$7,887 per month

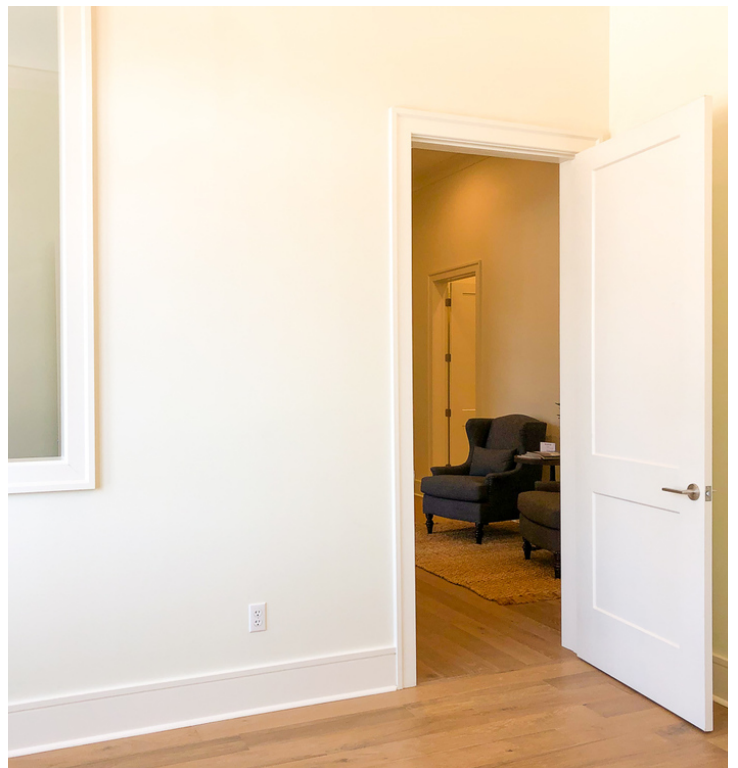
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# INTERIOR PHOTOS

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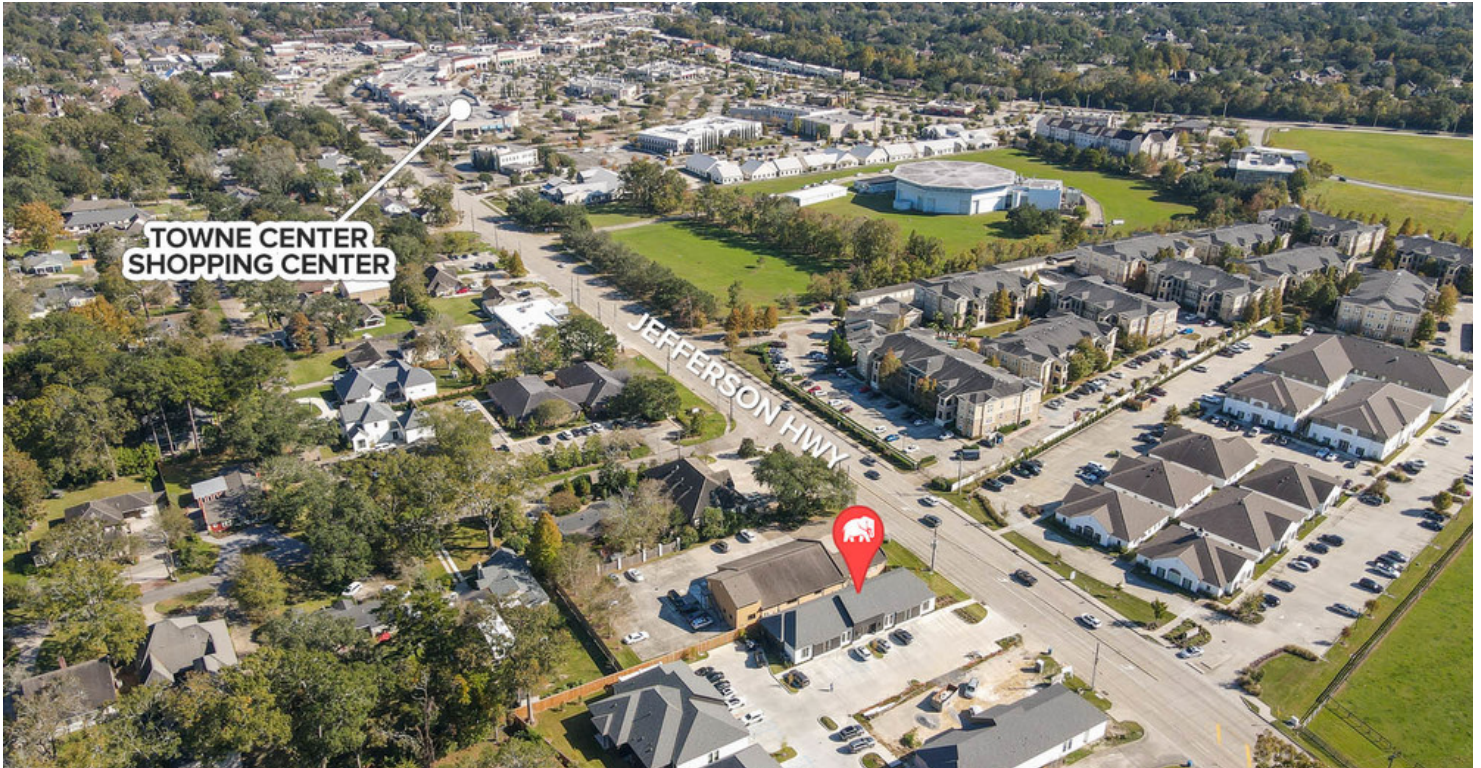
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# ADDITIONAL PHOTOS

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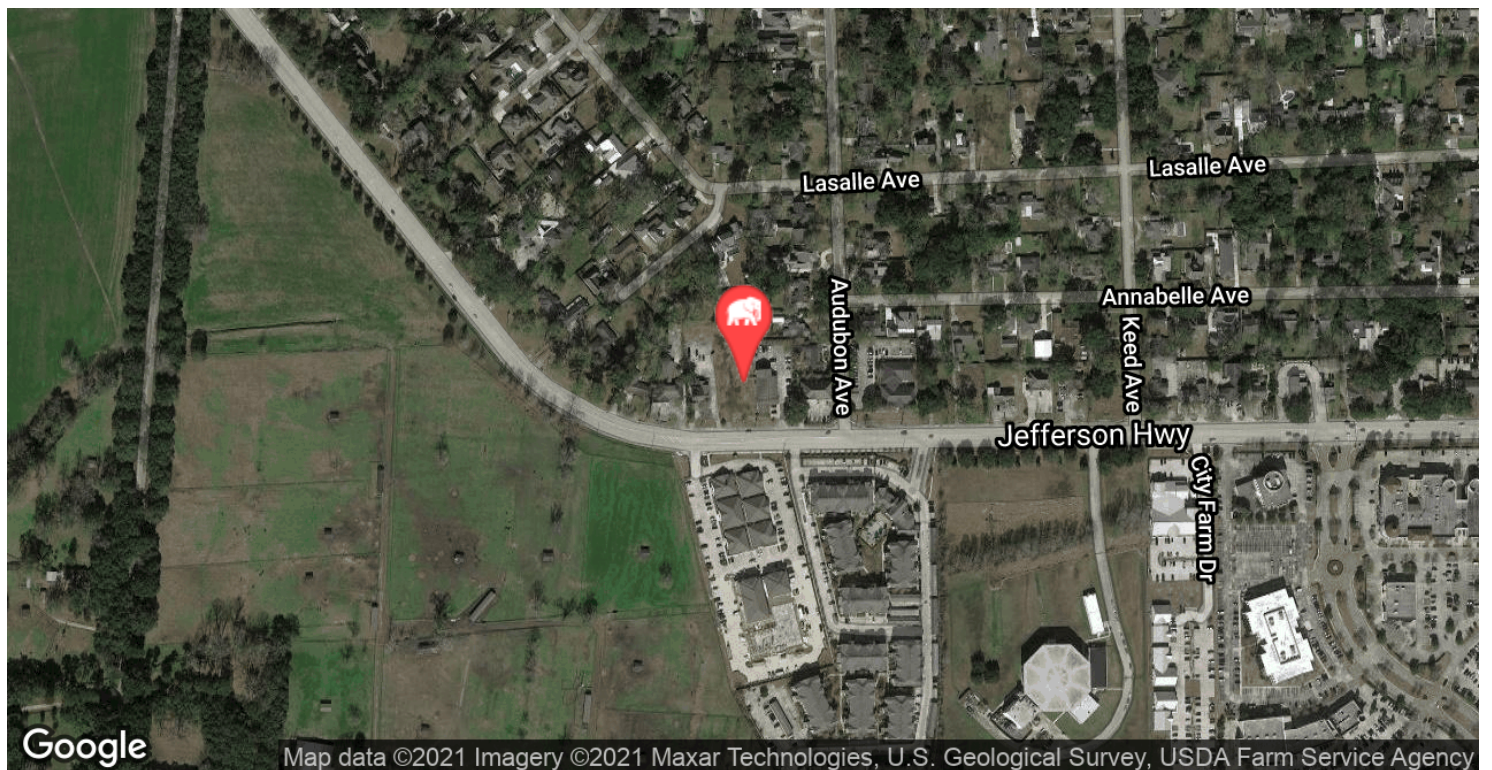
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# LOCATION MAPS



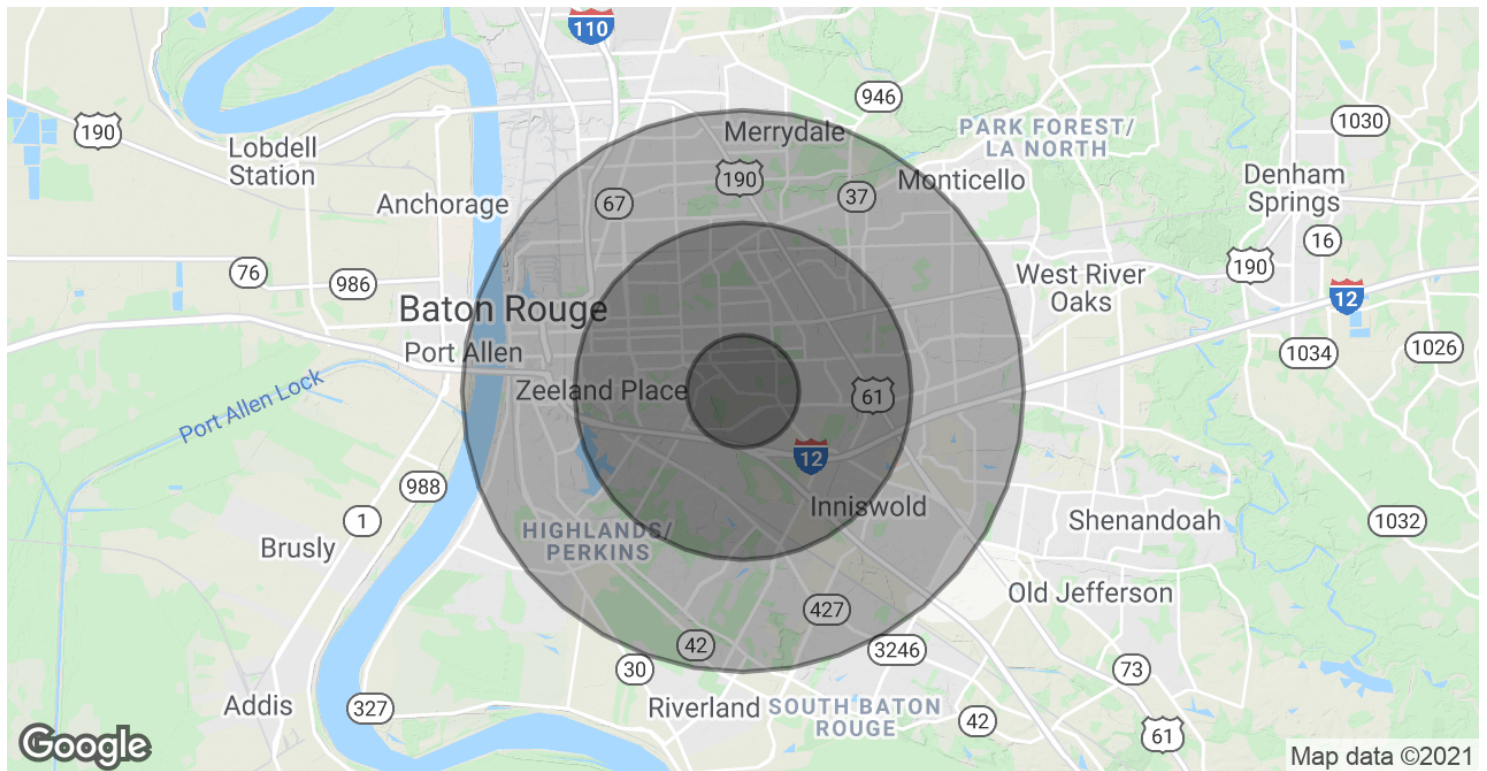
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,294	75,301	213,113
Average age	39.4	36.0	33.6
Average age (Male)	36.1	33.3	30.9
Average 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 2010 US Census

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