

# S Acadian Office For Lease

OFFICE BUILDING FOR LEASE

1012 S Acadian Thruway, Baton Rouge, LA 70806

Brent Struthers | 225.229.2276 | [bstruthers@beaibox.com](mailto:bstruthers@beaibox.com)

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# S Acadian Thruway Office For Lease

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## PROPERTY SUMMARY



### Property Highlights

- S Acadian Thruway Office For Lease
- First Floor Office Space
- All Utilities Included
- Off Street Parking Available
- Zoned C-1
- 17,796 Vehicles Per Day
- Strong Demographics With An Average Household Income Of Over \$83,000.00 Per Year Within A One (1) Mile Radius

### Offering Summary

Lease Rate:	\$3,000.00 Per Month
Lease Type:	Gross Lease
Tenant Responsibilities:	Janitorial
Available SF:	2,244 SF-3,793 SF

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**EXECUTIVE SUMMARY**



**Offering Summary**

Lease Rate:	\$3,000.00 per month
Available SF:	2,244 SF-3,793 SF
S Acadian Thwy Frontage:	130 Ft
Traffic Count:	17,796 VPD
Zoning:	C-1
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

**Property Overview**

1012 S Acadian Thwy offers 2,244 SF - 3,793 SF of office space. Situated on S Acadian minutes from Interstate-10. This location offers immediate visibility with S Acadian frontage and average daily traffic counts exceeding 17,000 vehicles per day. The purpose of the Light Commercial (C1) zoning district is to permit retail commercial uses serving the surrounding community.

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,314	35,399	70,626
Total Population	11,730	90,443	179,255
Average HH Income	\$83,124	\$58,745	\$58,193

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## LOCATION MAPS



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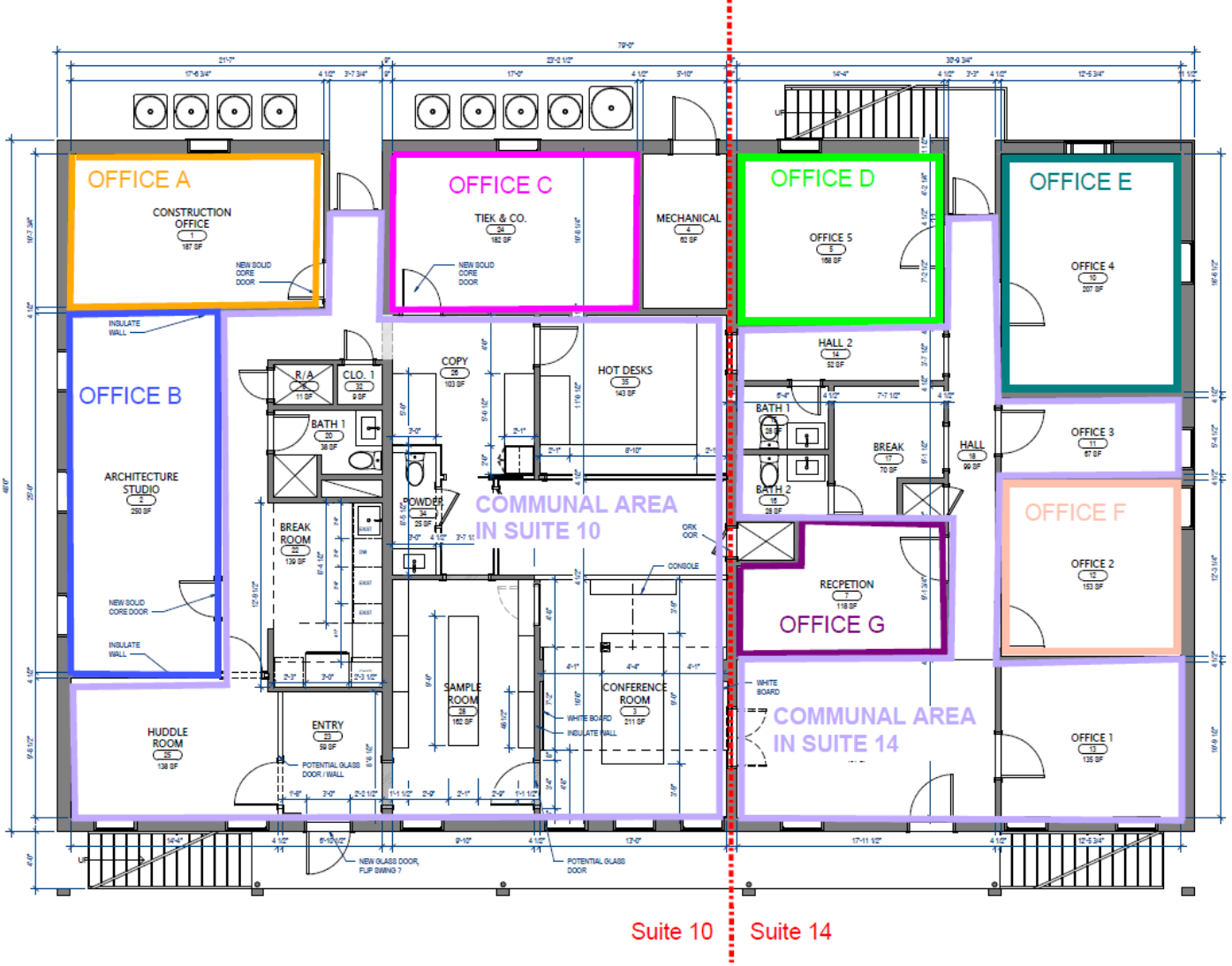


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**ADDITIONAL PHOTOS**

New Area Schedule (Gross Building)	
Name	Area
UNIT 10 & 12	2244 SF
UNIT 14	1549 SF

NET BUILDING AREA			
ROOM #	ROOM NAME	AREA	SUITE
Level 1			
UNIT 10			
1	CONSTRUCTION OFFICE	187 SF	UNIT 10
2	ARCHITECTURE STUDIO	250 SF	UNIT 10
3	CONFERENCE ROOM	211 SF	UNIT 10
4	MECHANICAL	62 SF	UNIT 10
8	R/A	11 SF	UNIT 10
20	BATH 1	38 SF	UNIT 10
22	BREAK ROOM	139 SF	UNIT 10
23	ENTRY	89 SF	UNIT 10
24	TI&C CO.	182 SF	UNIT 10
25	Huddle Room	138 SF	UNIT 10
26	COPY	103 SF	UNIT 10
28	SAMPLE ROOM	162 SF	UNIT 10
32	CLO. 1	9 SF	UNIT 10
34	POWDER	25 SF	UNIT 10
35	HOT DESKS	143 SF	UNIT 10
36	STORAGE	104 SF	UNIT 10
UNIT 10: 15			
1825 SF			
UNIT 14			
5	OFFICE 5	168 SF	UNIT 14
6	R/A	10 SF	UNIT 14
7	RECEPTION	118 SF	UNIT 14
10	OFFICE 4	207 SF	UNIT 14
11	OFFICE 3	67 SF	UNIT 14
12	OFFICE 2	153 SF	UNIT 14
13	OFFICE 1	135 SF	UNIT 14
14	HALL 2	52 SF	UNIT 14
15	BATH 1	28 SF	UNIT 14
16	BATH 2	28 SF	UNIT 14
17	BREAK	70 SF	UNIT 14
18	HALL	99 SF	UNIT 14
19	LOBBY	197 SF	UNIT 14
UNIT 14: 13			
1331 SF			
TOTAL			
3156 SF			



1 Level 1 - PROPOSED  
SCALE: 1/4" = 1'-0"

**T.B.O'BRIEN ASSOCIATES, LLC**

OWNER: O'BRIEN CAPITAL HOLDINGS  
PROJECT: 1012 ACADIAN RENOVATION  
BATON ROUGE, LA 70806

Designer: T.B. O'BRIEN & ASSOC., LLC  
1637 E. Lakeshore Dr.  
Baton Rouge, LA 70808  
225.456.6904

Engineer:

drawn by: JCO  
checked by: TOS  
project no.: 111-101  
date: 12/04/2018

AS BUILT & PROPOSED DRAWINGS  
12/04/2018

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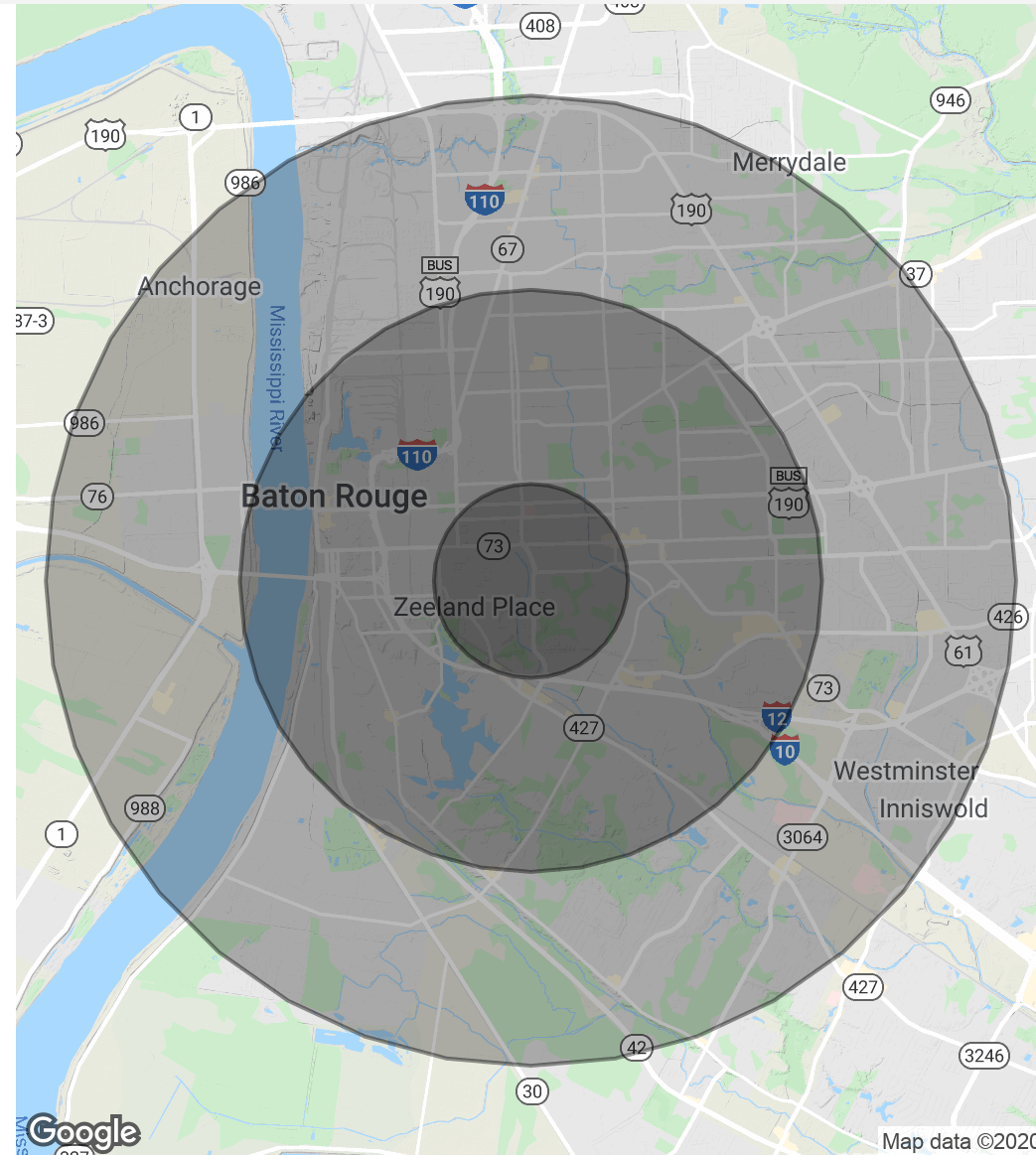
## DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	11,730	90,443	179,255
Average Age	37.4	31.9	32.2
Average Age (Male)	37.7	30.3	29.8
Average Age (Female)	36.4	33.7	34.5

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,314	35,399	70,626
# Of Persons Per HH	2.2	2.6	2.5
Average HH Income	\$83,124	\$58,745	\$58,193
Average House Value	\$247,810	\$275,819	\$249,608

\* Demographic data derived from 2010 US Census



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