

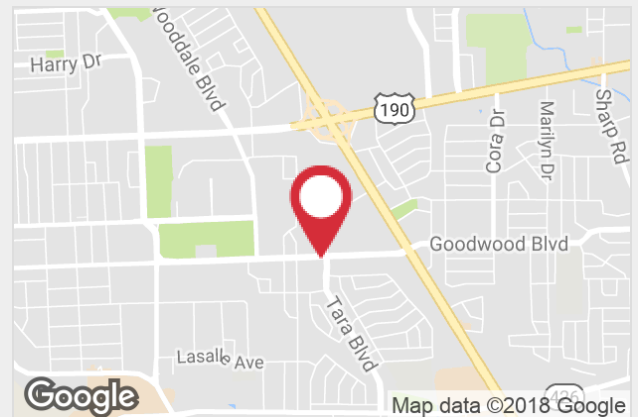


888 Tara Boulevard

888 Tara Boulevard, Baton Rouge, Louisiana 70806

Property Features

- Central Location
- Excellent Access to Main Baton Rouge Corridors
- Ample Parking
- Nice Affordable Office Space



AVAILABLE SF:	1,950 SF
LEASE RATE:	\$12.00 SF/yr (MG)
LOT SIZE:	1.2 Acres
BUILDING SIZE:	13,617 SF

For more information:

Evan Scroggs, CCIM

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For Lease

Office



Property Summary

Available SF:	1,950 SF
Lease Rate:	\$12.00 SF/yr (MG)
Lot Size:	1.2 Acres
Building Size:	13,617 SF
Building Class:	B
Zoning:	B1
Market:	Baton Rouge MSA
Sub Market:	Tara Subdivison
Cross Streets:	Goodwood Blvd & Tara Blvd
Traffic Count:	25,264

Property Overview

Well located, and competitively priced Class B office building in the center of Baton Rouge. This location provides excellent access to Jefferson Highway, Airline Highway, Florida Blvd, and Government Street.

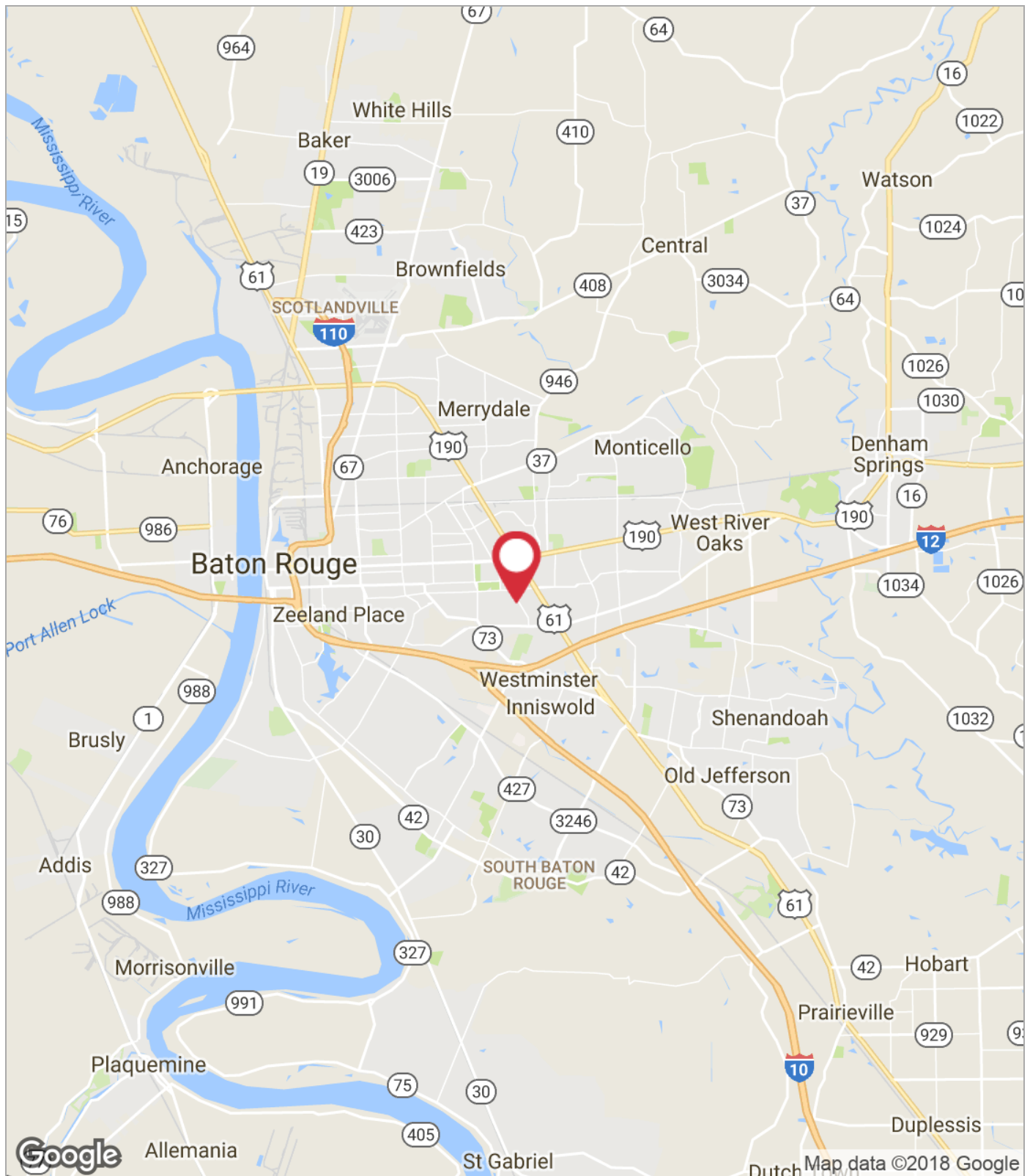
Location Overview

Goodwood Boulevard is an established east-west corridor through the Baton Rouge market that connects Jefferson Highway in Mid-City to S. Flannery Road on the eastern edge of the Baton Rouge City Limits. This corridor is characterized primarily by older, established residential neighborhoods including Old Goodwood, Broadmoor and Sherwood Forest. The subject property is located at the corner of Tara Boulevard and Goodwood Boulevard that is marked by a mixture of office condominiums, full service office buildings, medical offices and older strip retail. The subject property provides excellent access to several main corridors in Baton Rouge including Airline and Jefferson Highway.

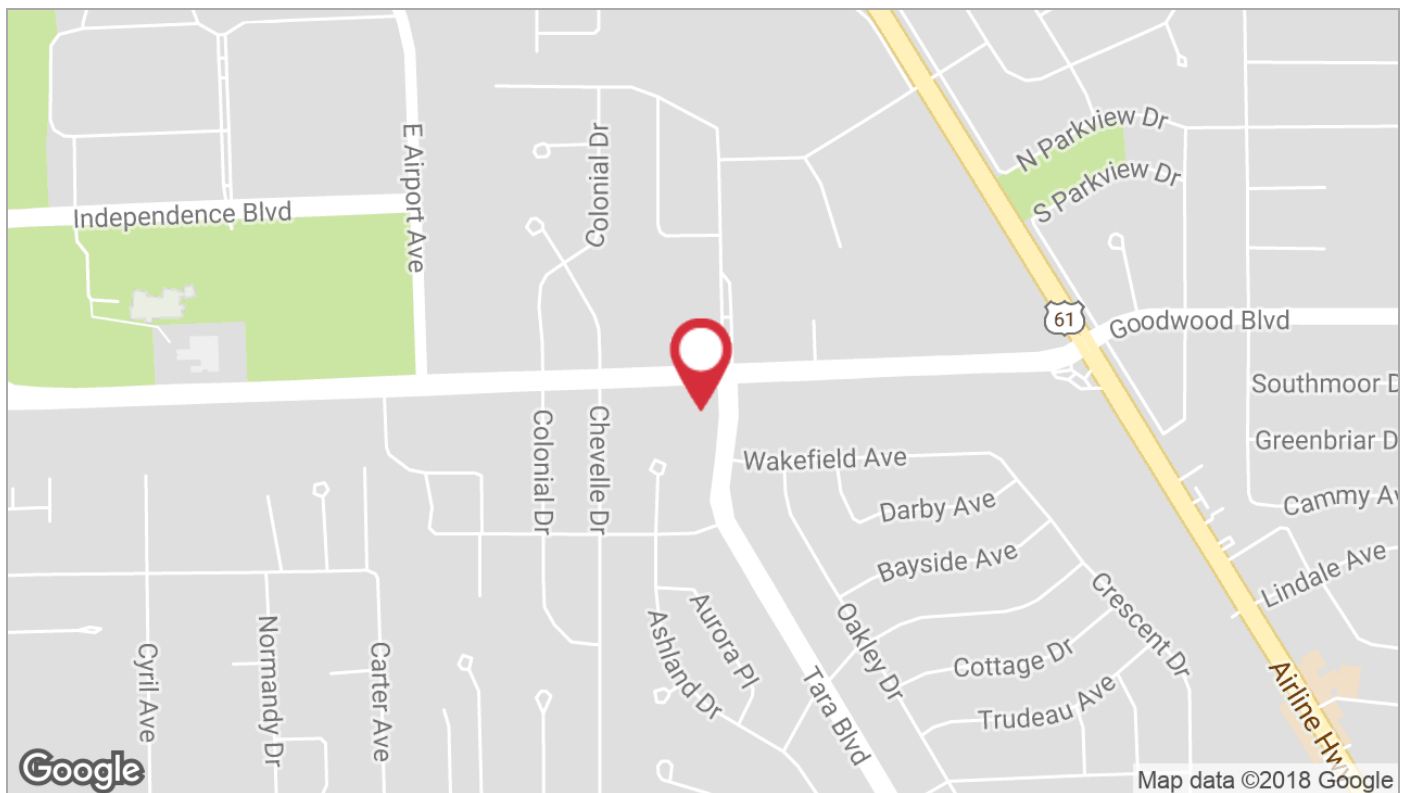
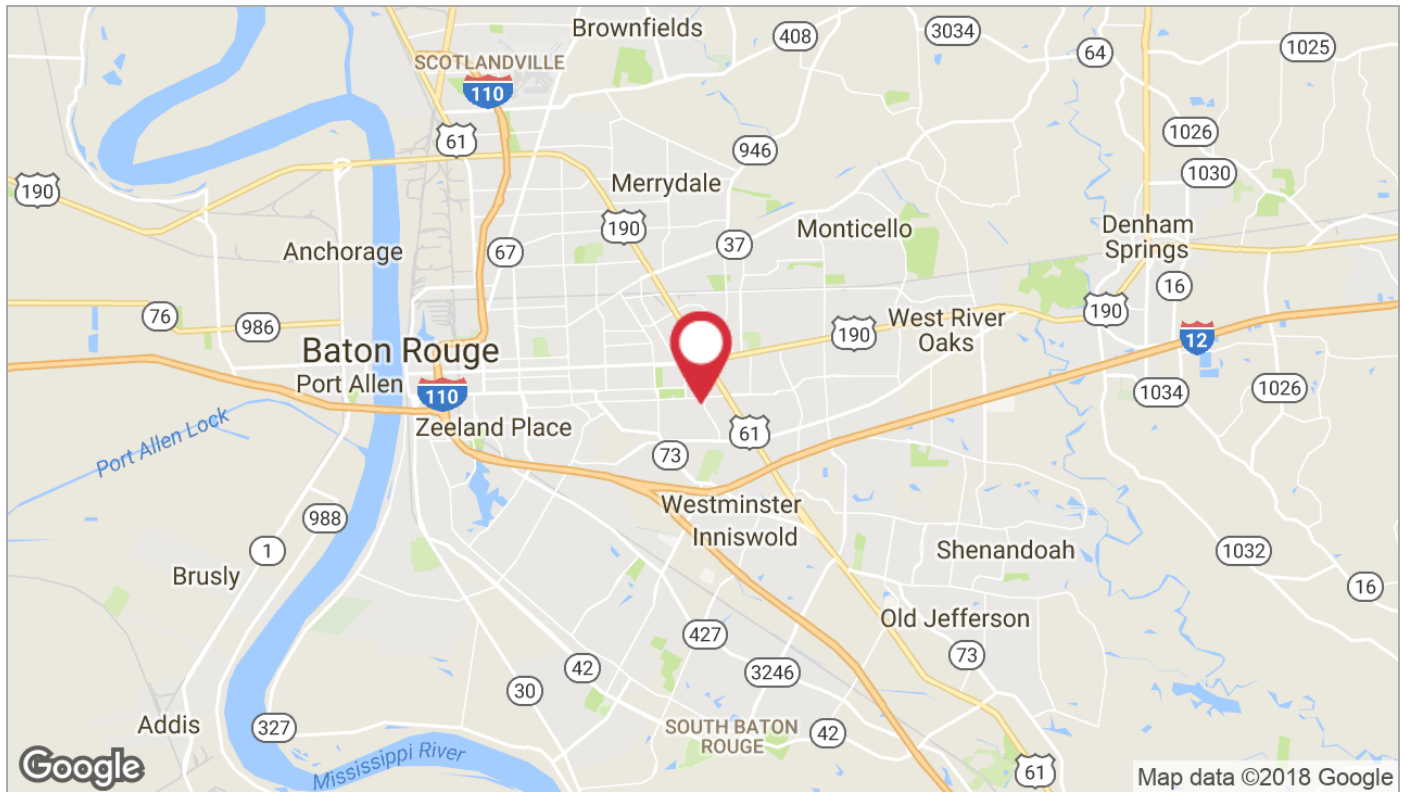
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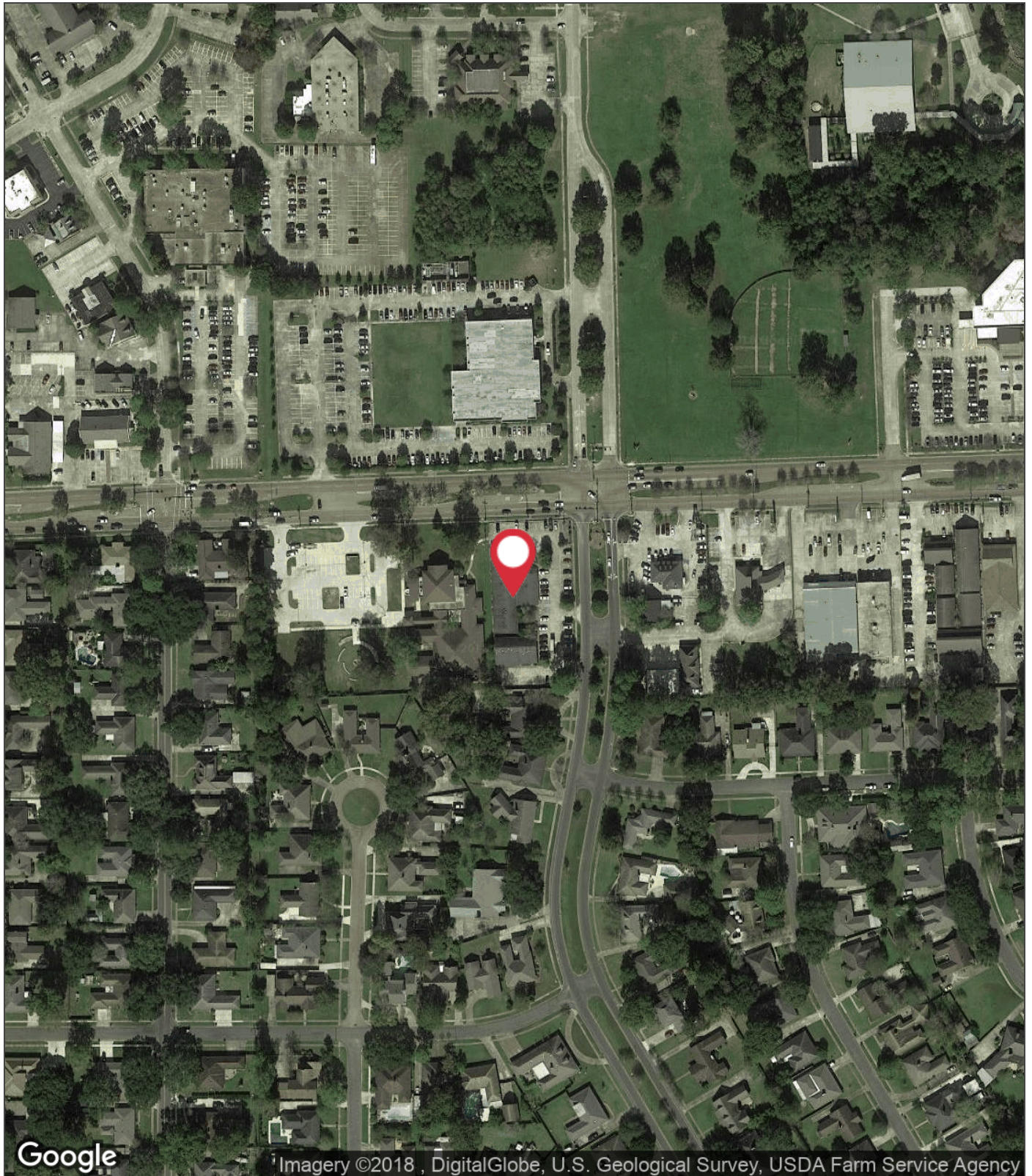
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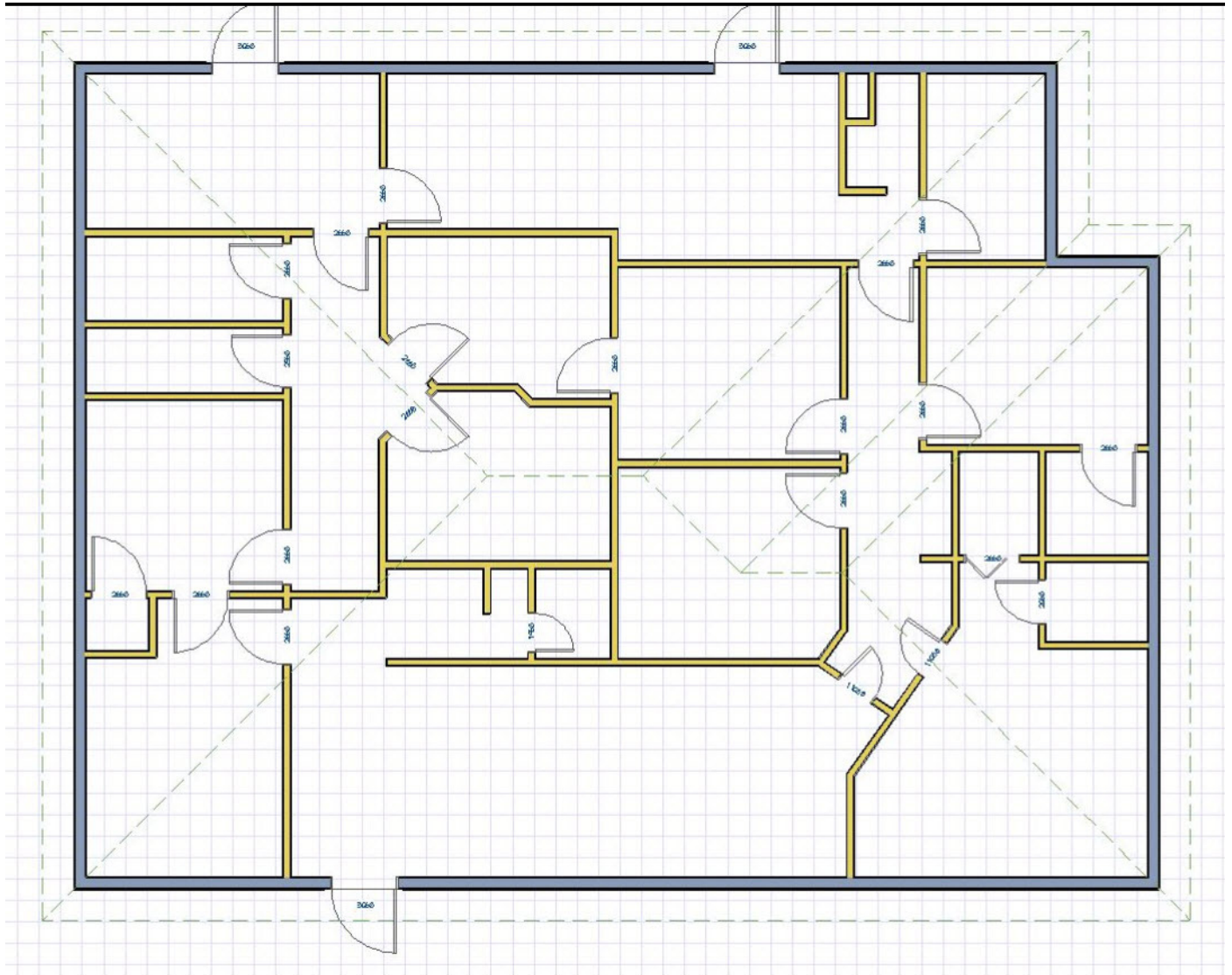
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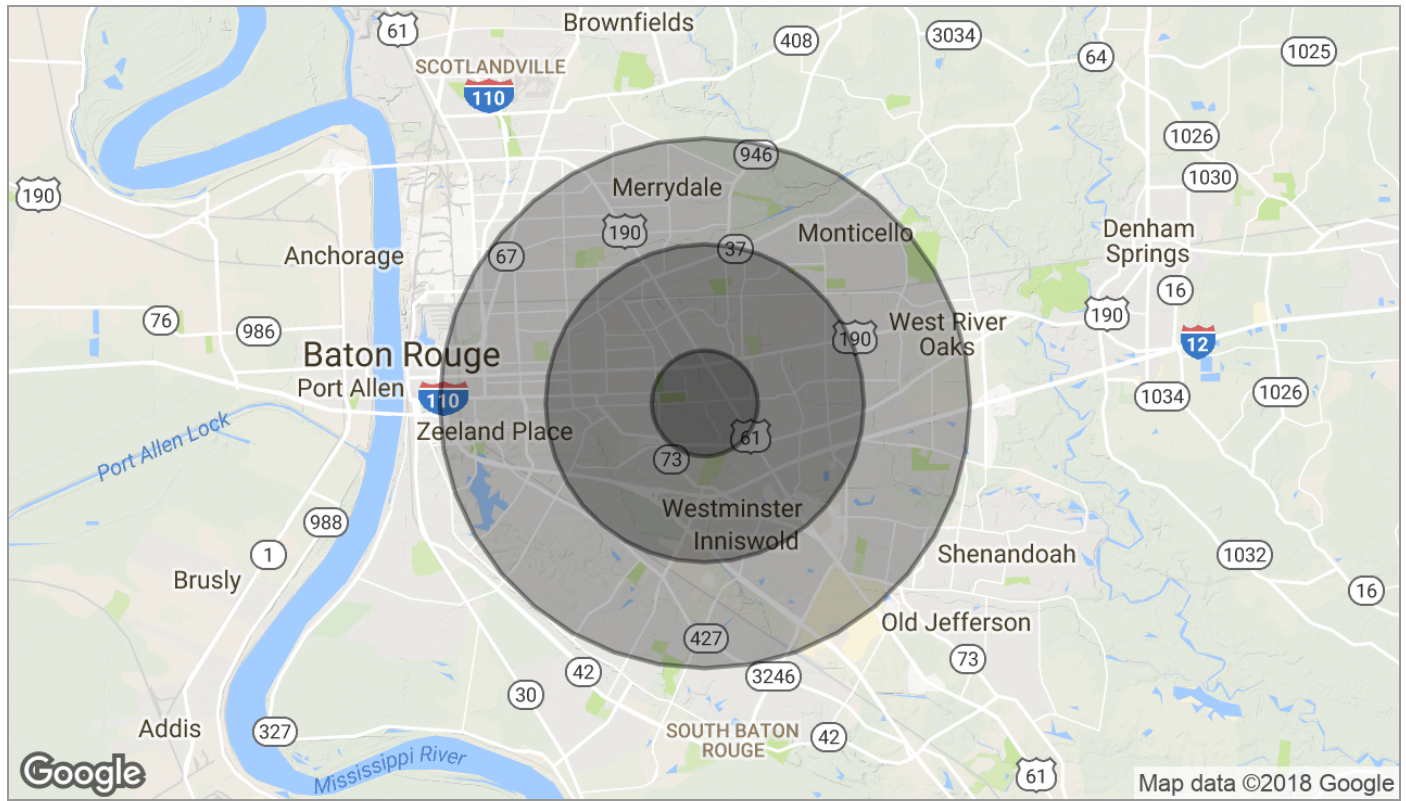


For Lease
Office



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888 TARA BLVD
Suite F - 1,950 SF



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,394	71,824	214,205
MEDIAN AGE	42.4	36.3	34.9
MEDIAN AGE (MALE)	38.0	32.9	32.3
MEDIAN AGE (FEMALE)	46.5	39.1	37.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,749	30,945	87,010
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$79,674	\$64,642	\$64,876
AVERAGE HOUSE VALUE	\$172,802	\$248,097	\$226,905
Race	1 Mile	3 Miles	5 Miles
% WHITE	77.3%	52.2%	45.9%
% BLACK	20.1%	42.9%	48.6%
% ASIAN	1.9%	2.8%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.1%	0.7%	0.8%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.7%	3.6%	3.5%

* Demographic data derived from 2010 US Census