



## 17534 Old Jefferson Hwy

Prairieville, Louisiana 70769

### Property Highlights

- Class A Office Space for Lease on Old Jefferson at Highway 42 near Airline
- Custom Designed Office Park with numerous amenities and high-end finishes
- 1,046 SF Available
- Part of Prairieville's Medical Hub on Highway 73

### Lease Rate

\$17.50 SF/yr (MG)



For more information

**Andrew D'Ostilio**

O: 225 295 0800 | C: 225 678 8851  
andrewdos@latterblum.com

**Jake Loach**

O: 225 295 0800 | C: 256 724 2764  
jakeloach@latterblum.com

**CALL OR EMAIL FOR MORE INFORMATION**

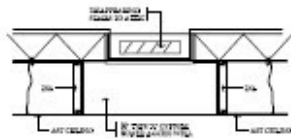
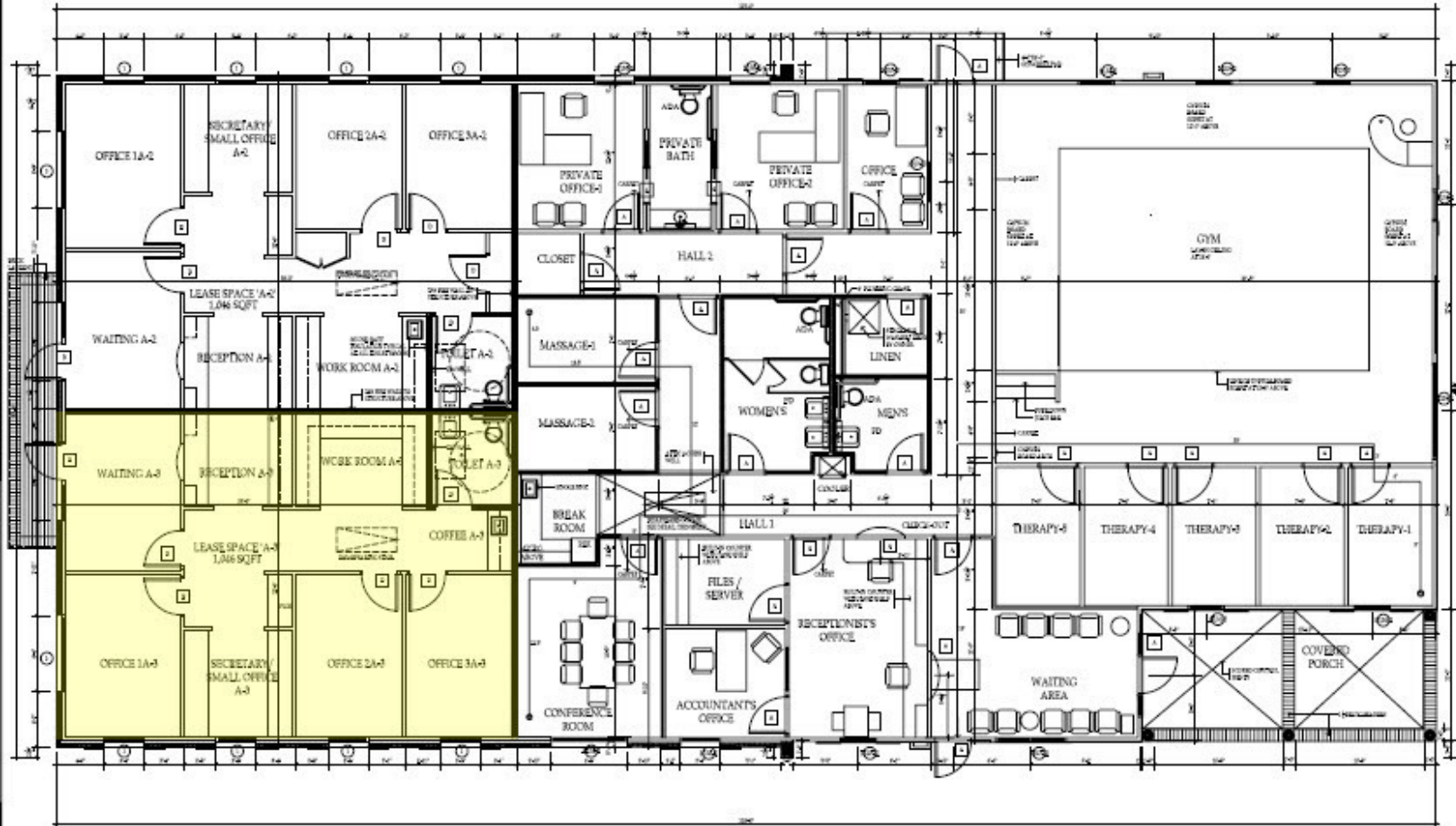
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1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
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Additional Photos



# Floor Plan

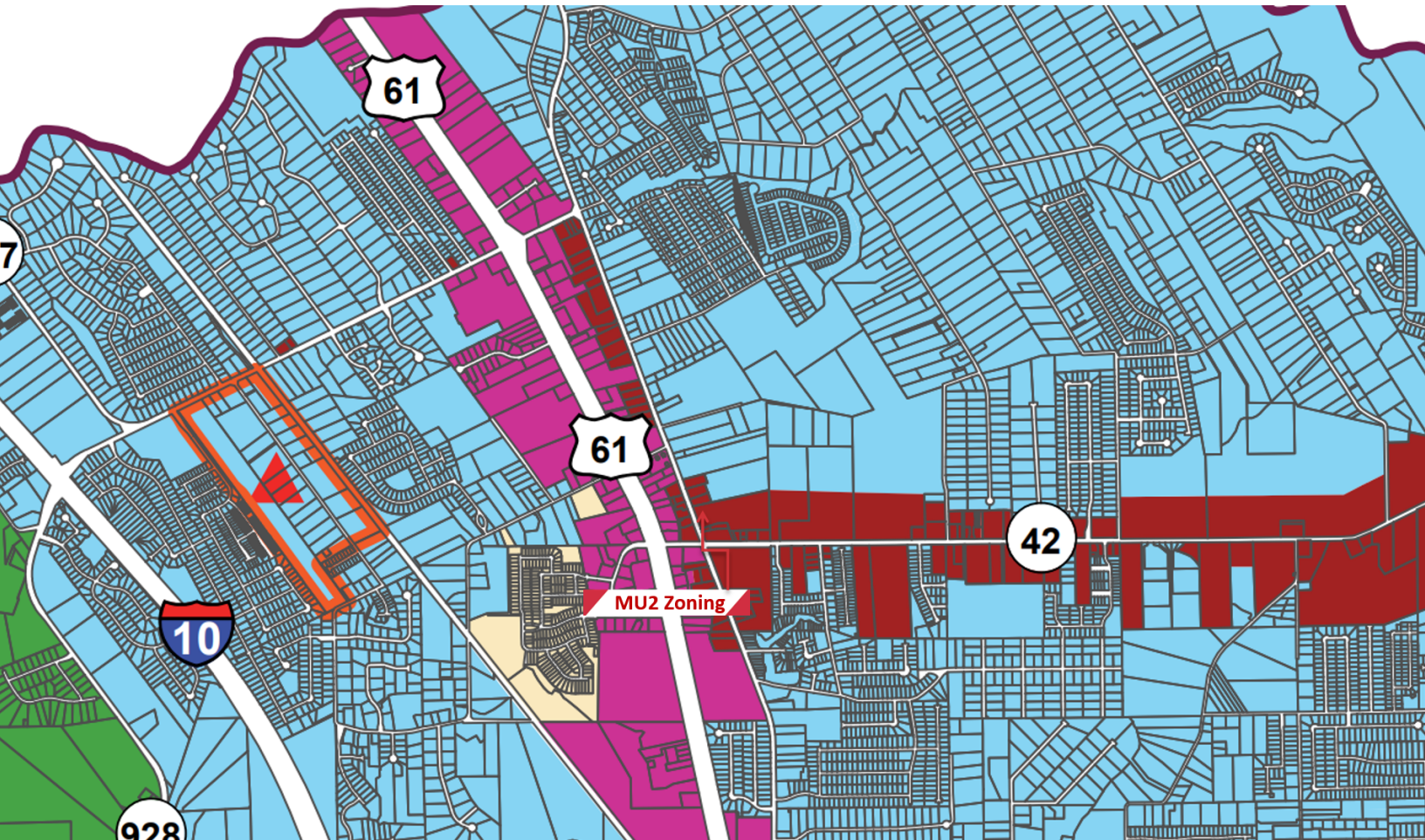


2 ACCESS WELL DETAIL  
SCALE: 1/4" = 1'-0"

1 DIMENSIONED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTES: SEE SUPPLEMENTAL CONDITIONS FOR MORE DETAILS AND NOTES.

# Flood And Zoning Map



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## KEY FACTS



162,591  
Population

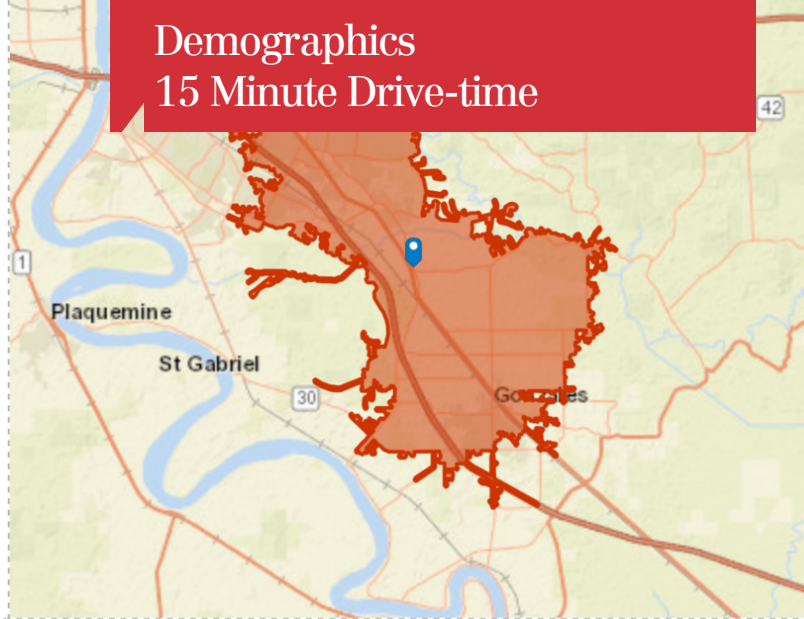


36.8  
Median Age



61,422  
Total Households

## Demographics 15 Minute Drive-time



## BUSINESS



8,662  
Total Businesses



88,448  
Total Employees

## INCOME



\$153,779  
Median Net Worth



\$109,284  
Average Household Income

## EDUCATION



7%  
No High School Diploma



25%  
High School Graduate



30%  
Some College



38%  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT



70%  
White Collar



19%  
Blue Collar

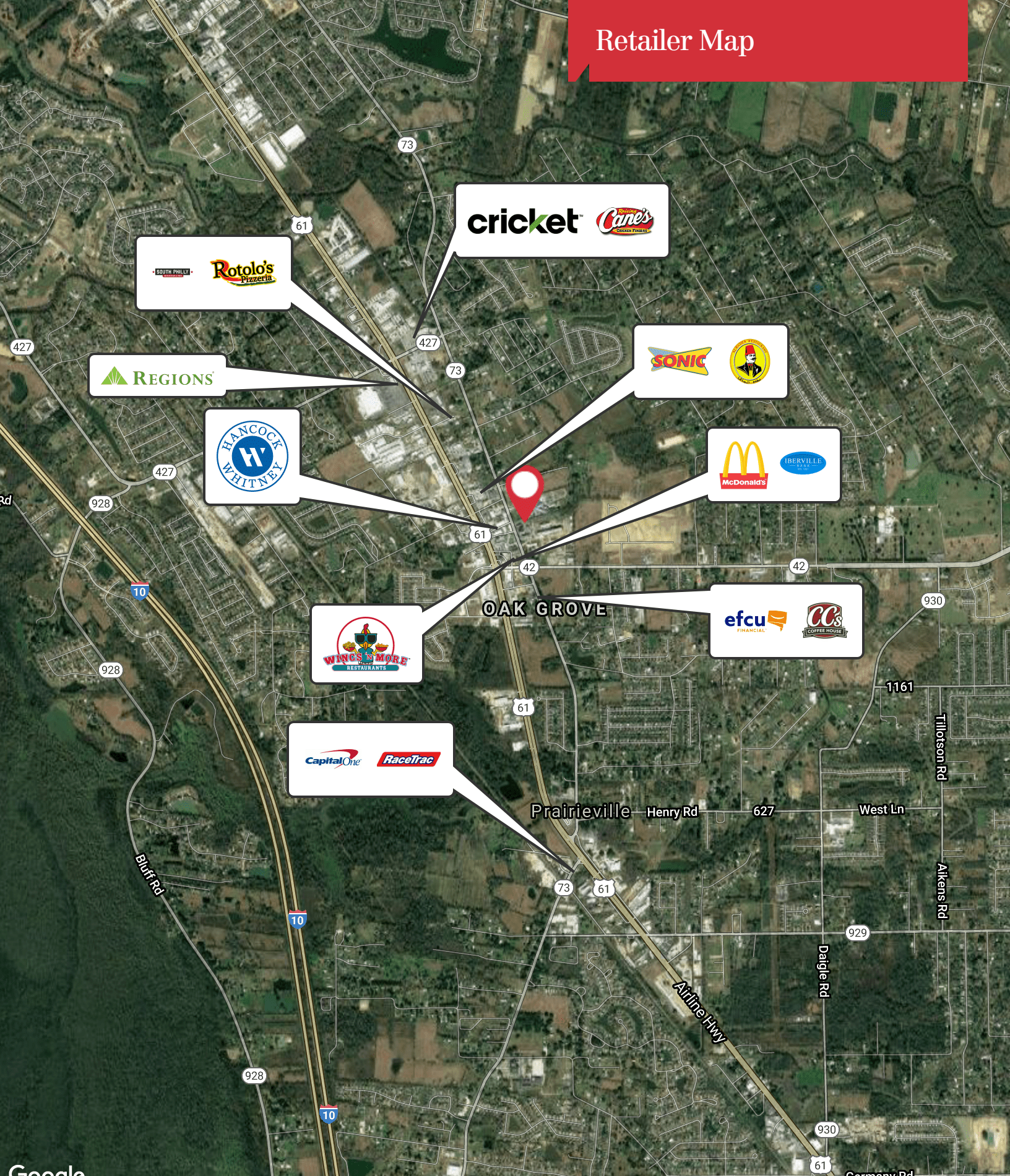


11%  
Services



15.2%  
Unemployment Rate

# Retailer Map



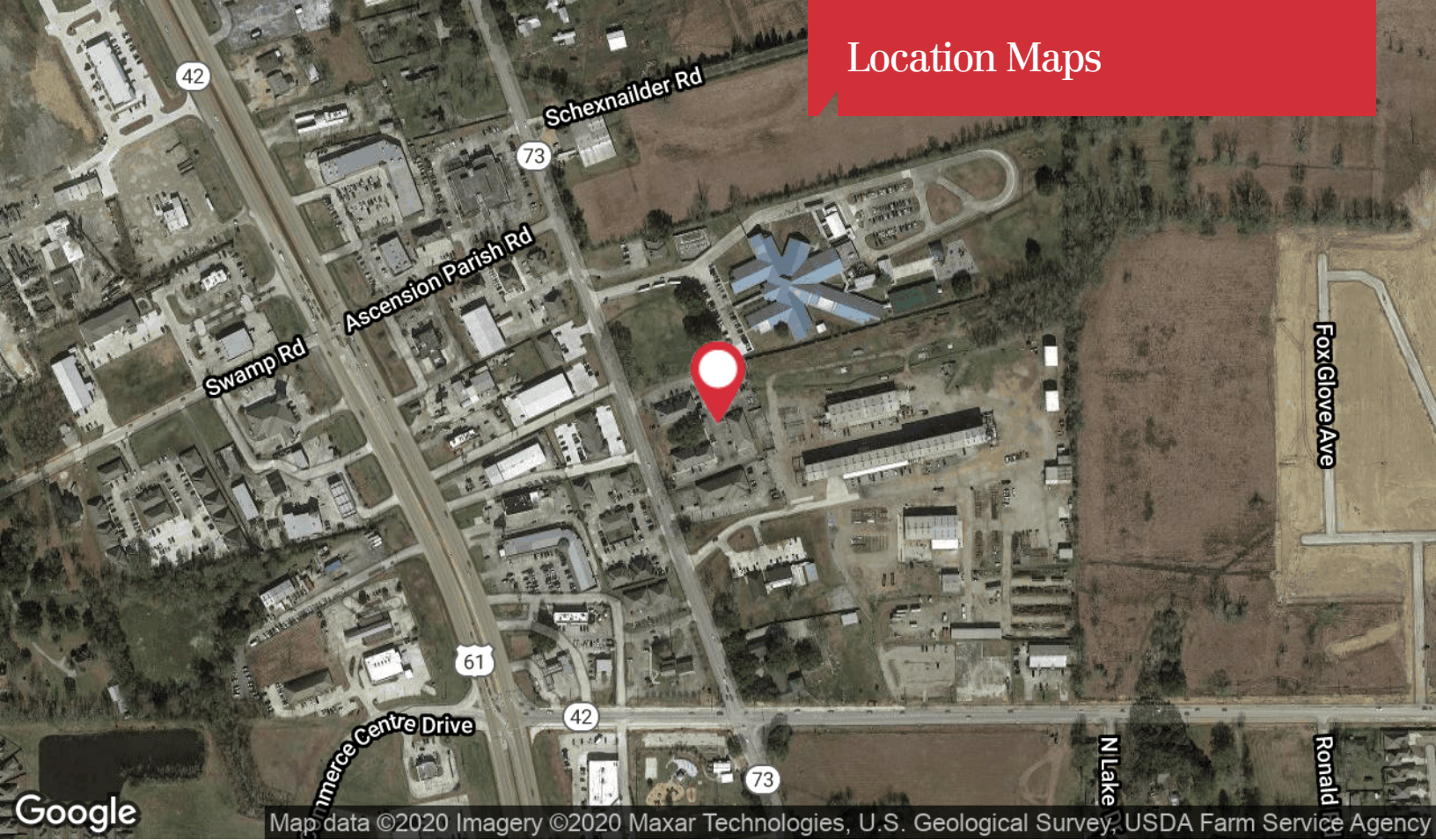
OAK GROVE

Prairieville

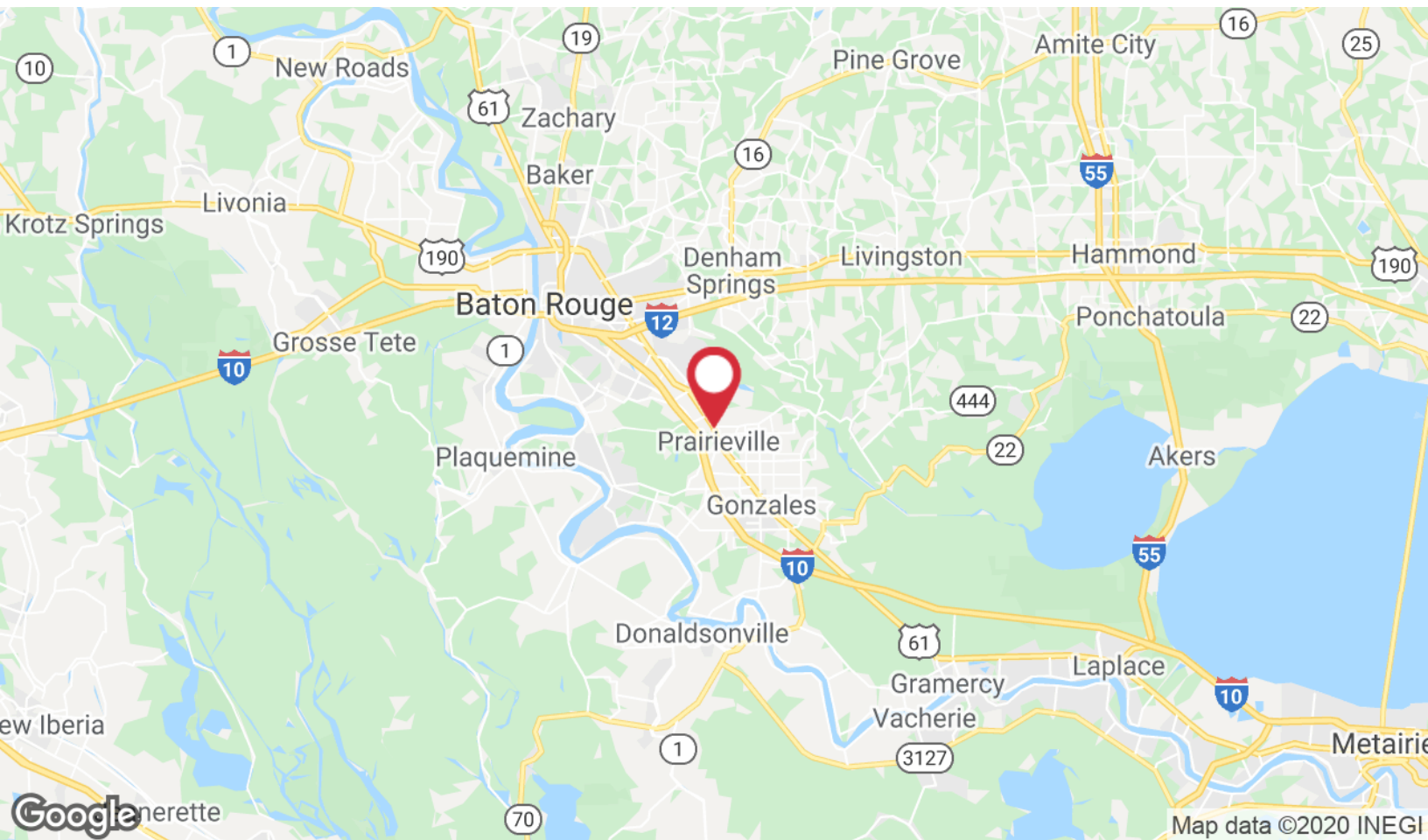
Google

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# Location Maps



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Map data ©2020 INEGI