

FOR LEASE

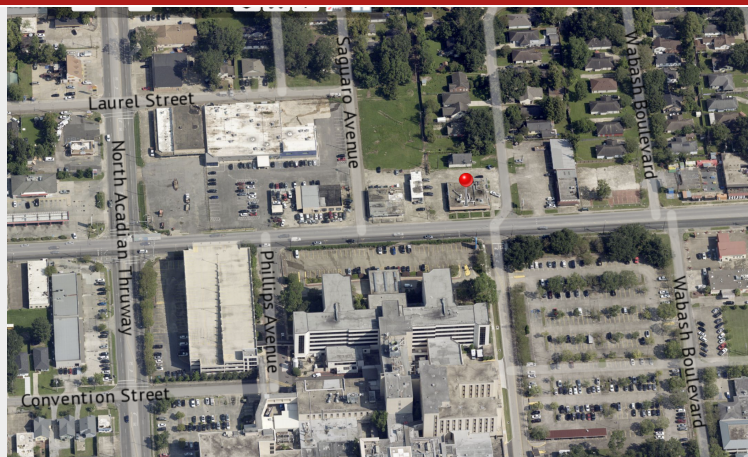


NEWLY RENOVATED OFFICE SPACE FOR LEASE

3677 FLORIDA BOULEVARD • BATON ROUGE, LA 70806

Highlights

Building SF:	726
Lease Rate:	\$850/month
Lot Size:	0.40 Acres
Offices:	3
Zoning:	C1



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Property Description

Newly renovated office space for lease. This space includes a large open work area, Kitchenette, three private offices and one restroom. Utilities and maintenance are included in the monthly rental rate.

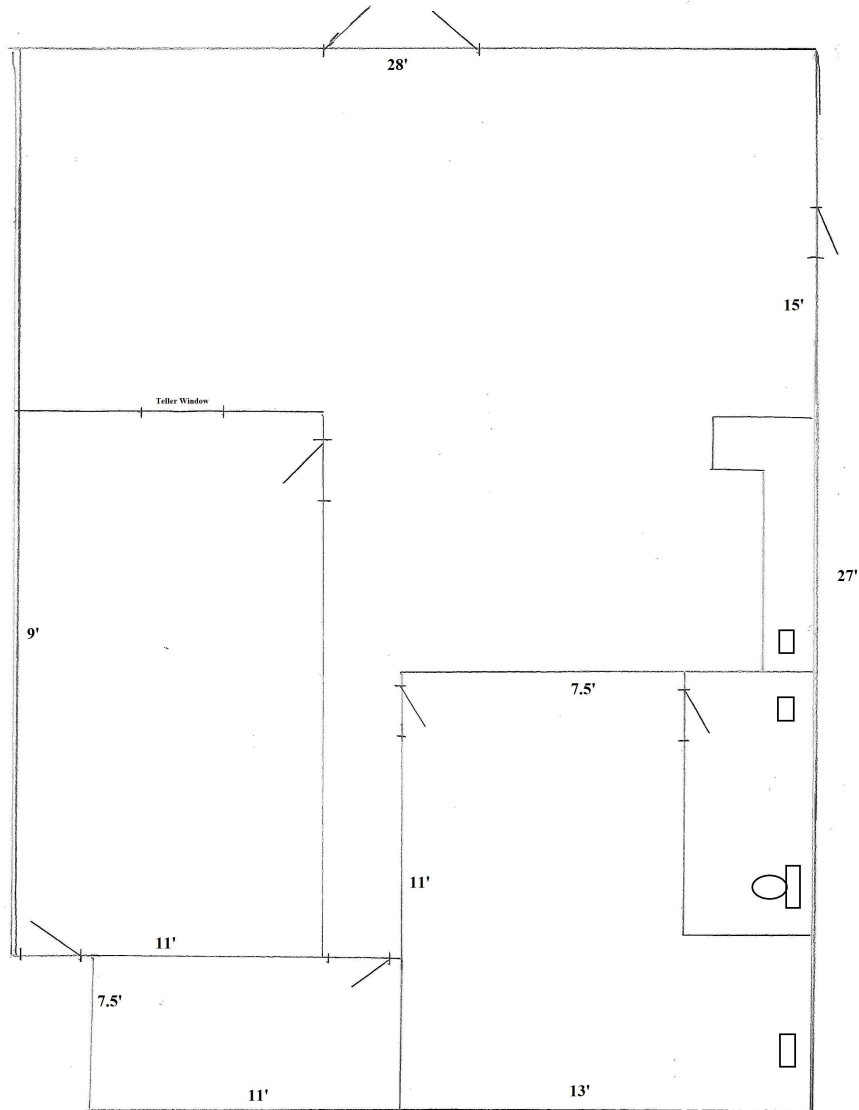
- \$850 monthly
726sf
3 Offices
Newly Renovated
Ample Parking
Utilities Included



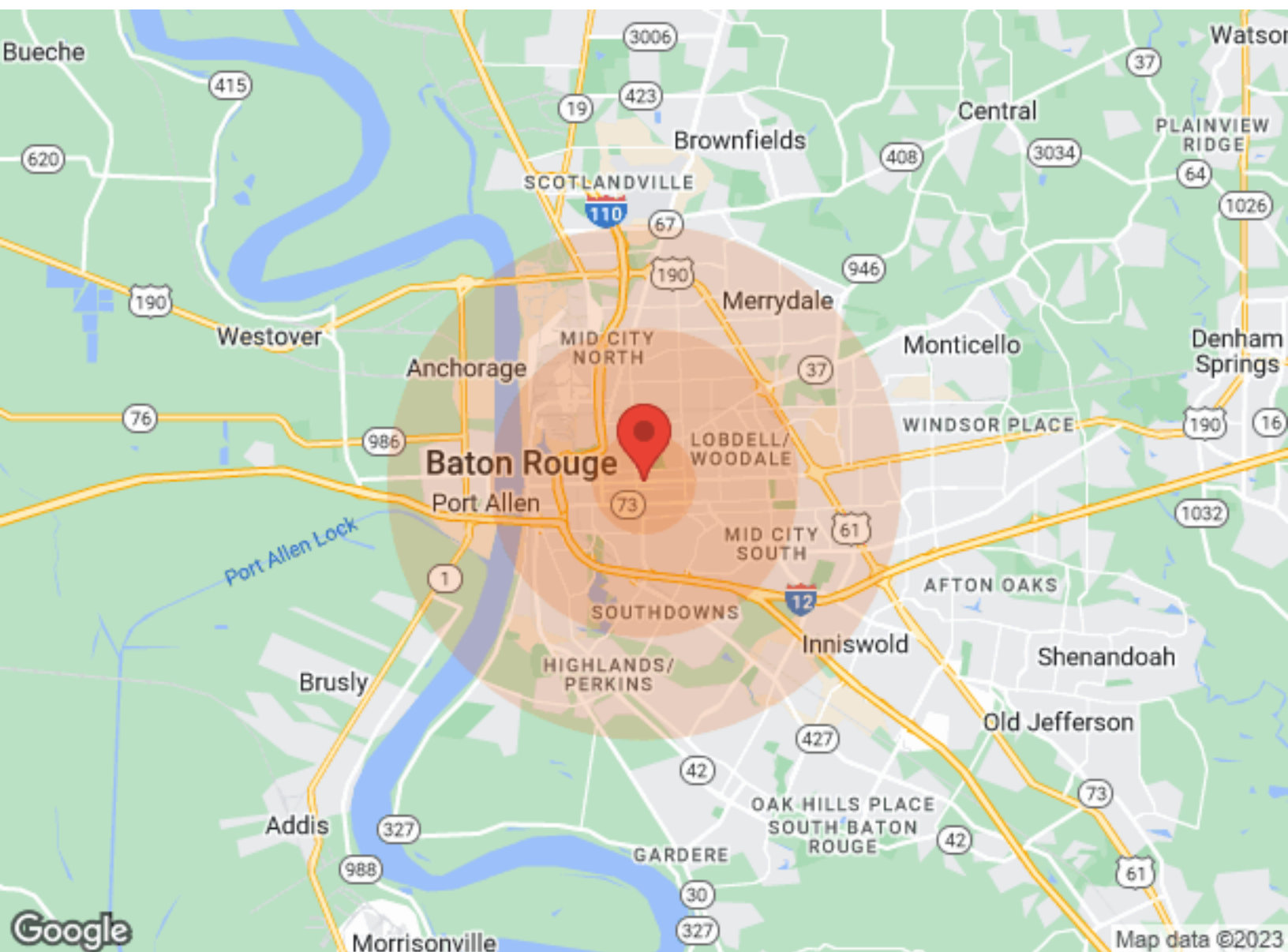


3677 FLORIDA BOULEVARD

Utilities Included



3677 FLORIDA BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,838	42,296	90,924
Female	6,704	45,701	98,687
Total Population	12,542	87,997	189,611

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,353	17,287	35,807
Ages 15-24	1,515	11,671	24,640
Ages 25-54	5,531	39,307	86,382
Ages 55-64	1,534	9,683	19,916
Ages 65+	1,609	10,049	22,866

Race	1 Mile	3 Miles	5 Miles
White	2,790	28,597	72,868
Black	9,703	57,219	109,948
Am In/AK Nat	11	21	24
Hawaiian	N/A	15	17
Hispanic	77	2,037	5,205
Multi-Racial	72	2,152	5,562

Income	1 Mile	3 Miles	5 Miles
Median	\$25,422	\$27,500	\$30,824
< \$15,000	1,310	9,433	18,816
\$15,000-\$24,999	1,162	6,154	11,921
\$25,000-\$34,999	788	4,736	9,039
\$35,000-\$49,999	731	5,064	10,487
\$50,000-\$74,999	958	4,782	10,818
\$75,000-\$99,999	227	2,126	5,720
\$100,000-\$149,999	140	2,184	5,591
\$150,000-\$199,999	64	919	2,015
> \$200,000	52	1,240	2,655

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,334	41,970	85,942
Occupied	5,591	37,087	77,535
Owner Occupied	2,428	16,117	37,093
Renter Occupied	3,163	20,970	40,442
Vacant	743	4,883	8,407