



1364 Nicholson Dr.

Baton Rouge, Louisiana 70802

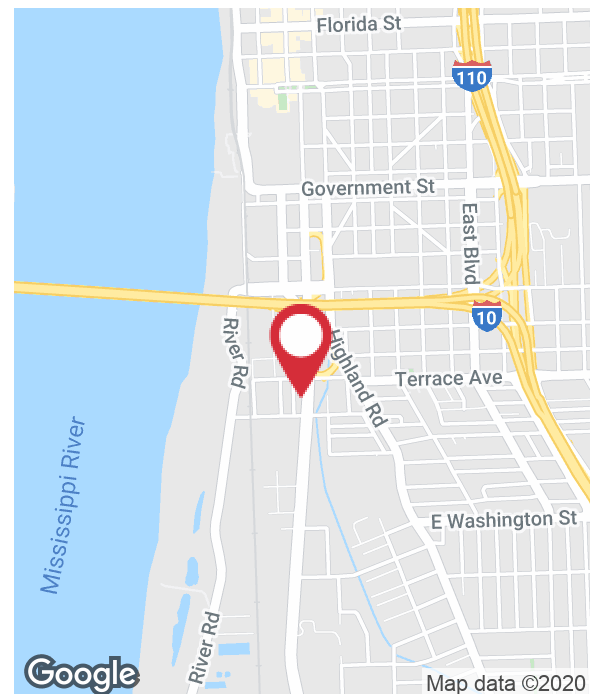
Property Highlights

- Office Space Available near Downtown Baton Rouge
- Great space for someone looking to have an affordable presence near the new Water Campus, CBD, and on the Nicholson Coordinator between Downtown Baton Rouge and the LSU Campus.

Pricing

Sale Price: \$32.00 / SF

Lease Rate: \$12.00 - \$14.00 SF/yr (MG)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

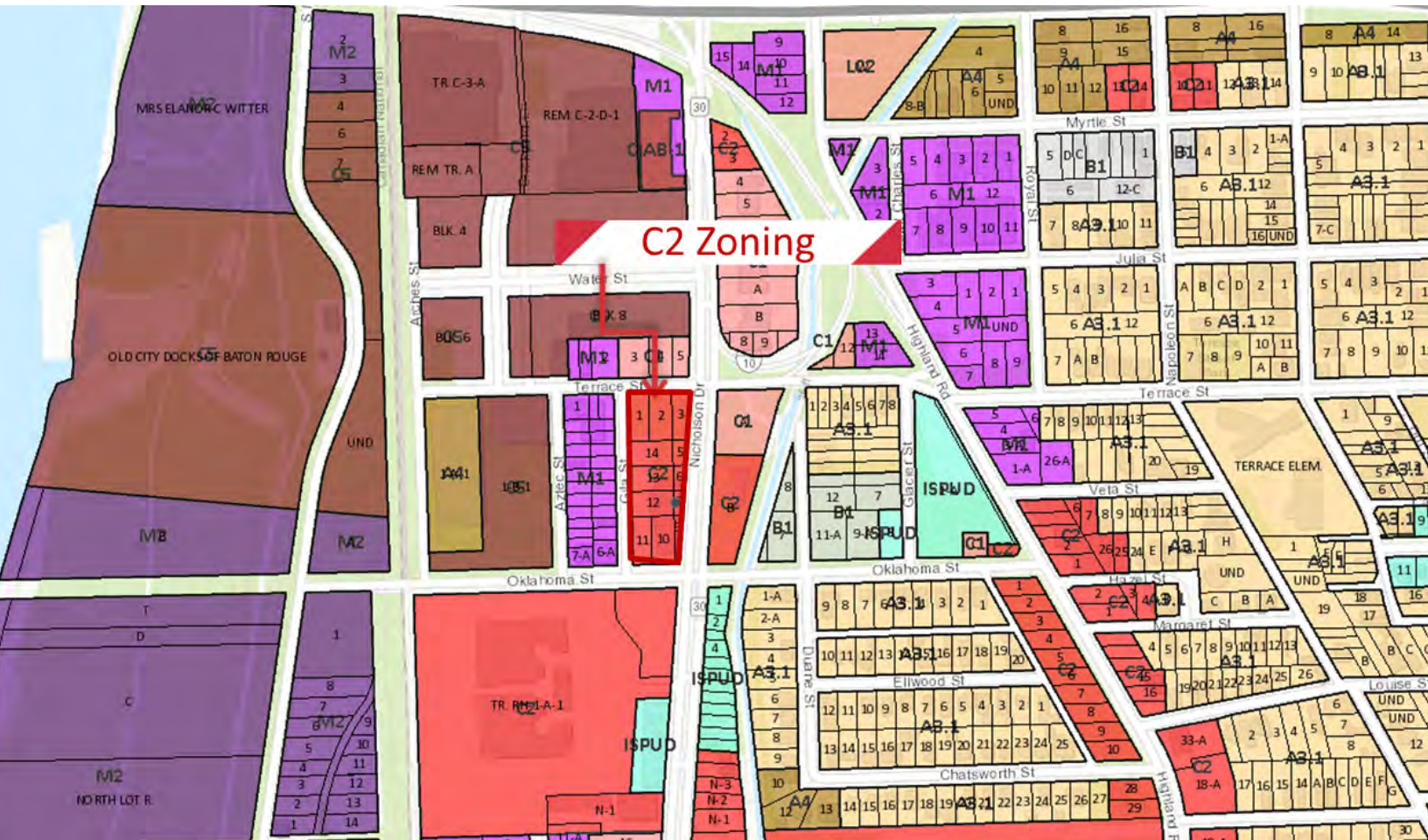
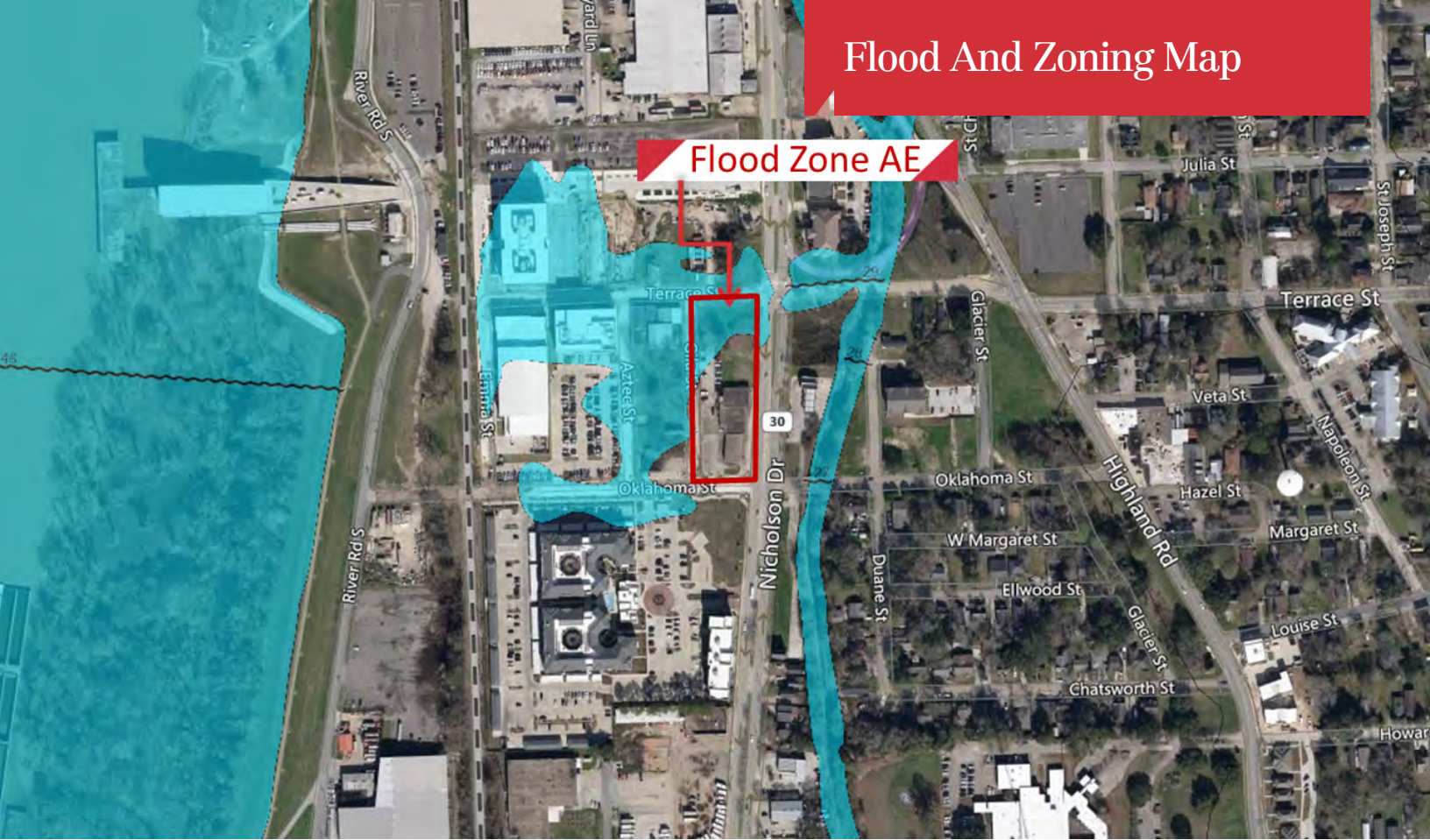
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1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
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Additional Photos



Flood And Zoning Map



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KEY FACTS



261,512
Population

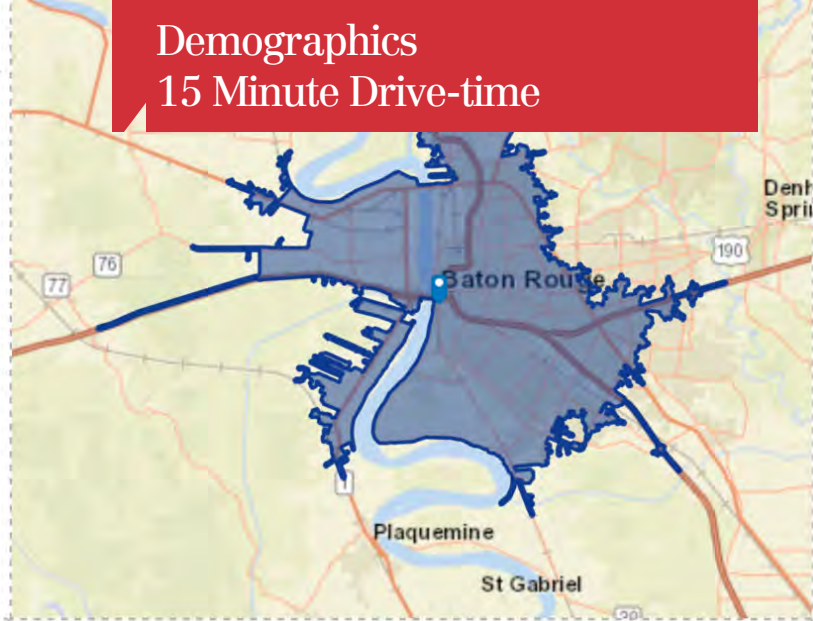


33.1
Median Age



106,443
Total Households

Demographics 15 Minute Drive-time



BUSINESS



16,208
Total Businesses



202,730
Total Employees

INCOME



\$23,373
Median Net Worth



\$75,296
Average Household
Income

EDUCATION



10%
No High School Diploma



26%
High School Graduate



26%
Some College



37%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT



66%
White Collar



18%
Blue Collar



15%
Services



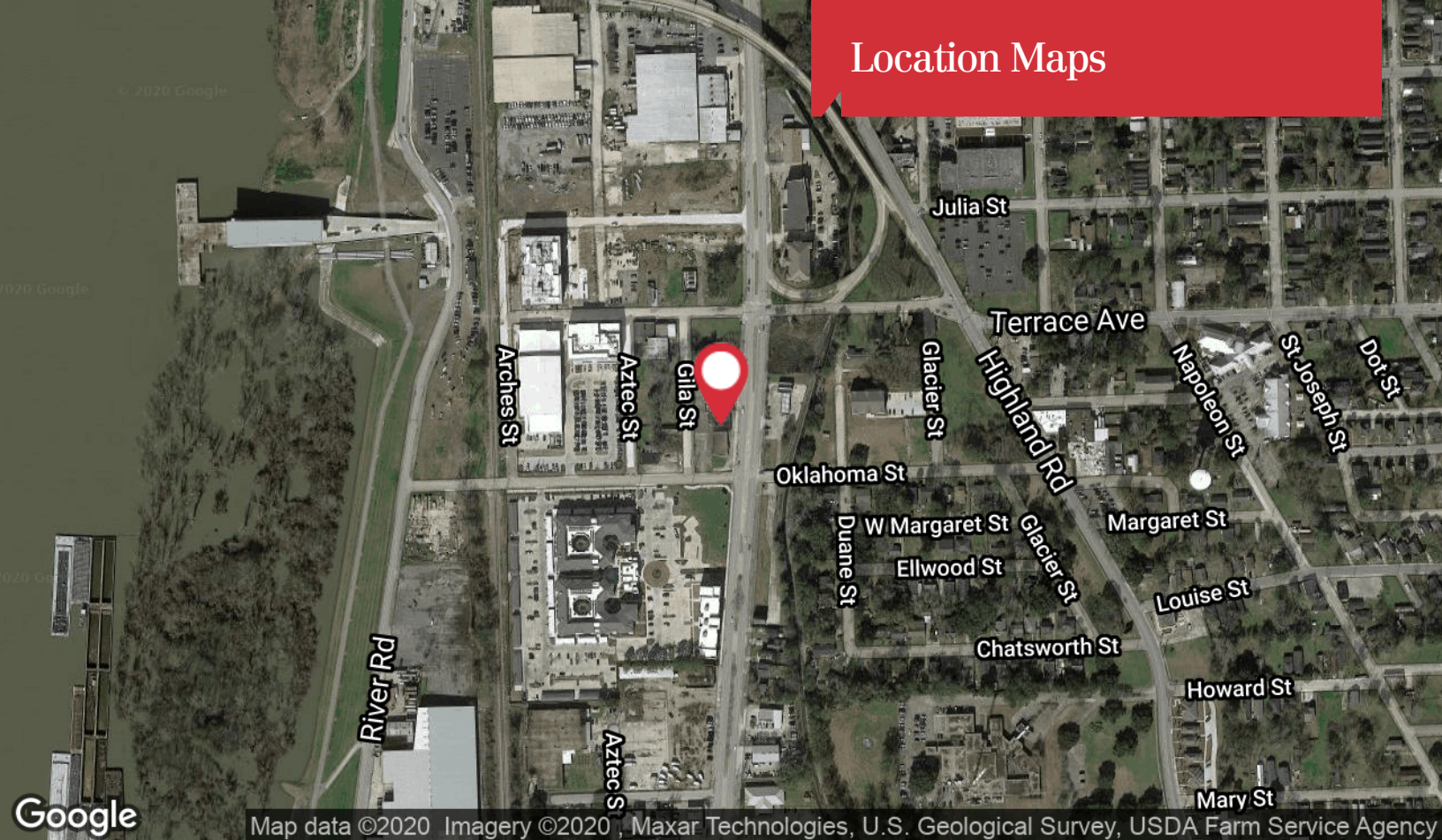
19.3%
Unemployment Rate

Retailer Map

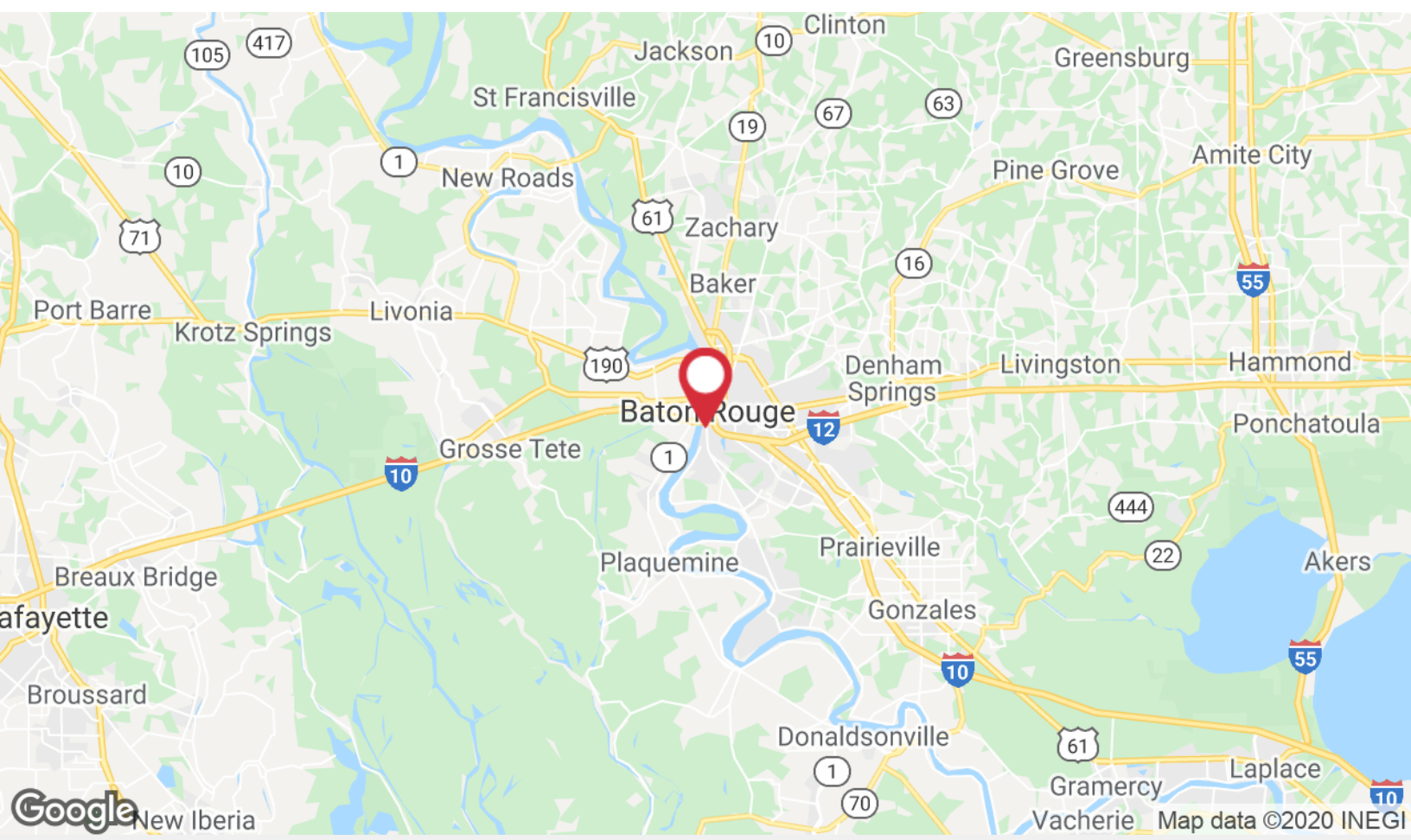


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Location Maps



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