



Garden-Style Office Building For Sale or Lease

3071 Teddy Drive, Baton Rouge, LA

Overview

Location

Photos

Aerial

Property Highlights:



- Sale price: \$449,000 (\$112.25 PSF)
- Lease rate: \$15 PSF Modified Gross

- 4,000 SF
- Located near I-12 and Airline Highway Interchange
- Terrific access to interstate via Airline, or Essen via Jefferson Highway
- Spacious floor plan, featuring:
 - 9 private offices
 - open meeting area
 - private conference room
 - breakroom
 - copy room
 - reception
 - waiting room
- Ample parking (18 spaces)

Bill Sanders, CCIM

225.247.6648 | bsanders@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

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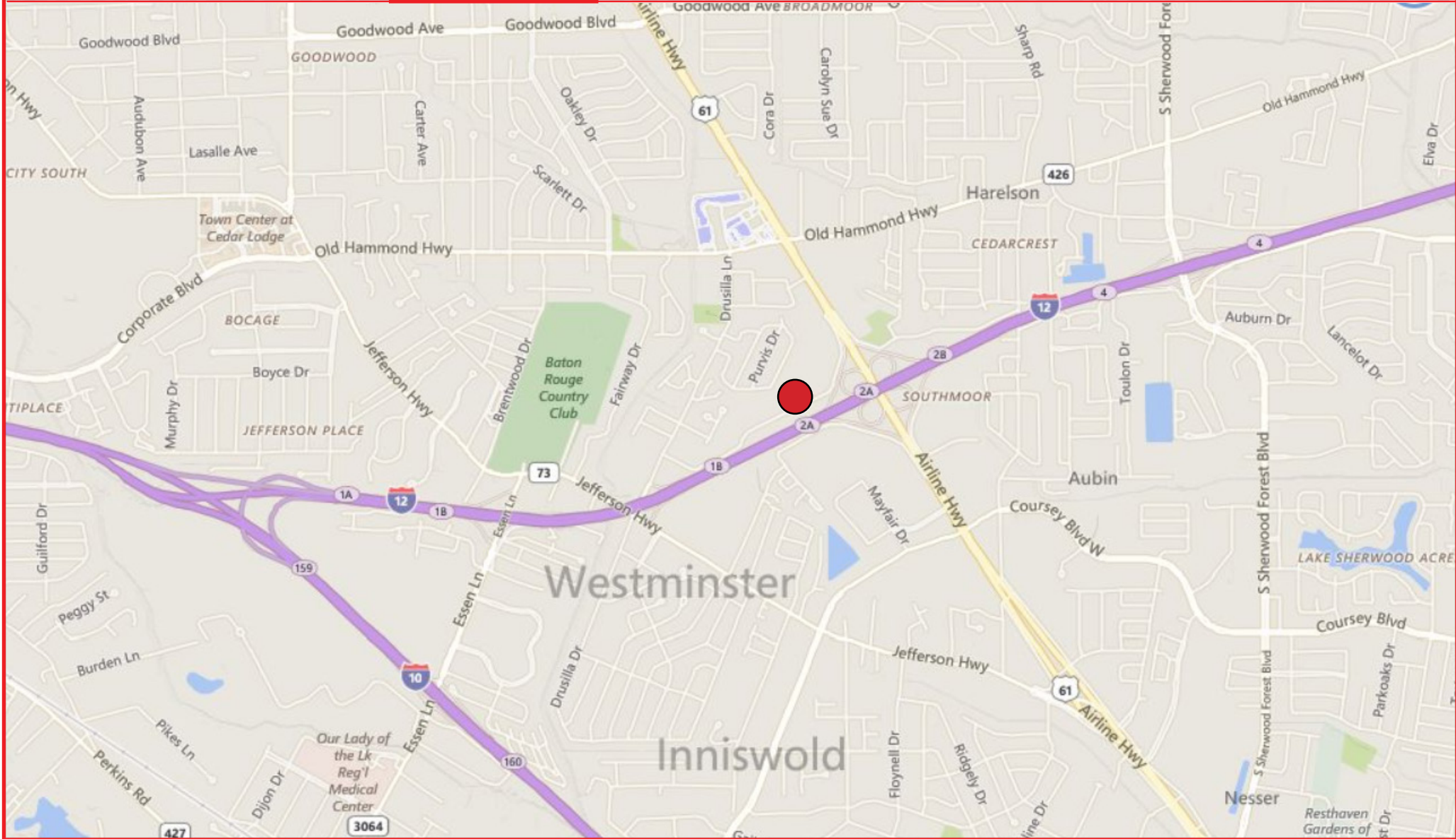
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