

DRUSILLA OFFICE PARK
3266

DRUSILLA OFFICE PARK

FOR SALE OR LEASE

Baton Rouge, LA

Lance Ginn | 318.372.0473 | lginn@beaubox.com

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PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS:

- Drusilla Office Park is located on Drusilla near Jefferson Hwy.
- Convenient access to I-12
- Built in 2019 with white brick exterior and high-end finishes
- Building A is available for sale or lease and consists of 6 suites
- Each suite is 1,034 SF and can be combined to fit buyer needs up to a total of 6,204 SF for the whole building.
- Lease price: \$18.00 PSF
- Sale price: \$189.00 PSF
- Drusilla Office Park pad sites are also available for sale at \$75.00 PSF
- Pad Site #1 - 3,000 SF
- Pad Site #2 - 5,000 SF
- Pad Site #3 - 7,000 SF
- Pad Site #4 - 7,995 SF

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3266 Drusilla Lane Baton Rouge, LA 70809

LOCATION MAPS



Map data ©2020

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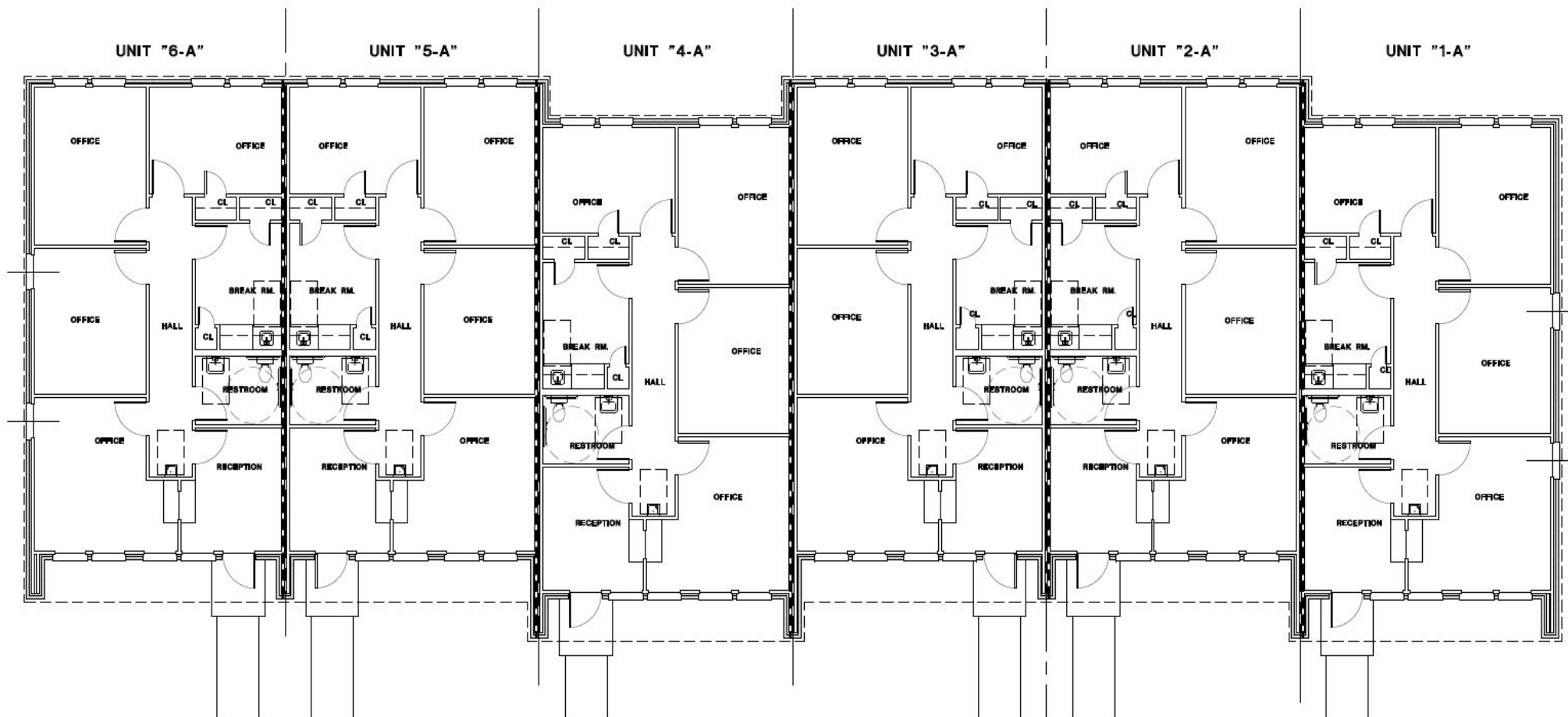
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BEAU BOX
REAL ESTATE

FLOOR PLAN



FLOOR PLAN BUILDING "A"

SCALE: 1/8"=1'-0"

6,204 SQ. FT.

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AERIAL PHOTOS



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ADDITIONAL PHOTOS



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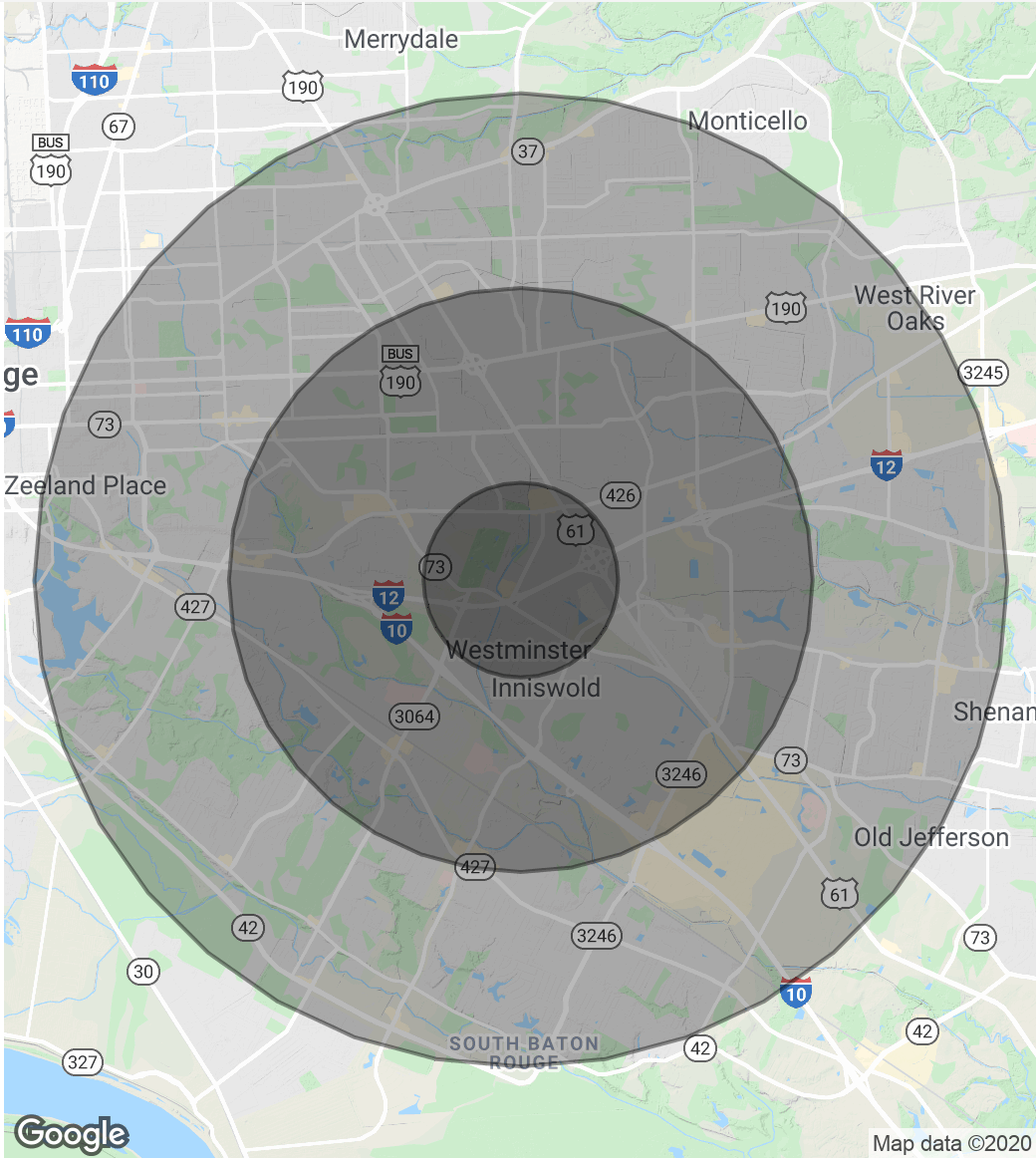
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,597	69,259	199,308
Average Age	40.8	37.3	36.0
Average Age (Male)	34.4	33.9	33.7
Average Age (Female)	43.7	40.1	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,880	30,699	83,112
# Of Persons Per HH	2.0	2.3	2.4
Average HH Income	\$75,817	\$73,564	\$72,800
Average House Value	\$358,928	\$255,030	\$246,675

* Demographic data derived from 2010 US Census



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