

OFFICE AVAILABLE FOR LEASE



3679 Floridia Blvd Suite 3, Baton Rouge, LA 70806



OFFERING SUMMARY

AVAILABLE SF:	676 SF
LEASE RATE:	\$10.50 SF/yr (Full Service)
ZONING:	C-1

PROPERTY OVERVIEW

Newly renovated office space for lease. This space includes a large open work area, kitchenette and one restroom. Utilities and maintenance are included in the \$590 monthly rental rate.

PROPERTY HIGHLIGHTS

- Kitchenette
- Newly Renovated
- Ample Parking
- Utilities Included

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8686 Bluebonnet Boulevard,
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Director
0: 225.405.3257
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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.

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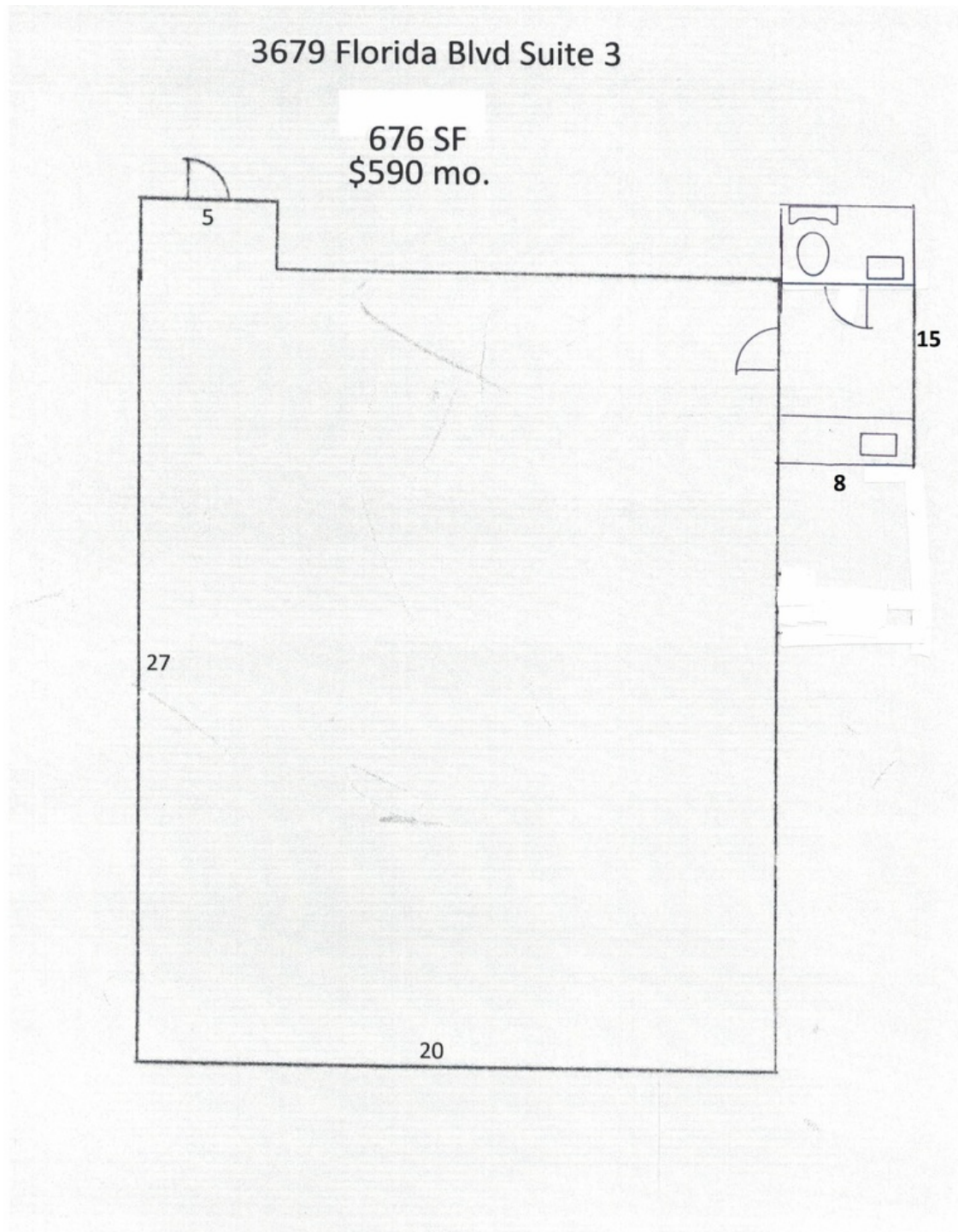
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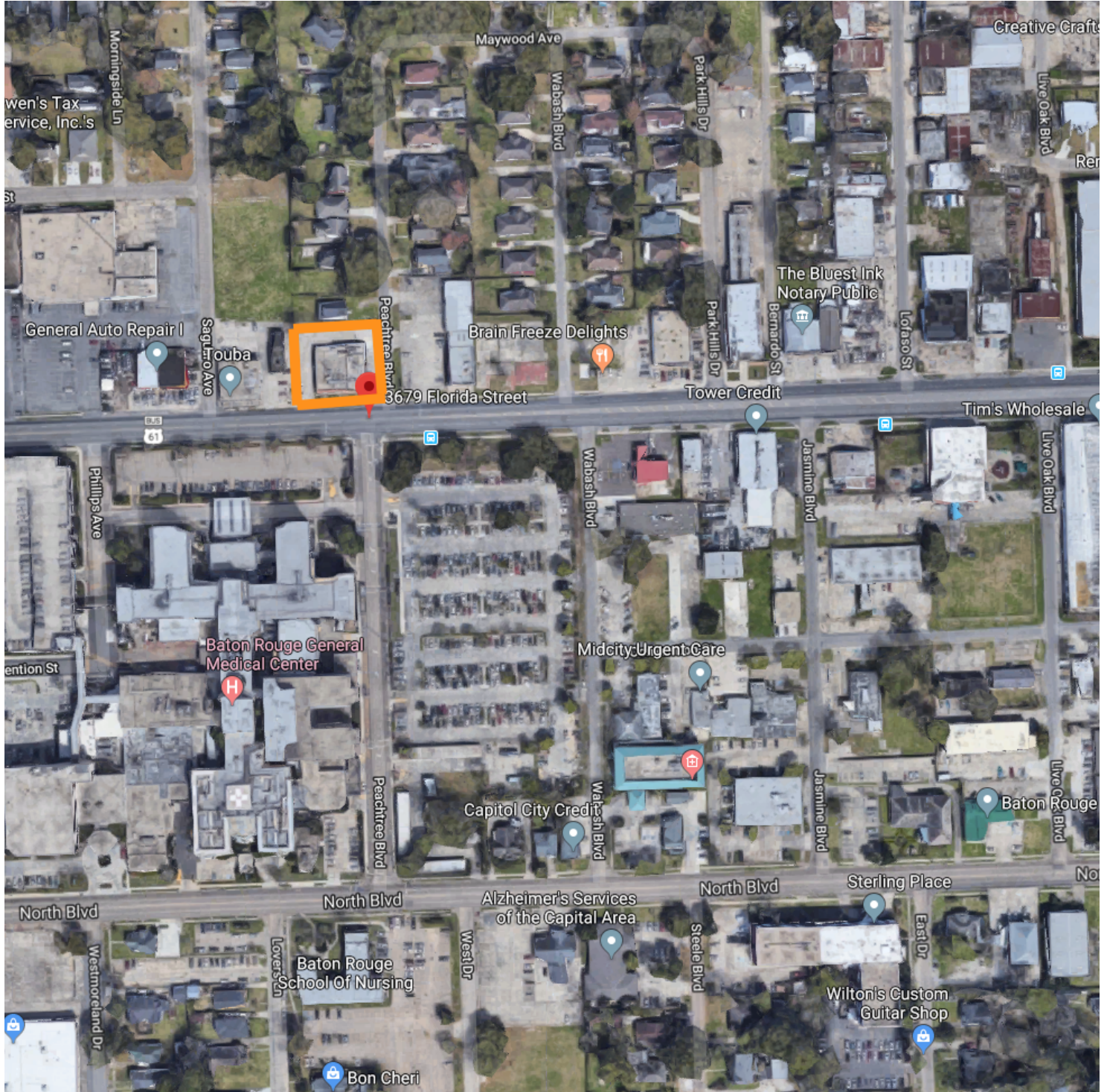
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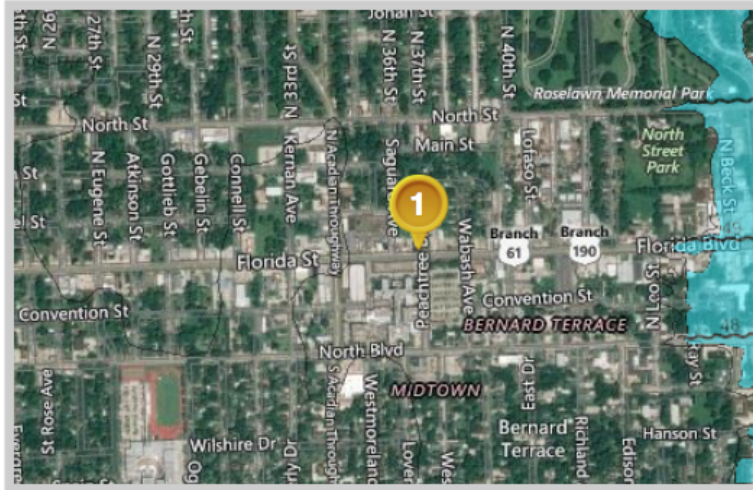
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Louisiana Flood Map 3679 Florida Blvd Baton Rouge LA 70806



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4506, -91.1525

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0235E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	52.3	N/A

1. **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).

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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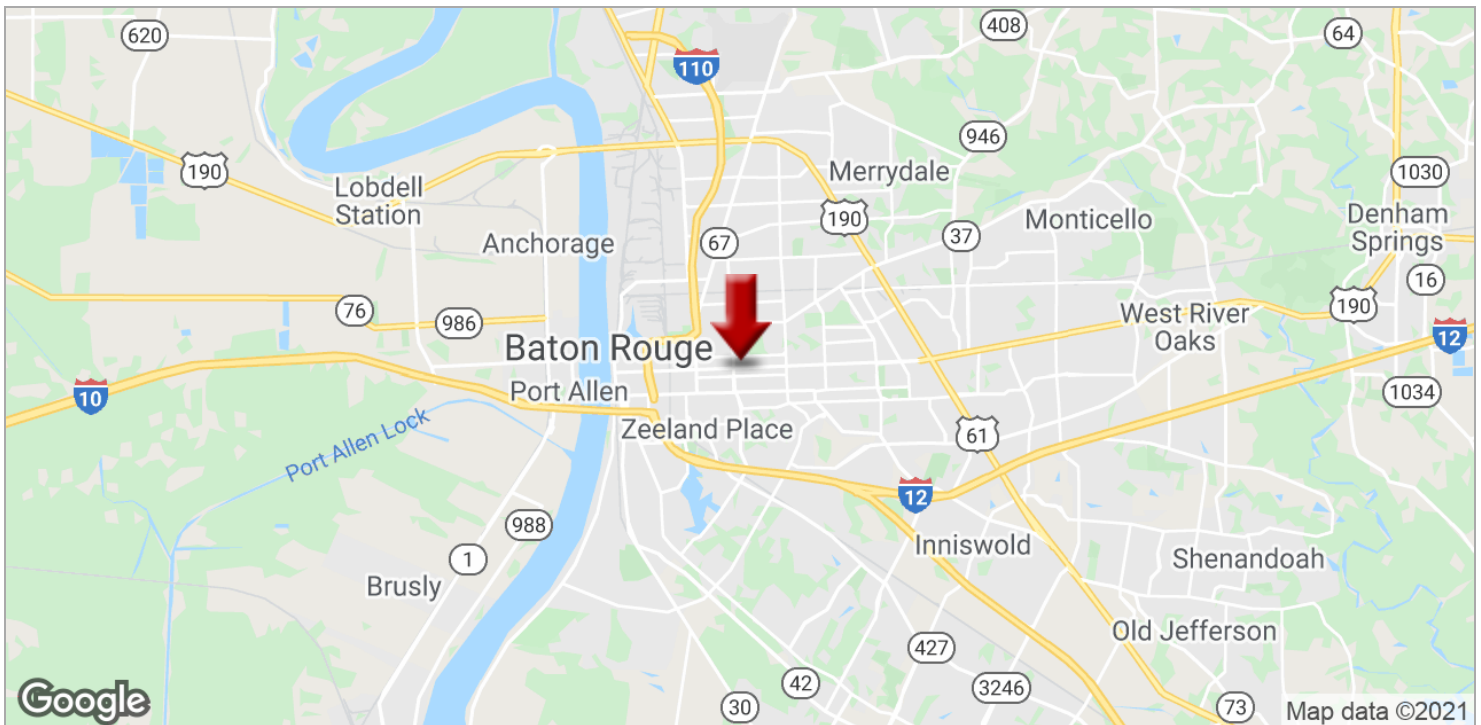
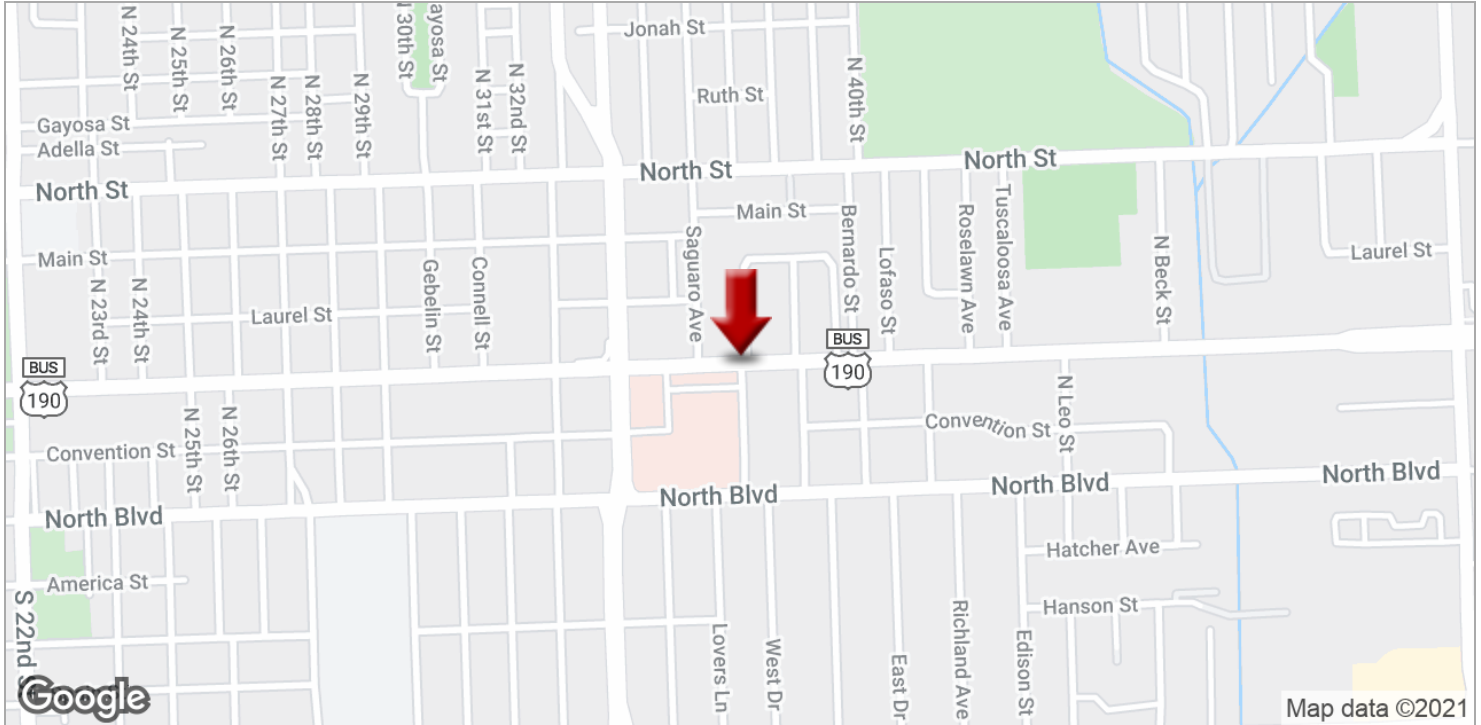
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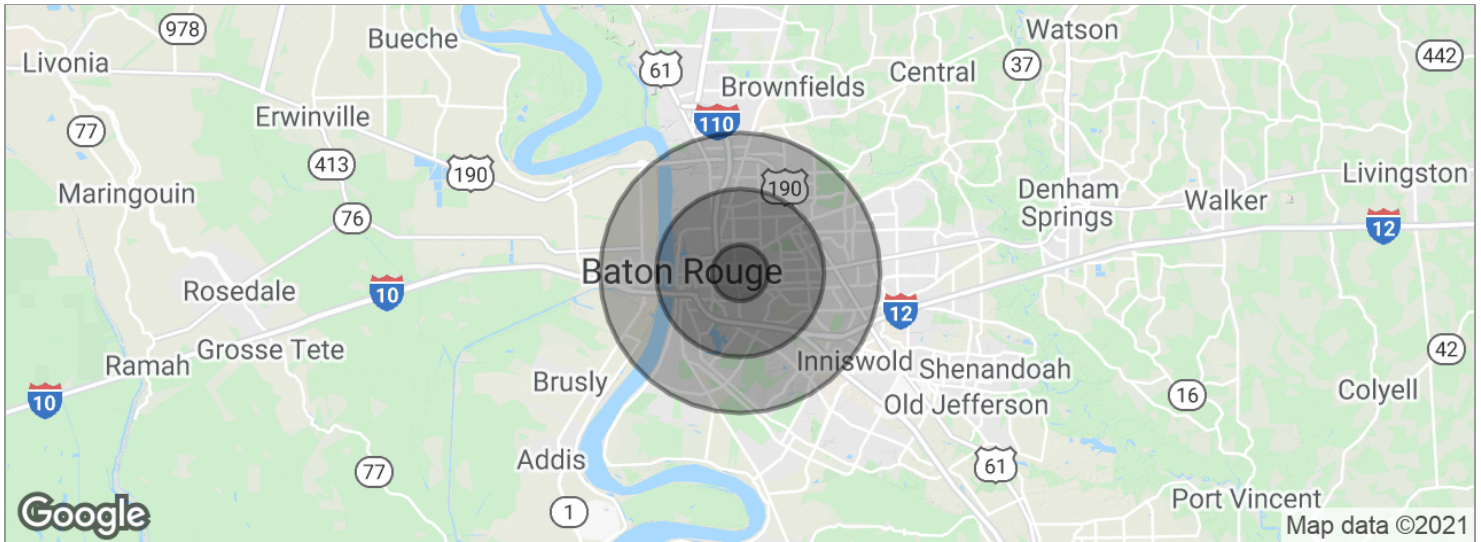
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,297	91,546	185,436
Median age	35.5	31.9	32.4
Median age (male)	33.3	29.7	30.3
Median age (Female)	37.7	34.1	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,853	35,344	71,922
# of persons per HH	2.4	2.6	2.6
Average HH income	\$55,891	\$52,442	\$56,052
Average house value	\$169,978	\$225,536	\$249,053

** Demographic data derived from 2010 US Census*

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