

NEW PRICE: WILLOW GROVE OFFICE SUITE ON PERKINS



OFFERING SUMMARY

Available SF: 2,150 SF

Lease Rate: \$20.00 SF/yr (MG)
\$3,583/month

Zoning: PUD

Market: LA-Baton Rouge

PROPERTY OVERVIEW

This beautiful 3rd-floor office in The Village at Willow Grove features first-class finishes and a distinct character.

Well-appointed reception area, four private offices, conference room, break room, and storage/utility room. Ample parking and elevator in the rear of the building provide easy access.

Entertain clients at Bistro Byronz or grab a coffee at the soon-to-join Reve Coffee Roasters.

This suite offers a unique experience compared to most office buildings in the city.

PROPERTY HIGHLIGHTS

- ±2,150 SF
- Welcoming Reception and Entry
- Four Offices (Two with balconies)
- \$2 per square foot CAM Fee

George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

 225.659.8654 | elifinrealty.com
640 Main St, Suite A, Baton Rouge, LA 70801

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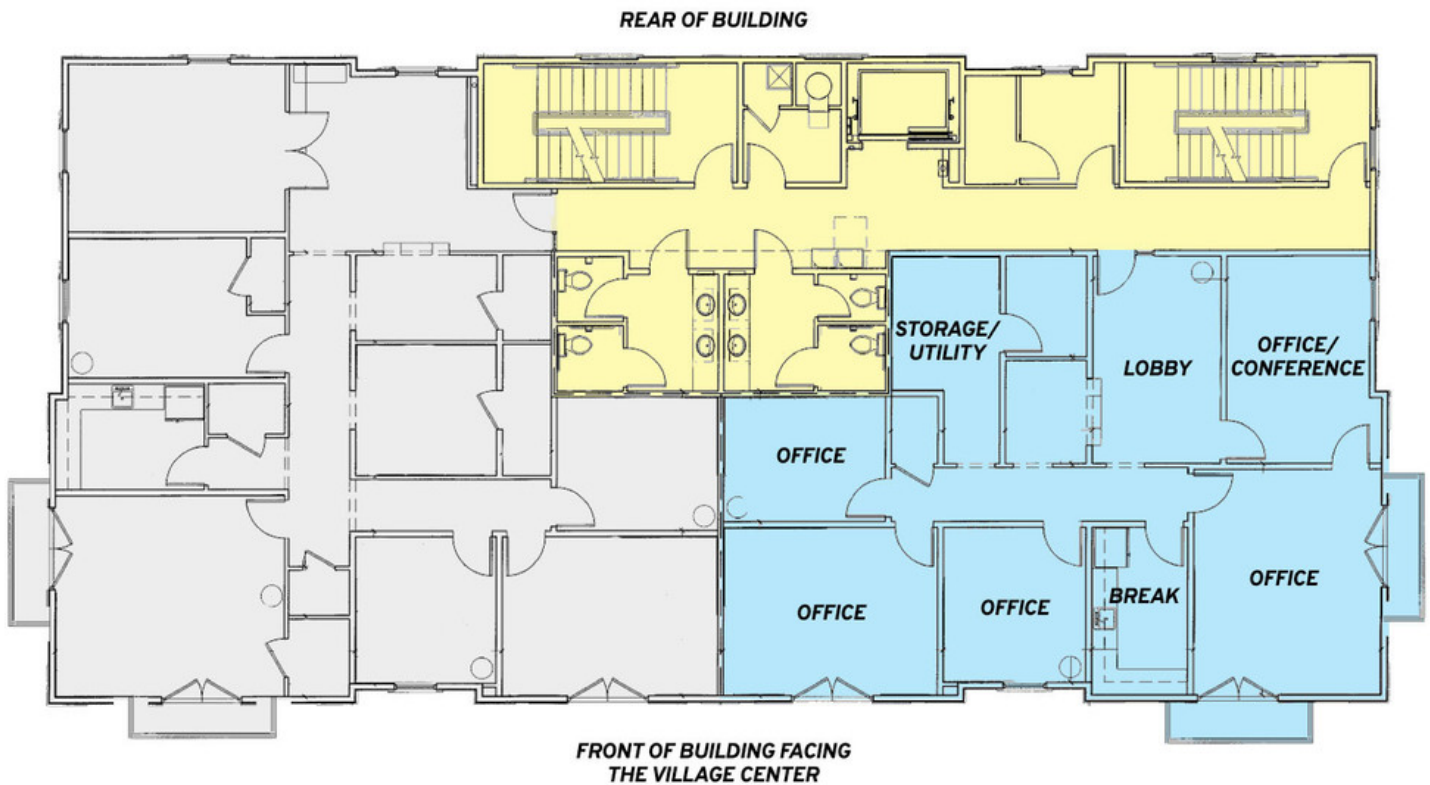
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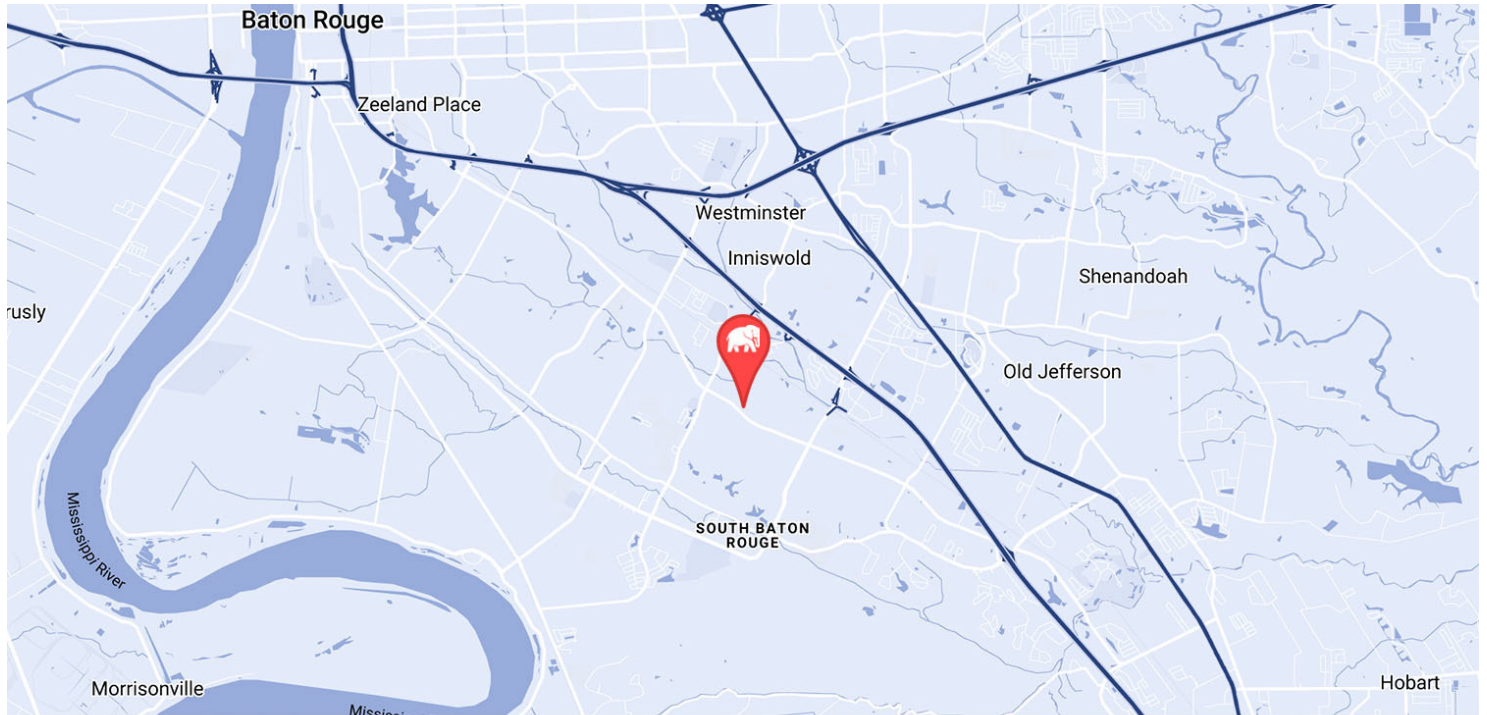
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8200 VILLAGE PLAZA CT BUILDING 1 - 3RD FLOOR

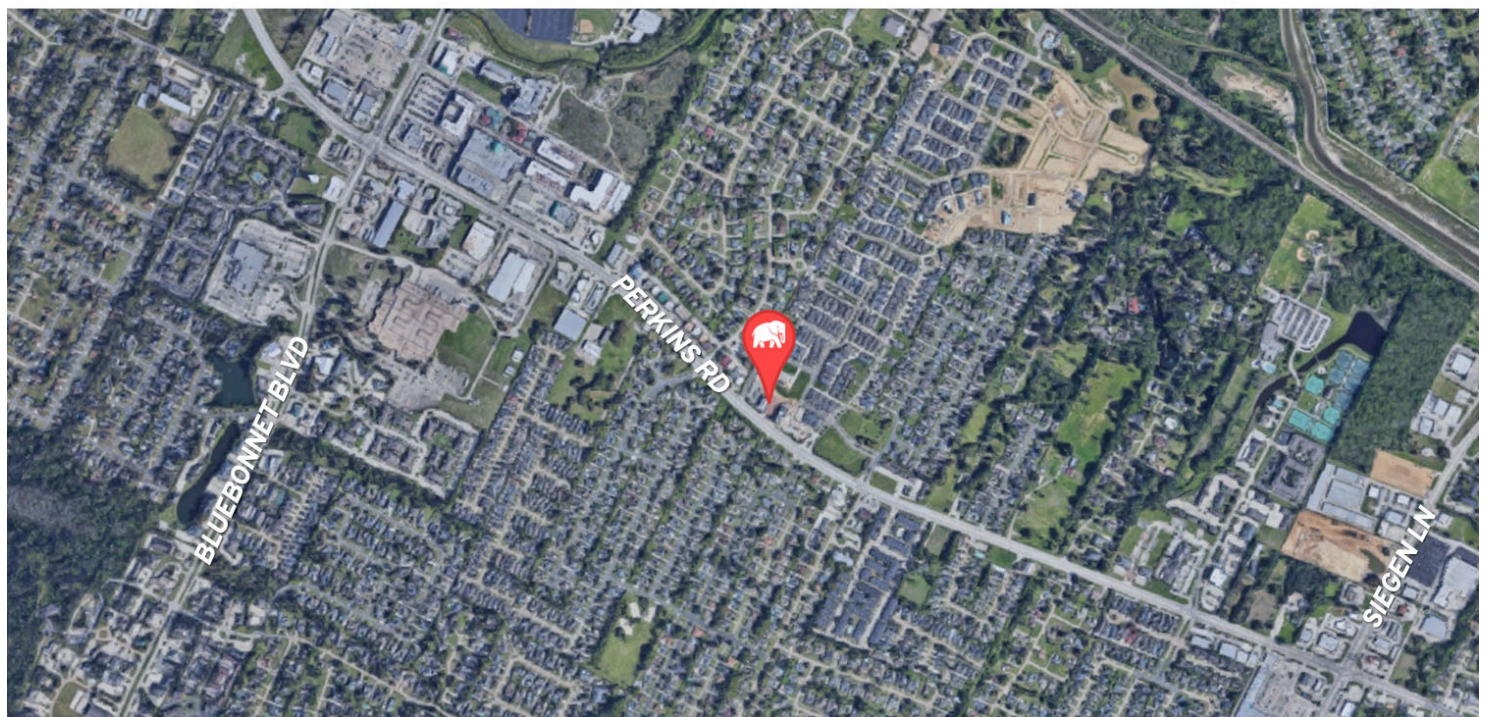


- SUITE 3B - 2,150 SF
- SUITE 3A - LEASED
- COMMON/SHARED

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MAP DATA ©2019 GOOGLE

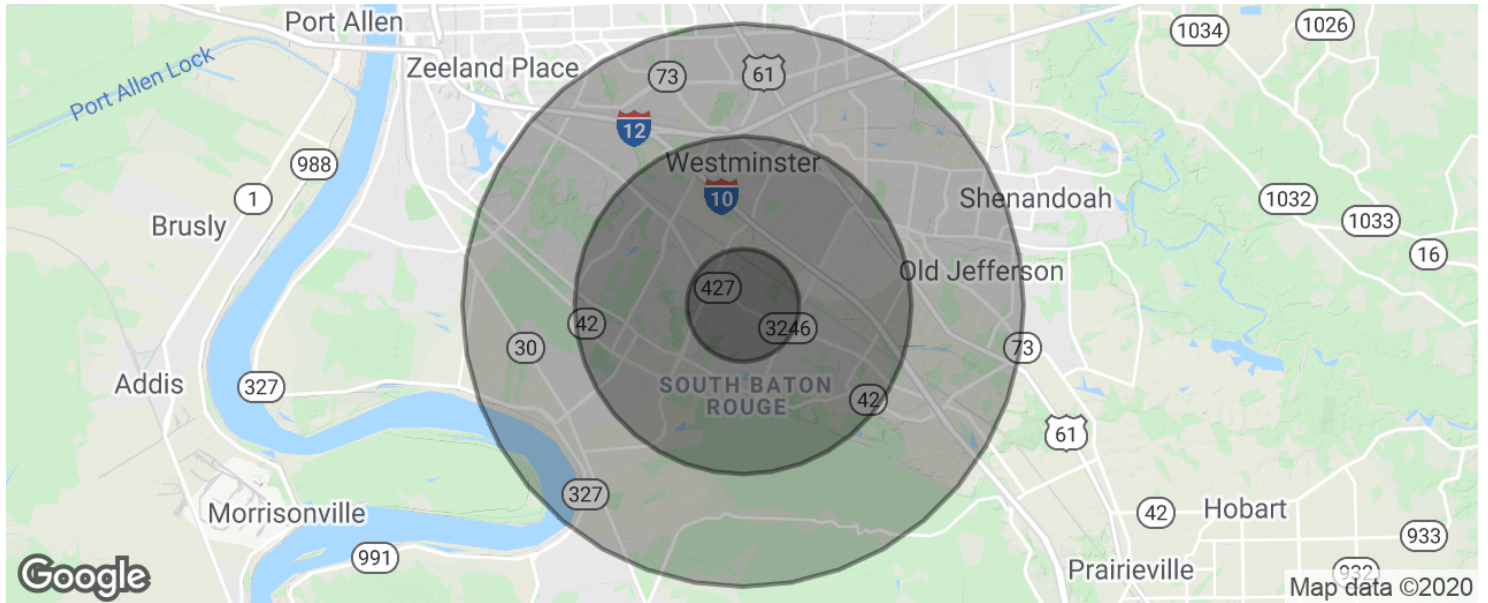


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,840	53,505	128,219
Median age	41.4	37.0	36.7
Median age (Male)	38.4	34.4	34.3
Median age (Female)	44.0	39.4	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,287	22,124	54,276
# of persons per HH	2.4	2.4	2.4
Average HH income	\$99,131	\$89,604	\$87,212
Average house value	\$212,005	\$275,682	\$306,758

* Demographic data derived from 2010 US Census