

# NEWLY RENOVATED INDUSTRIAL OFFICE NEAR EXXONMOBIL



## OFFERING SUMMARY

Available SF:	2,250 SF
Lease Rate:	\$1,850.00 per month (NNN)
Lot Size:	0.25 Acres
Building Size:	2,250
Zoning:	M-1

## PROPERTY OVERVIEW

This industrial-influenced office building on Joplin Ave has just been renovated with a new roof, new flooring, new paint, raised ceilings, and new finishes. The 2,250 SF building features a reception area, three offices, two large offices that could double as conference rooms, a break room, common area, two bathrooms, and a kitchenette. The double-brick wall construction helps conserve energy, and the high ceilings with can lighting provide a professional feel. The property is ideally situated in the industrial sector just north of Downtown Baton Rouge, between ExxonMobil and the State Capitol. It is 0.7 miles from Interstate 110 and just a 5-minute drive from the I-10 bridge. The lot adjacent to the office can also be leased for a laydown yard or additional parking.

## PROPERTY HIGHLIGHTS

- New renovations
- 5 total offices + Reception/Lobby
- Located in the industrial sector north of Downtown

Mathew Laborde (C) 337.326.1368



800.895.9329 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

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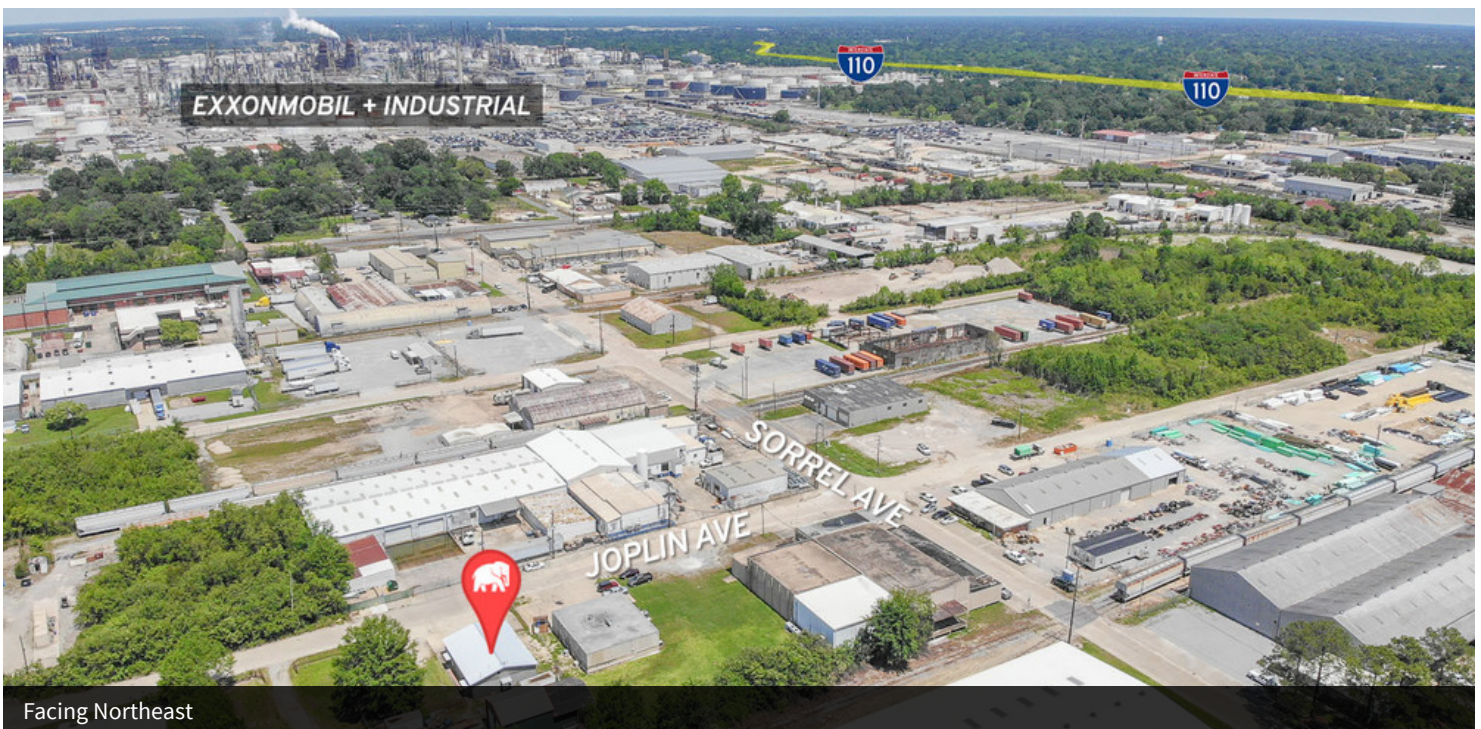
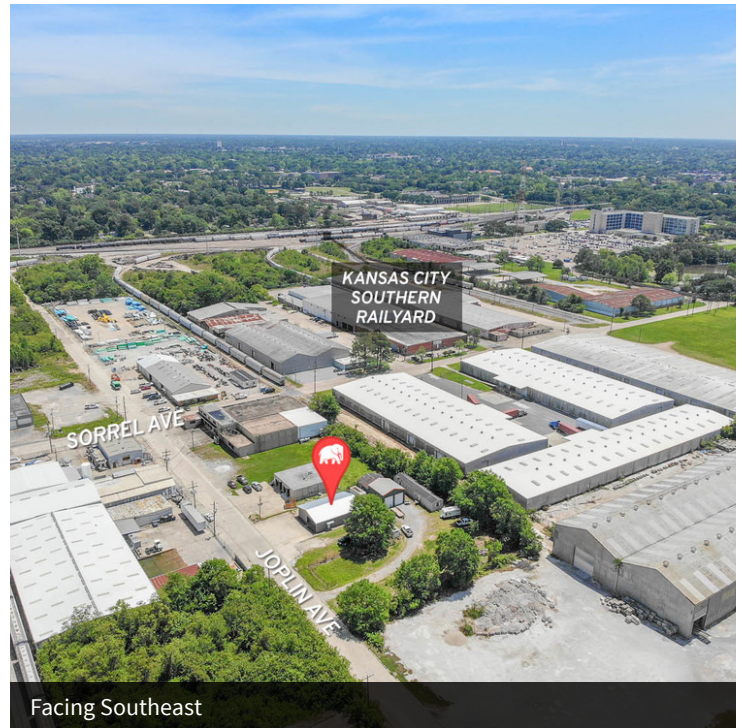
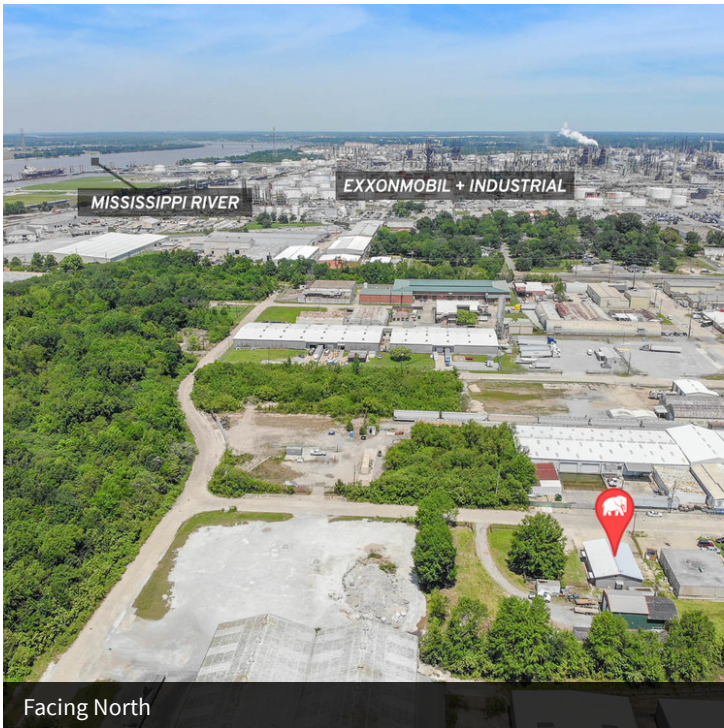
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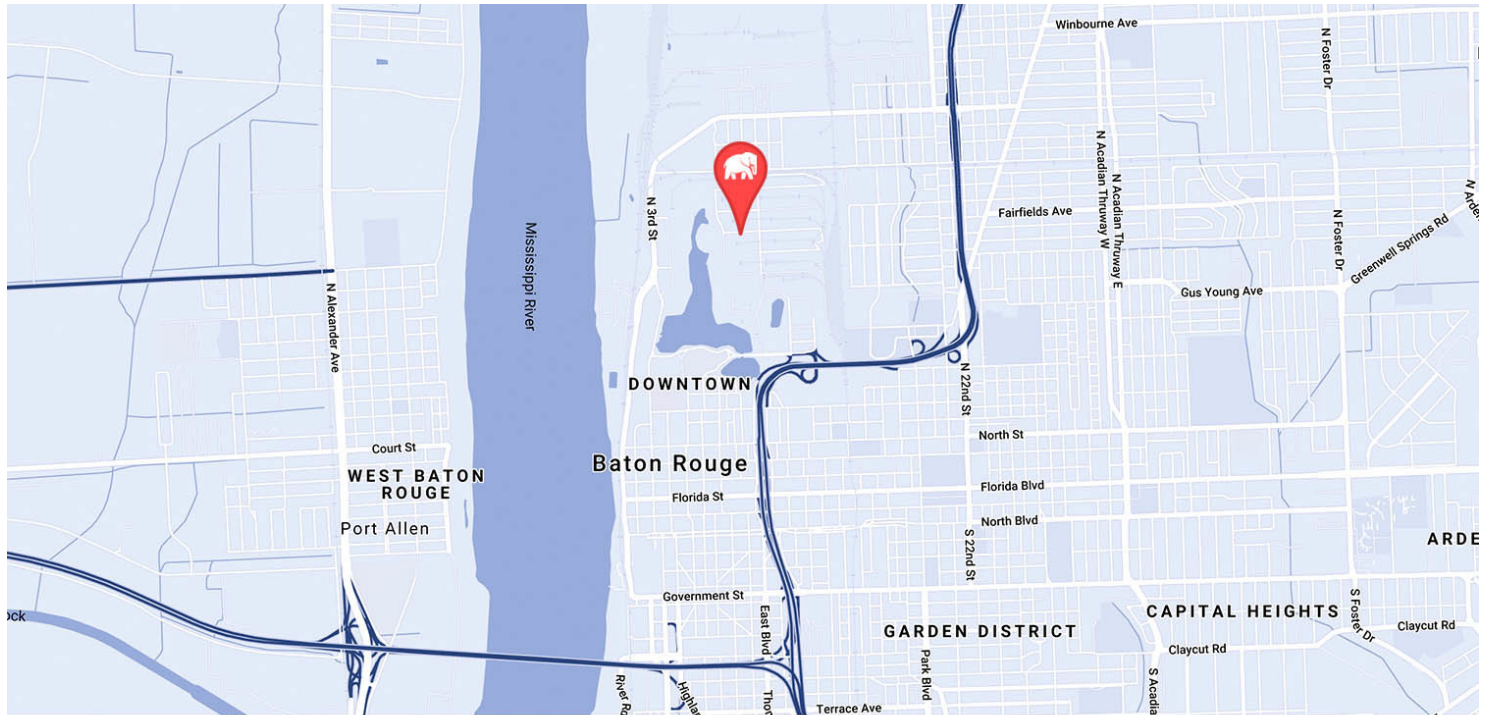
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MAP DATA ©2019 GOOGLE

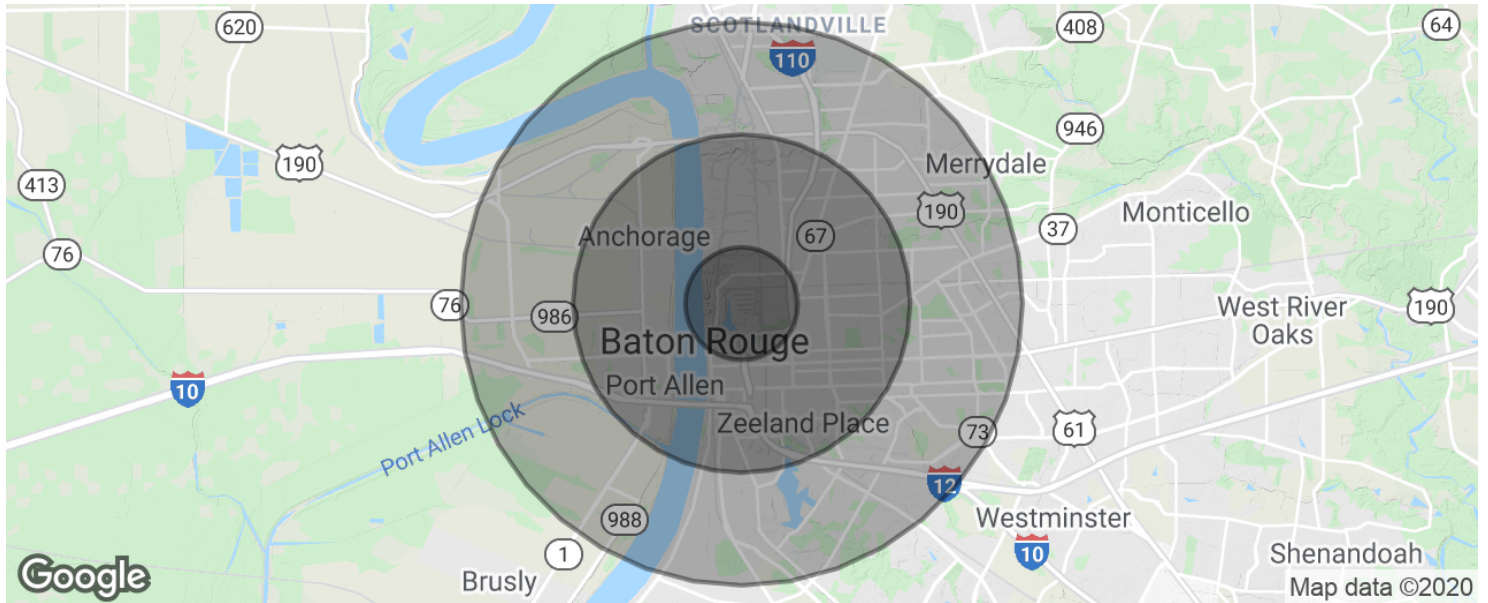


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# NEWLY RENOVATED INDUSTRIAL OFFICE NEAR EXXONMOBIL



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,570	62,025	151,849
Median age	31.8	31.5	30.8
Median age (Male)	29.8	29.1	29.1
Median age (Female)	33.4	33.8	32.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,624	23,709	56,675
# of persons per HH	2.2	2.6	2.7
Average HH income	\$37,736	\$43,340	\$47,419
Average house value	\$96,643	\$143,830	\$201,573

\* Demographic data derived from 2010 US Census

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