

OFFICE AVAILABLE FOR SALE OR LEASE



16851 Jefferson Hwy , Baton Rouge, LA 70817



OFFERING SUMMARY

SALE PRICE:	\$395,000
AVAILABLE SF:	2400 SF
LEASE RATE:	\$17 SF/Annual
BUILDING SIZE:	4800 SF
ZONING:	C-1

PROPERTY OVERVIEW

Two adjoining 1,200 square foot office condo's having a combined total of 2,400 square feet leasable area. Beautifully updated with tile floors and fresh paint. Each side has 5 private offices for a combined total of 10 offices. Each side has an ADA restroom, kitchenette, lobby and reception area. Currently configured as one 2,400 square foot office but Landlord will replace demising wall if Tenant desires only 1,200 square feet. Offered for lease only at \$17 sf annual or sale at \$395,000. This location is ideal for easy commute to Baton Rouge and Ascension Parish businesses. Five-minute drive to I-10 at Highland Rd.

- Max 2,400 SF
- Min 1,200 SF
- Abundant Parking
- 10 Executive Offices
- ADA Compliant
- \$1,700 Per Side Monthly

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

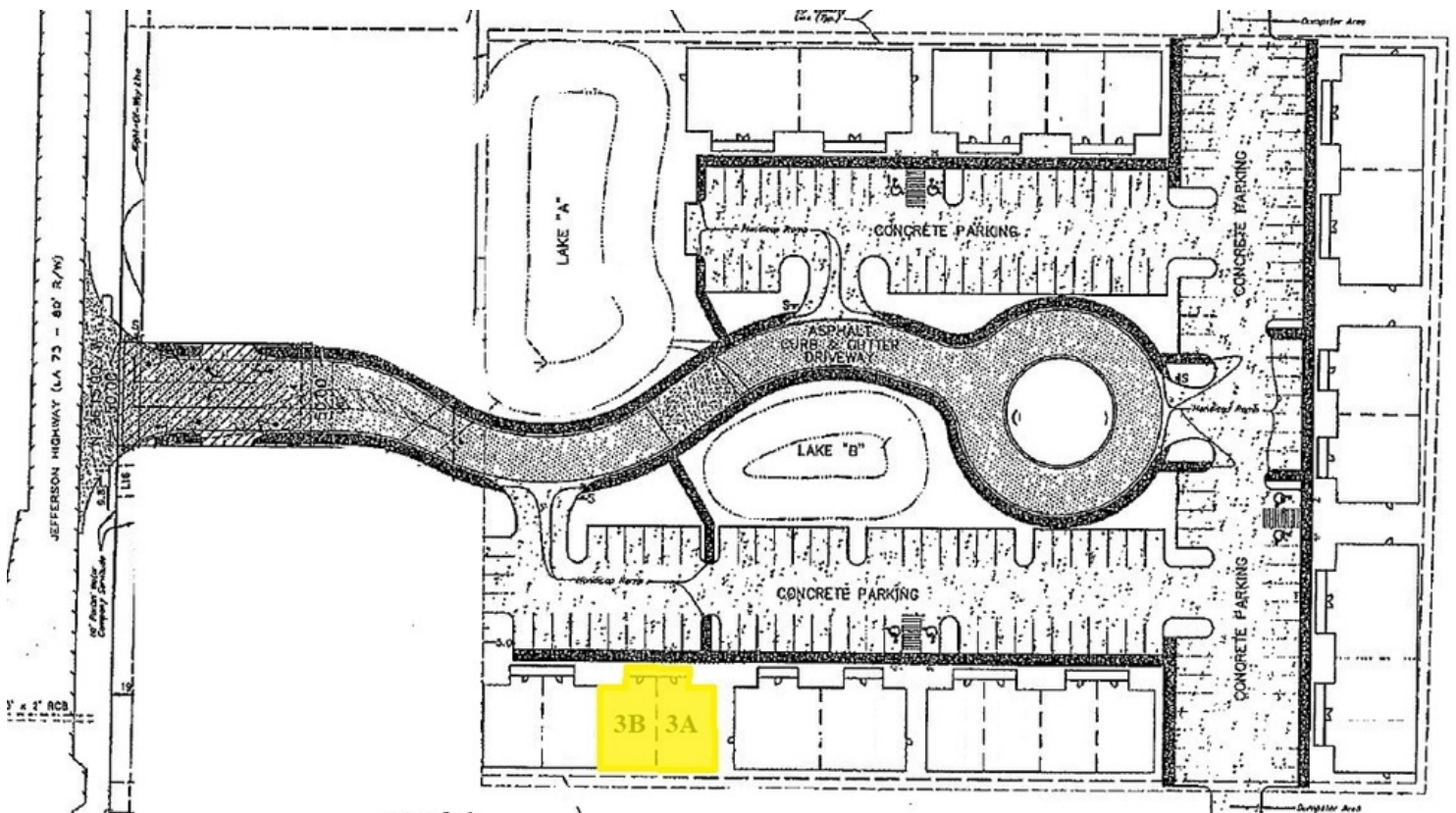
DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE AVAILABLE FOR SALE OR LEASE

16851 Jefferson Hwy , Baton Rouge, LA 70817



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

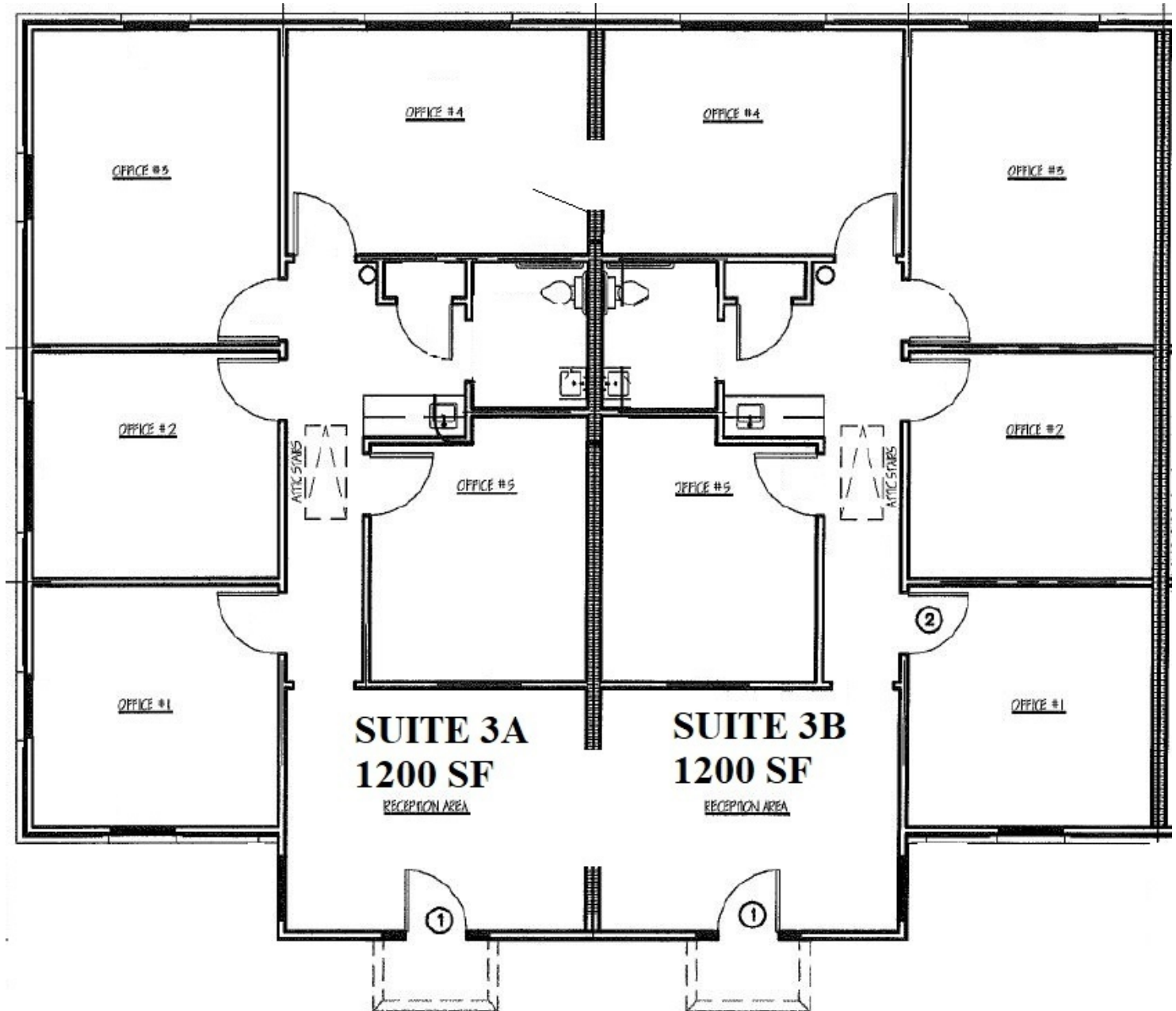
DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE AVAILABLE FOR SALE OR LEASE

16851 Jefferson Hwy , Baton Rouge, LA 70817



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

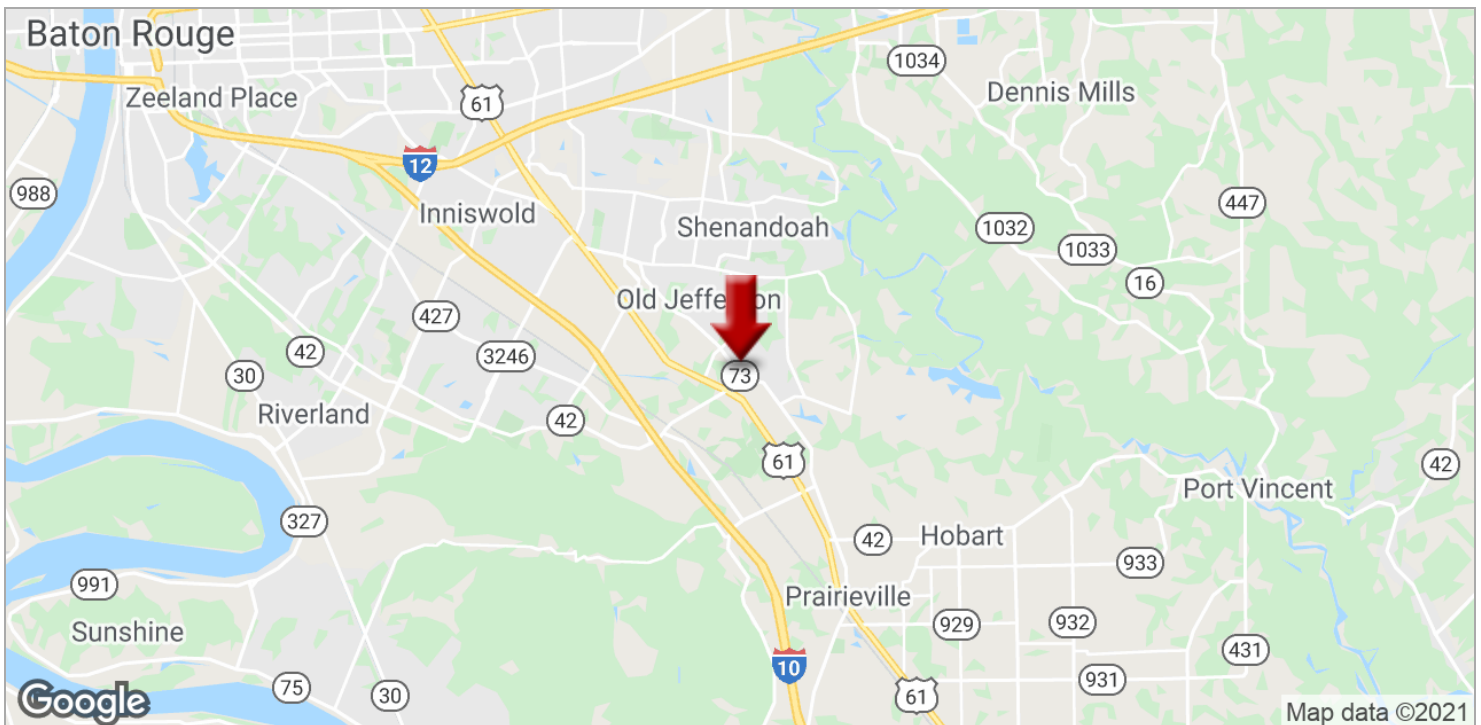
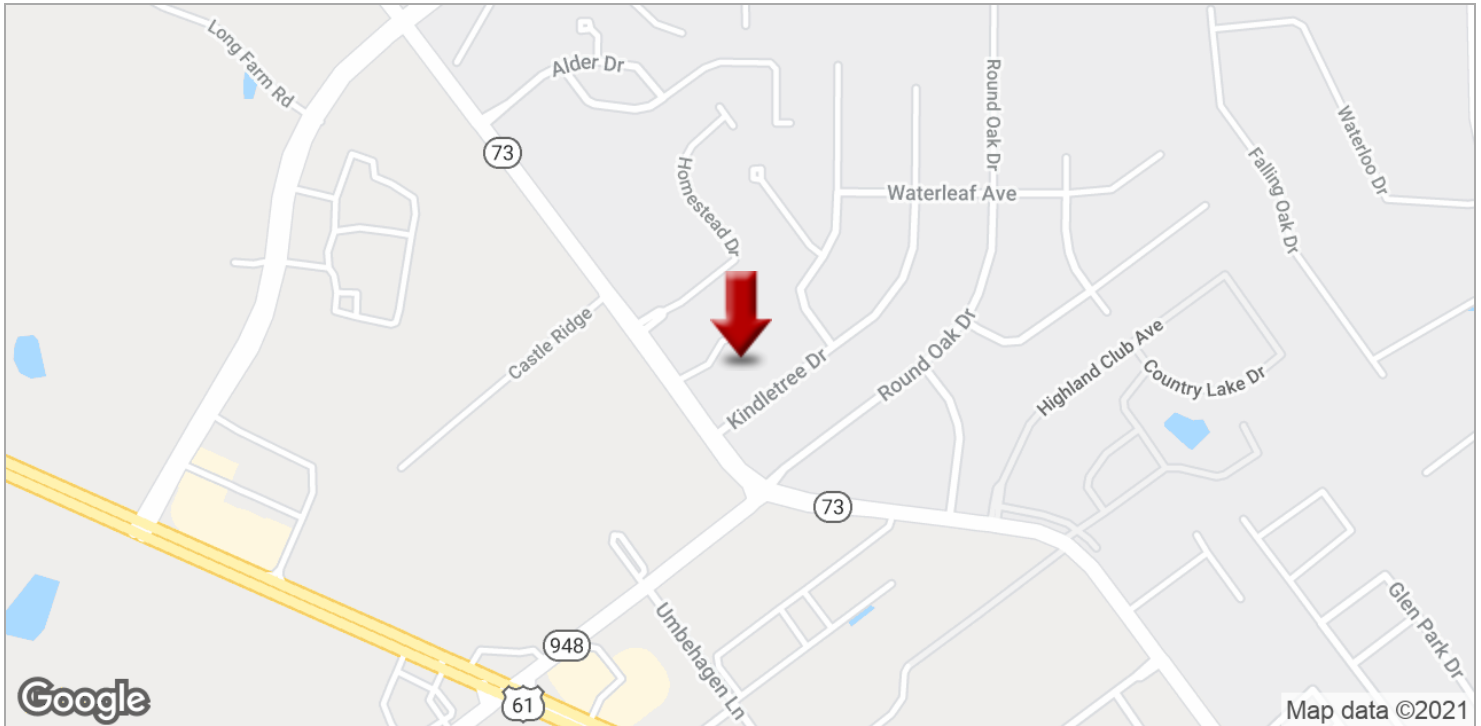
DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE AVAILABLE FOR SALE OR LEASE

16851 Jefferson Hwy , Baton Rouge, LA 70817



KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

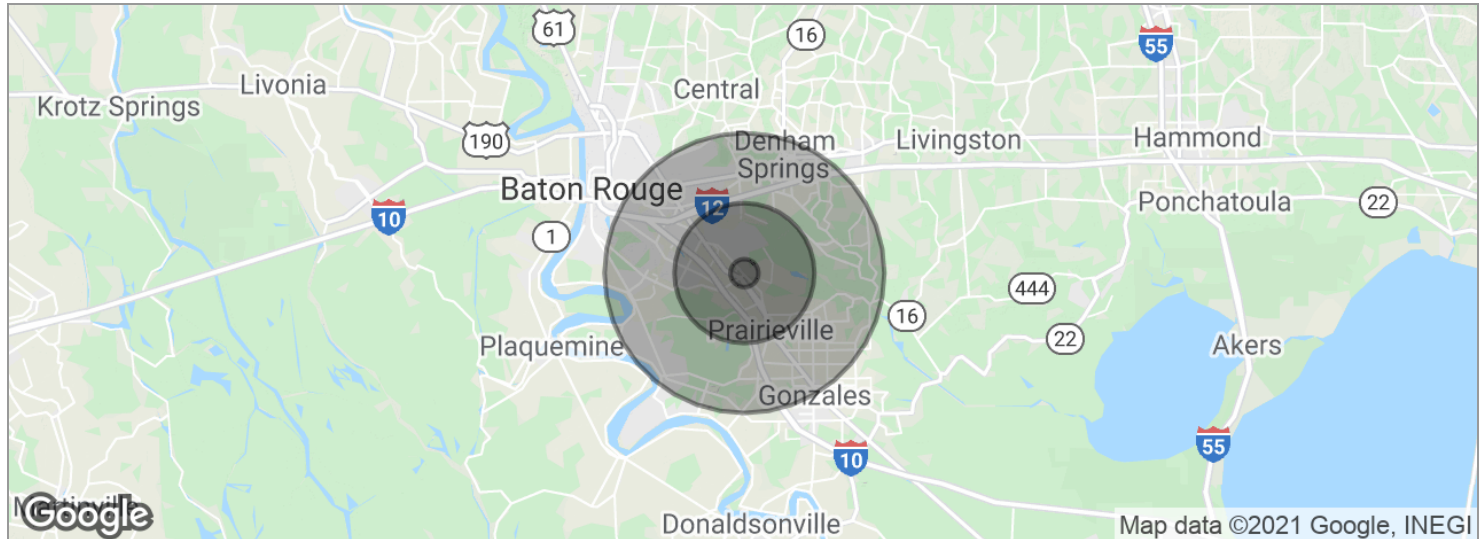
DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE AVAILABLE FOR SALE OR LEASE

16851 Jefferson Hwy , Baton Rouge, LA 70817



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,889	88,328	330,528
Median age	34.6	36.6	35.4
Median age (male)	32.8	35.4	33.7
Median age (Female)	36.0	37.7	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,175	34,160	127,733
# of persons per HH	2.5	2.6	2.6
Average HH income	\$83,493	\$92,709	\$78,976
Average house value	\$204,179	\$276,608	\$242,651

* Demographic data derived from 2010 US Census

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com