

# IMPRESSIVE PERKINS RD OFFICE WITH A VIEW



### OFFERING SUMMARY

Available SF:	2,150 SF
Lease Rate:	\$22.00 SF/yr (MG) \$4,300/month
Zoning:	PUD
Market:	LA-Baton Rouge

### PROPERTY OVERVIEW

This beautiful 3rd-floor office in The Village at Willow Grove features first-class finishes and a distinct character.

Well-appointed reception area, four private offices, conference room, break room, and a storage/utility room. Ample parking and elevator in the rear of the building provide easy access.

Moments away from entertaining clients at Bistro Byronz and Flambee Cafe or grabbing lunch on the go at Good Eats Kitchen, this suite offers a unique experience compared to most office buildings in the city.

### PROPERTY HIGHLIGHTS

- ±2,150 SF
- Welcoming Reception and Entry
- Four Offices (Two with balconies)
- \$2 per square foot CAM Fee

George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368



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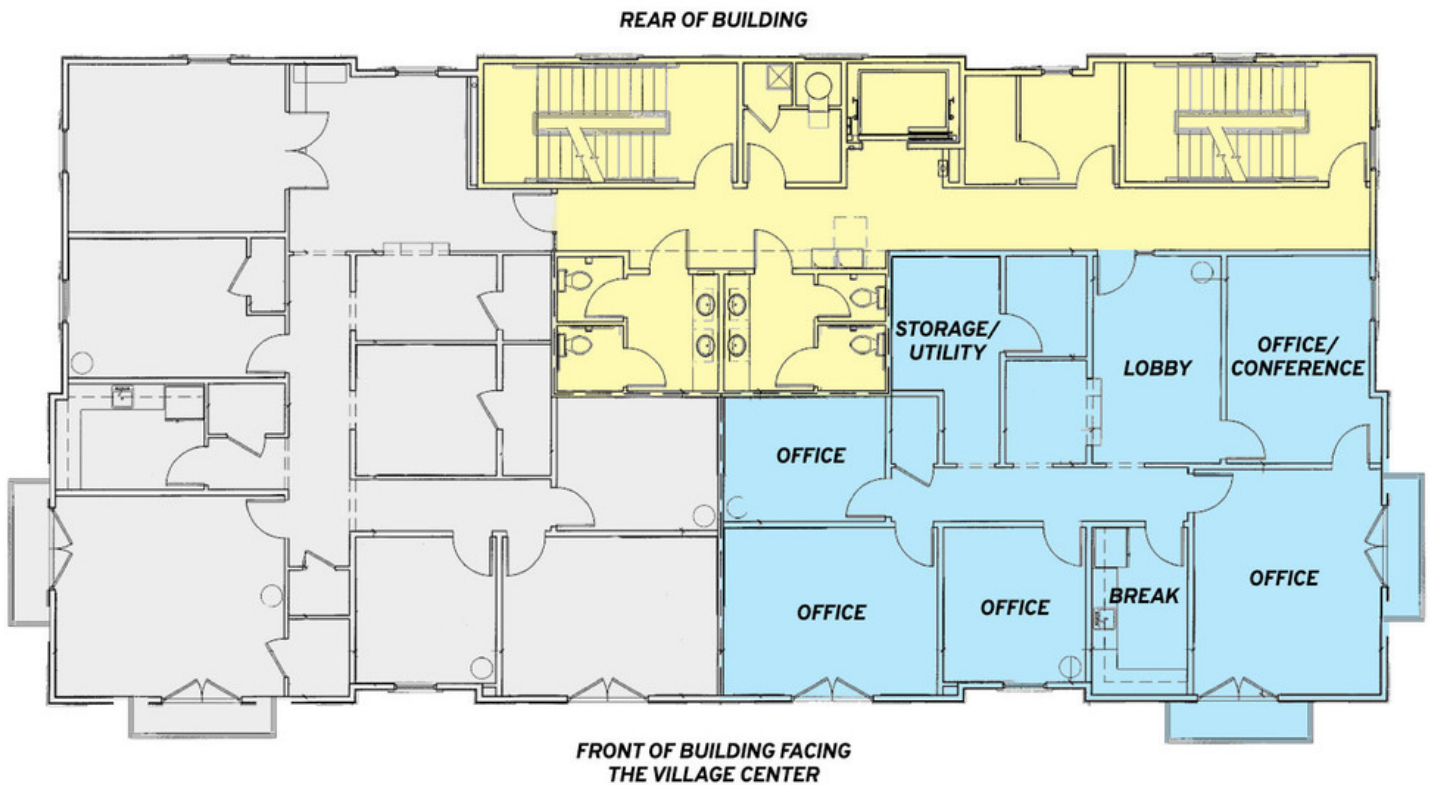
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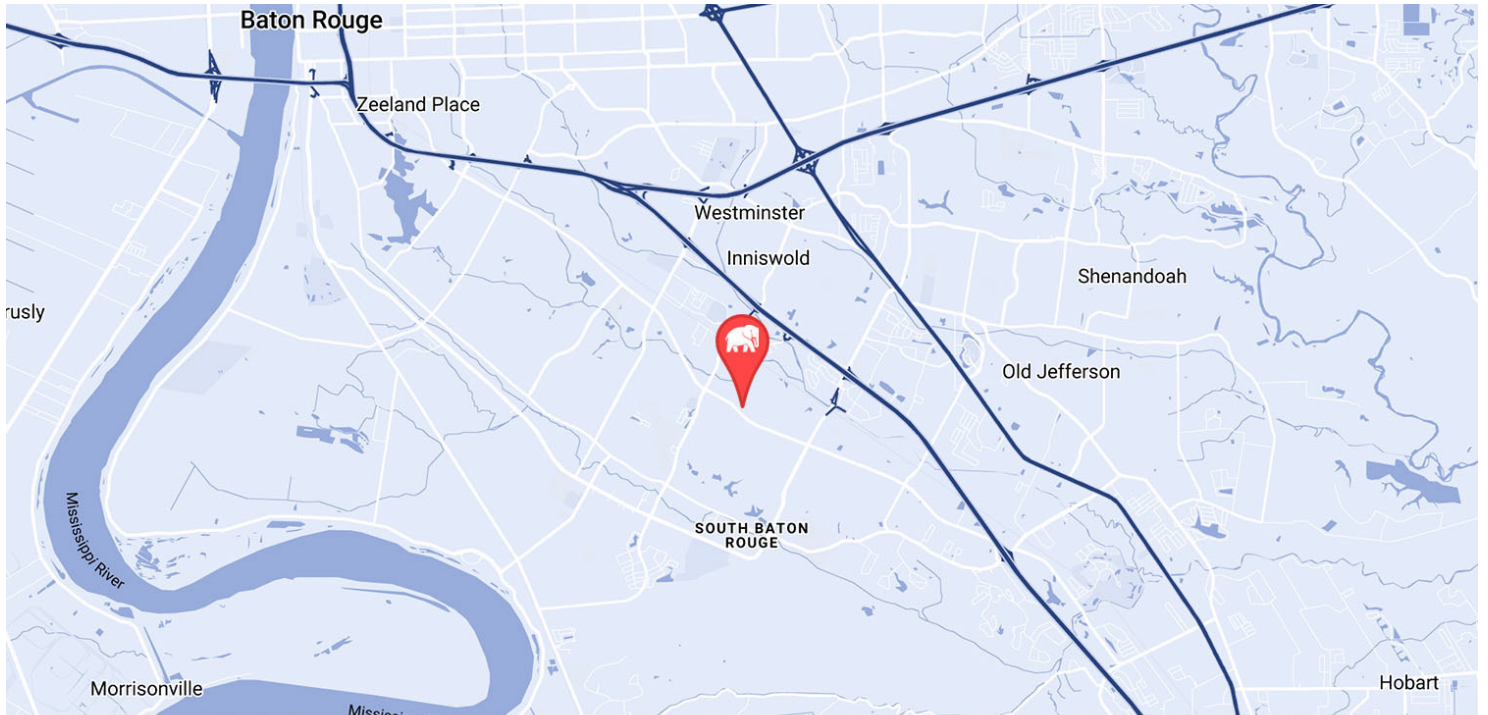
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## 8200 VILLAGE PLAZA CT BUILDING 1 - 3RD FLOOR

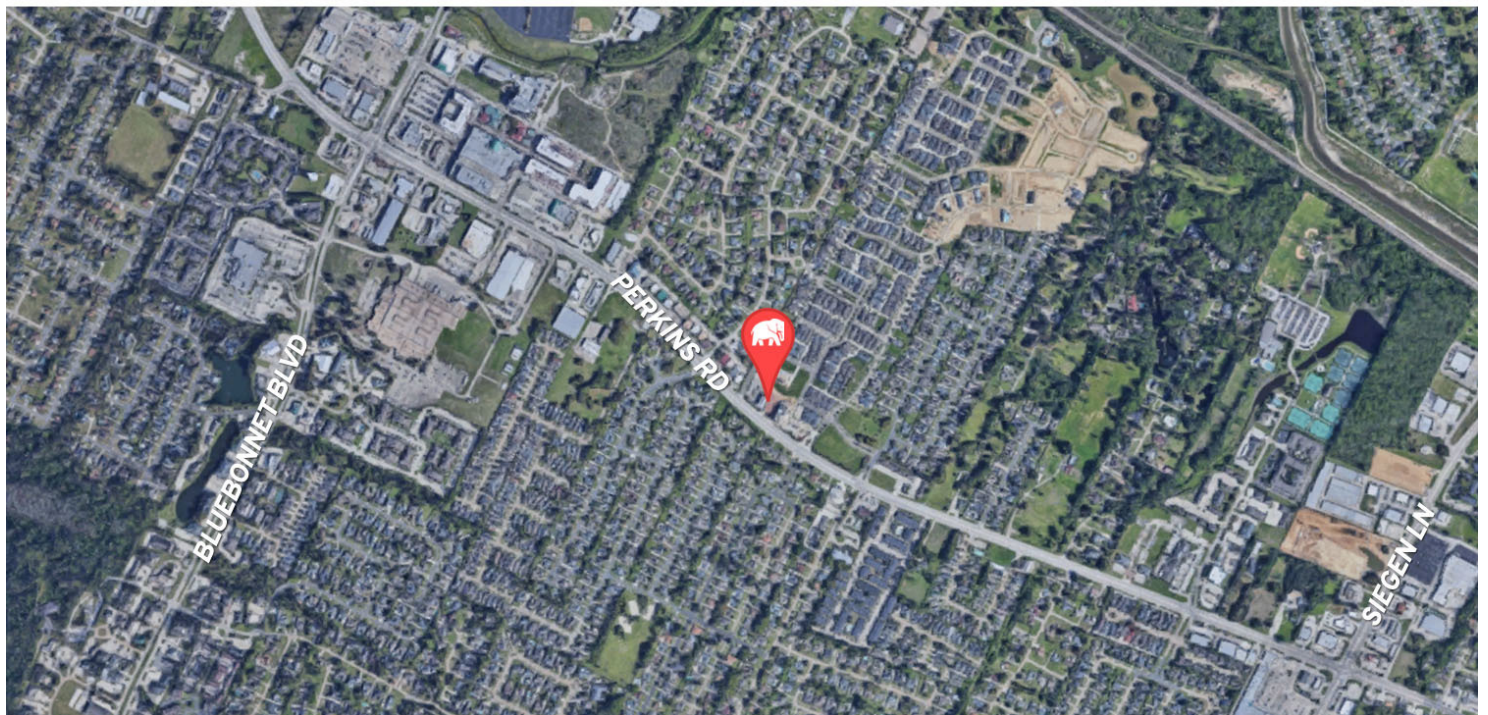


- SUITE 3B - 2,150 SF
- SUITE 3A - LEASED
- COMMON/SHARED

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MAP DATA ©2019 GOOGLE

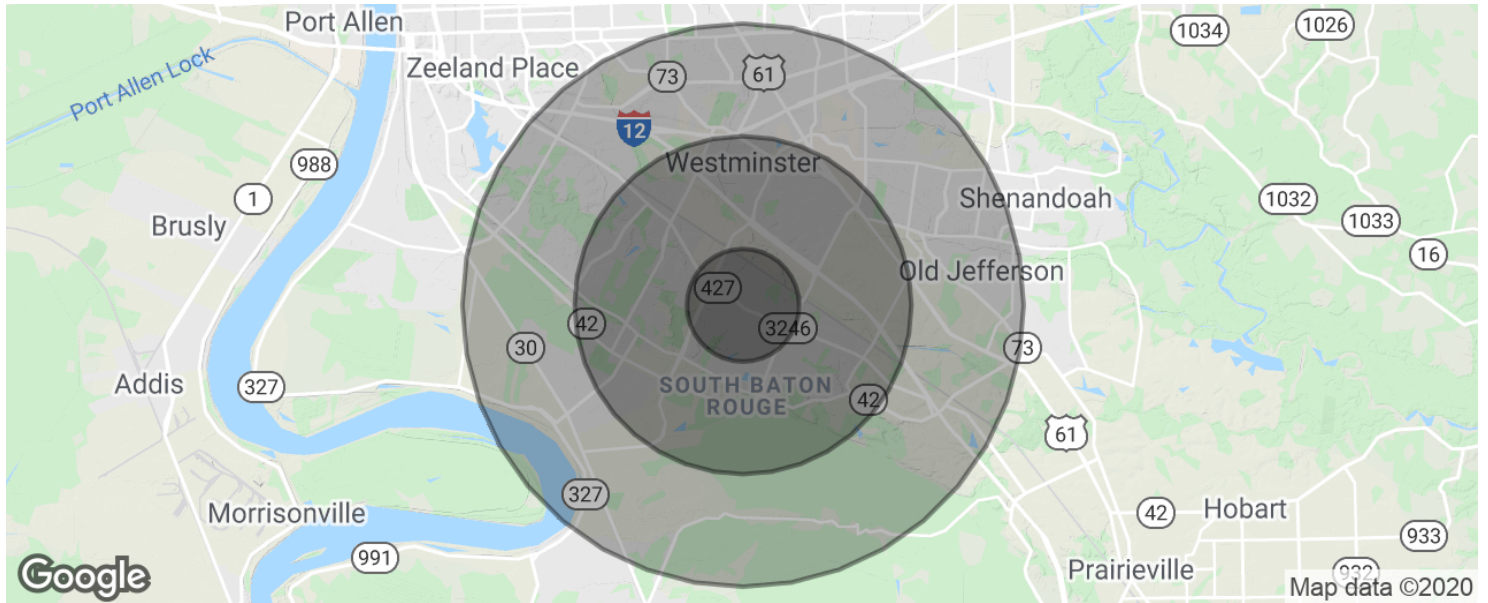


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,840	53,505	128,219
Median age	41.4	37.0	36.7
Median age (Male)	38.4	34.4	34.3
Median age (Female)	44.0	39.4	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,287	22,124	54,276
# of persons per HH	2.4	2.4	2.4
Average HH income	\$99,131	\$89,604	\$87,212
Average house value	\$212,005	\$275,682	\$306,758

\* Demographic data derived from 2010 US Census