

FLORIDA BLVD OFFICE SPACE FOR LEASE

7521 Florida Blvd, Baton Rouge, LA 70806



AVAILABLE SF: 1,146 - 1,462 SF

PROPERTY OVERVIEW

Office for lease. Zoned C-1. Good clean build out consisting of 3 offices, 1 conference room, and 2 restrooms. Option to lease a portion of the space if preferred by Tenant. No CAM fee.

LEASE RATE: \$14.00 SF/yr (MG)

PROPERTY HIGHLIGHTS

ZONING: C1

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

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

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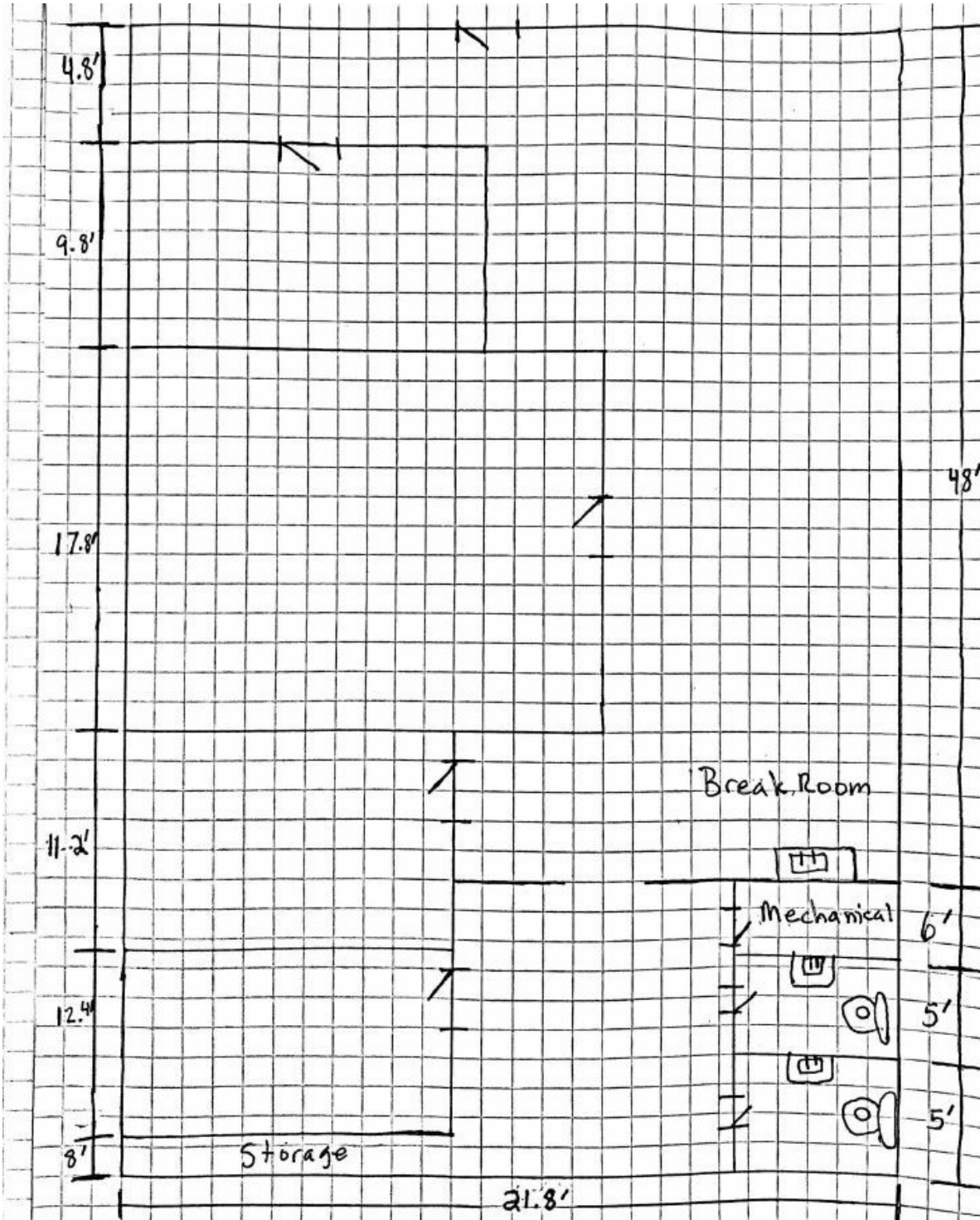
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Louisiana Flood Map 7521 Florida Blvd Baton Rouge, LA



Visible Layers

Effective FIRM
Bing Aerial

Point Coordinates

Point #	Lat., Long.
1	30.4523, -91.1111

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0255F 6/19/2012	X	out	54.2	

- Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
- LRC (Louisiana Residential Code) Wind Speed** as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.isugcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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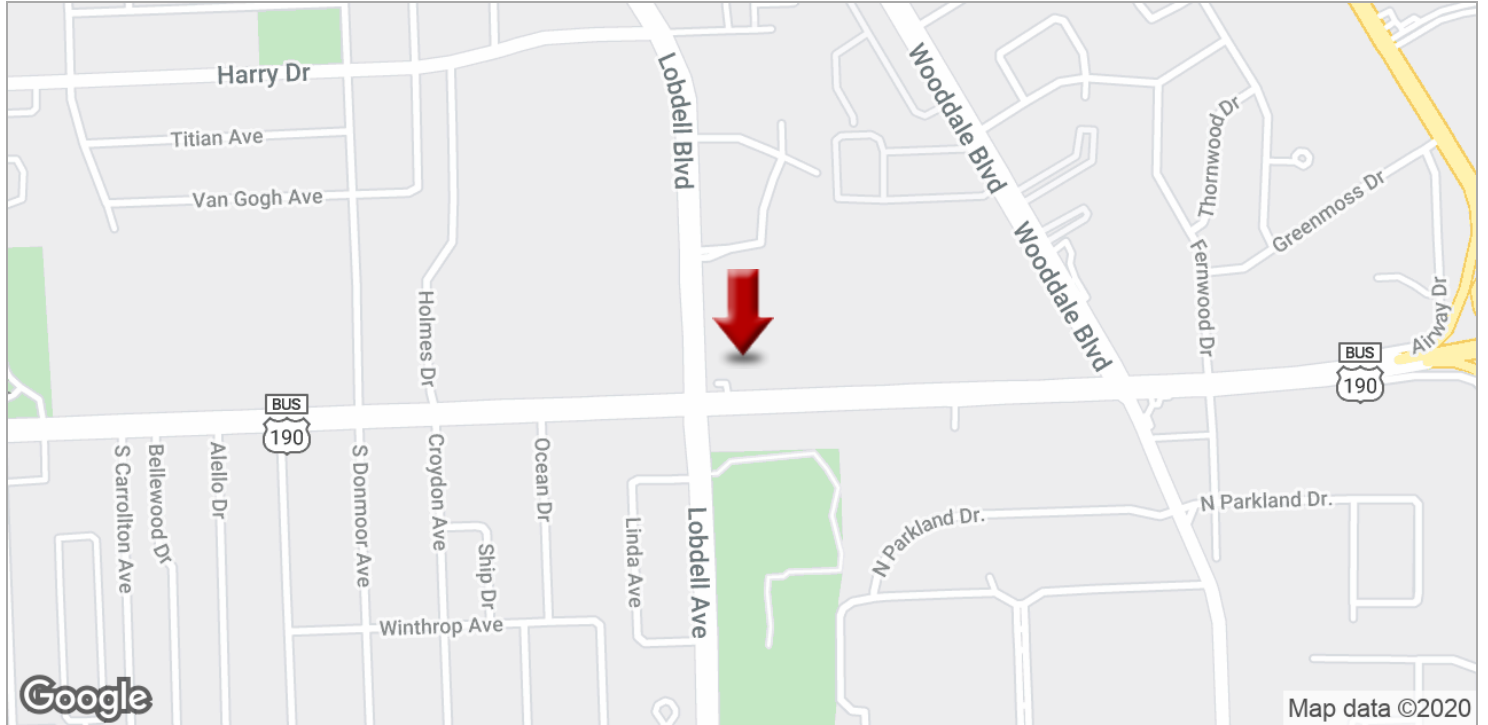
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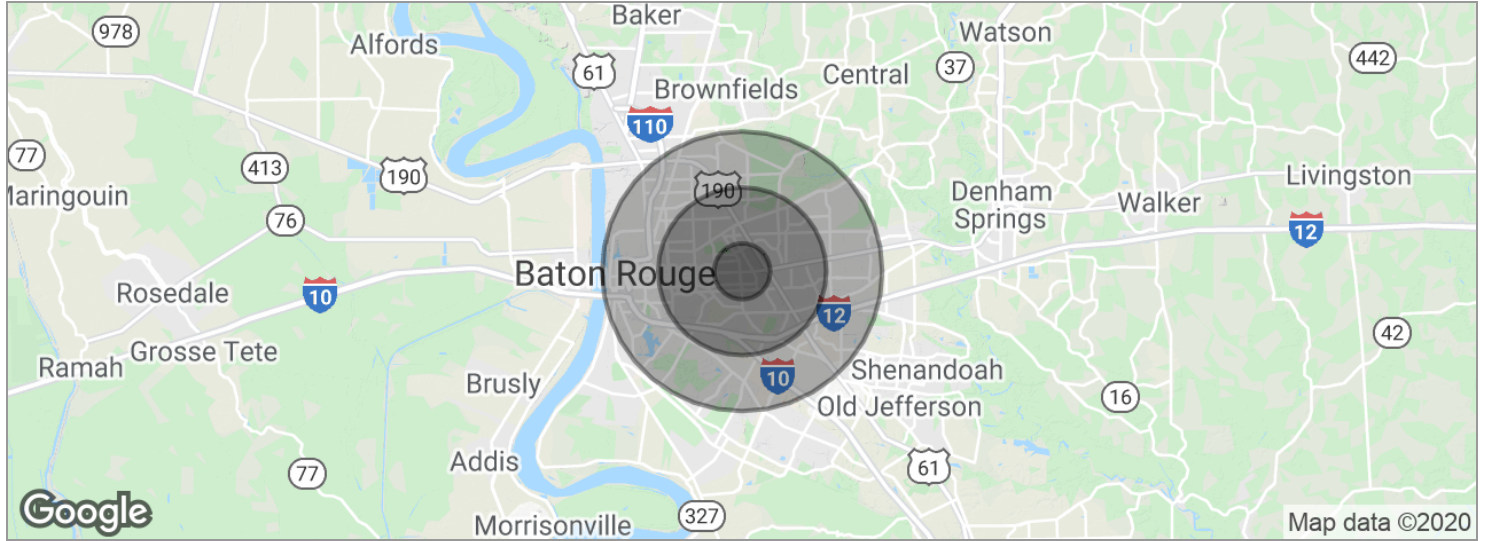
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,375	75,134	217,614
Median age	33.2	35.5	34.0
Median age (male)	30.6	32.5	31.3
Median age (Female)	36.9	37.8	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,066	30,783	85,807
# of persons per HH	2.3	2.4	2.5
Average HH income	\$48,606	\$61,919	\$59,980
Average house value	\$219,726	\$258,453	\$228,484

** Demographic data derived from 2010 US Census*

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