

PROFESSIONAL OFFICE SPACE FOR LEASE - DRUSILLA OFFICE PARK



OFFERING SUMMARY

Available SF:	1,034 - 8,272 SF
Lease Rate:	\$20.50 SF/yr (MG)
Lot Size:	2.38 Acres
Year Built:	2018
Building Size:	29,999
Zoning:	GOL

PROPERTY OVERVIEW

Drusilla Office Park is a professional office park with a total of 30,000 square feet of office space available for sale or lease. The Park features 29 suites spanning 5 buildings.

Centrally located in Baton Rouge just off of Jefferson Highway, the Park gives businesses easy interstate access and sits within close proximity to several dining and entertainment options.

Building A, featuring 6 suites, is under construction and nearing completion. Buildings B, C, D, and E are breaking ground in the coming months.

Suites can be combined to fit tenant needs ranging from approximately 1,030 SF to approximately 8,000 SF.

A beautiful white brick exterior, high-end interior finishes, and lush landscaping make this a development poised to stand the test of time.

Tours are currently available of the existing buildings. Contact Mathew Laborde or George Bonvillain for more information.

LOCATION OVERVIEW

Centrally located in Baton Rouge near Jefferson Hwy with convenient interstate access.

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

 **ELIFIN** 800.895.9329 | elifinrealty.com
640 Main St, Suite A, Baton Rouge, LA 70801

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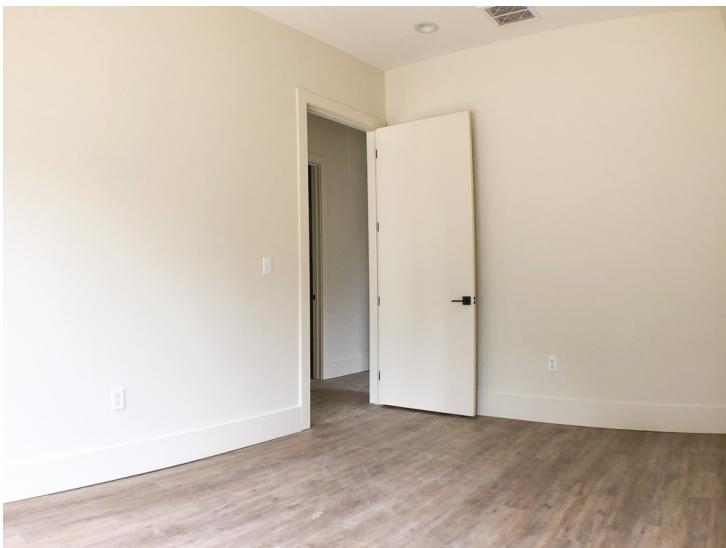
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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DRUSILLA OFFICE PARK

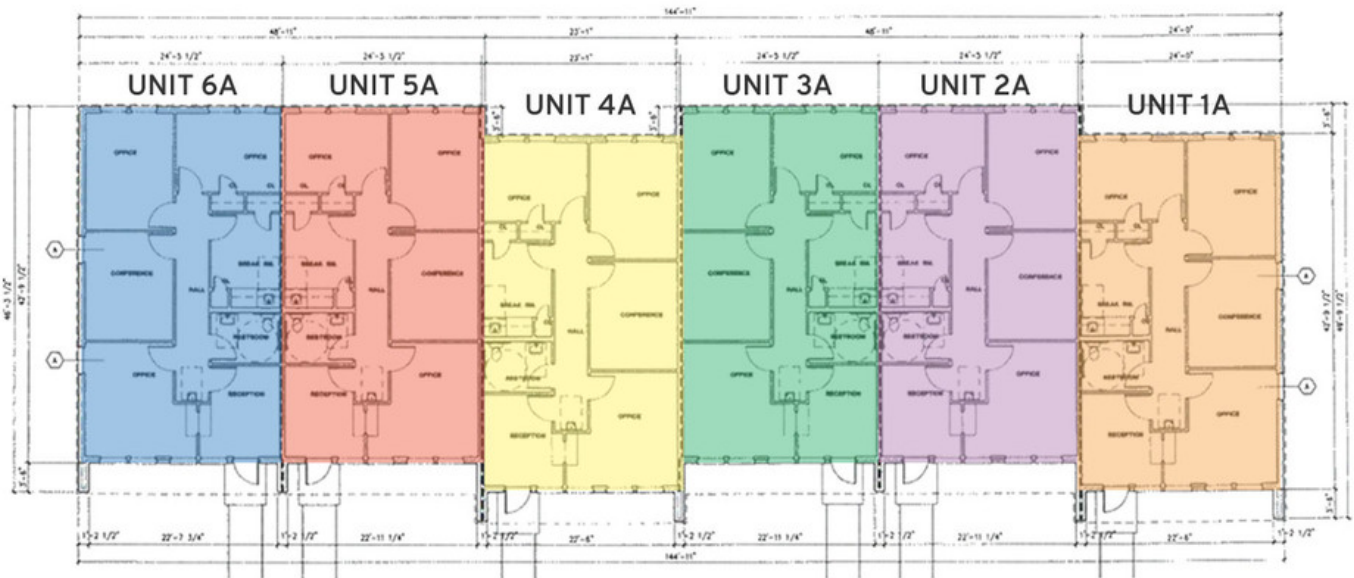


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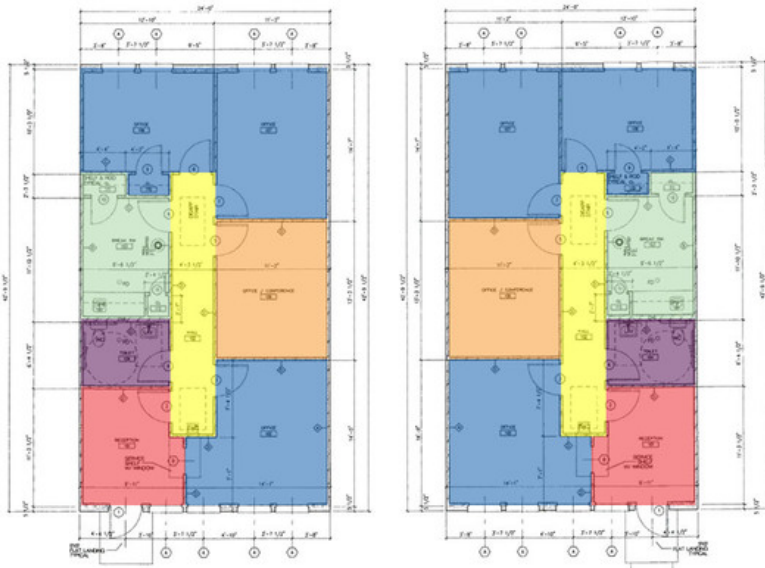
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DRUSILLA OFFICE PARK

BUILDING A



BUILDING A SUITES

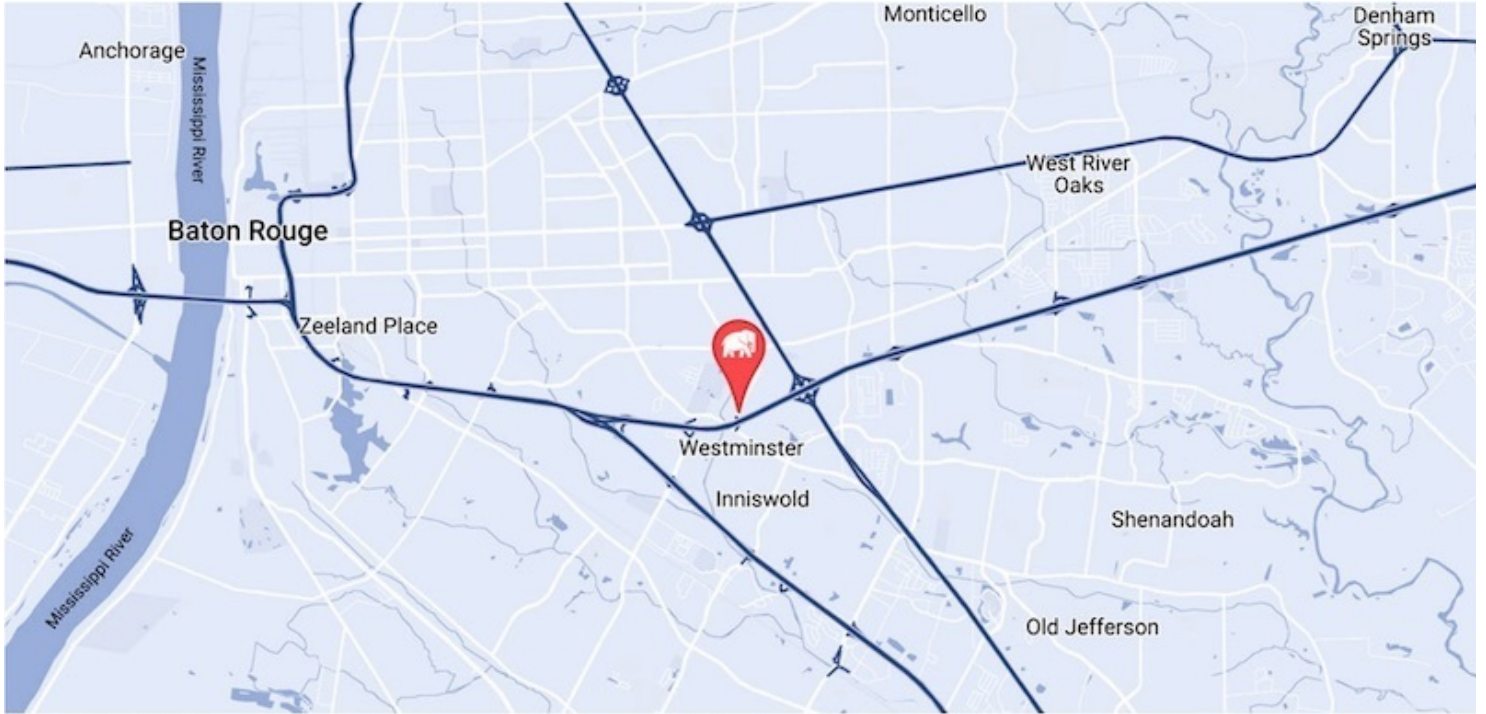


- OFFICE
- OFFICE/CONFERENCE
- RECEPTION
- HALLWAY
- BREAKROOM
- RESTROOM

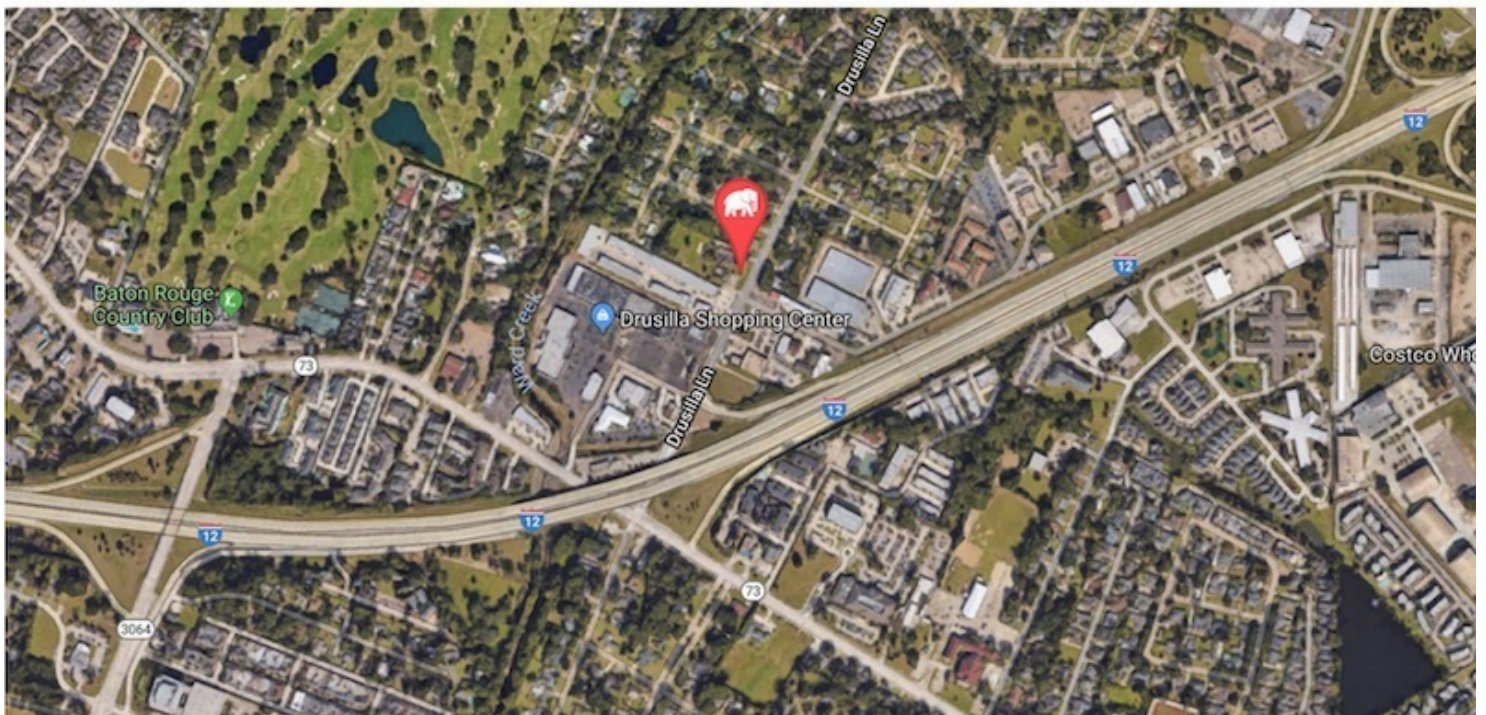
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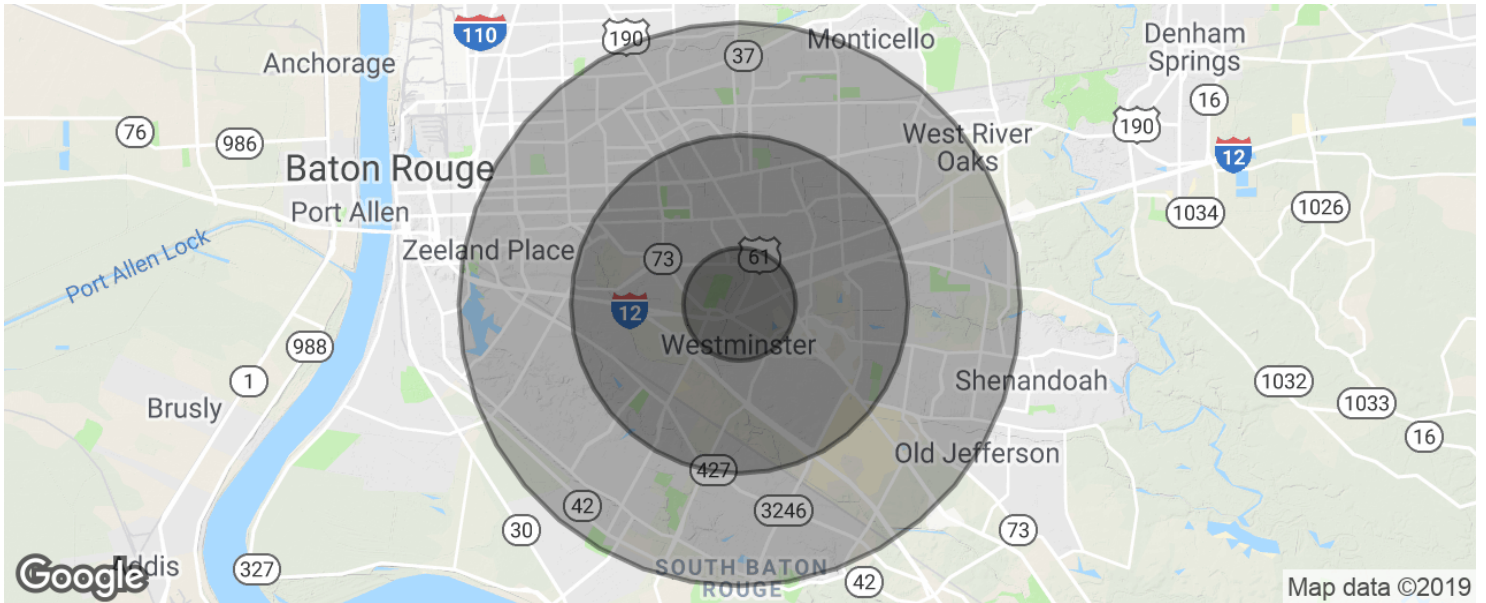
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DRUSILLA OFFICE PARK



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,550	68,916	199,613
Median age	40.9	37.3	36.0
Median age (Male)	34.4	33.9	33.7
Median age (Female)	43.8	40.1	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,861	30,561	83,295
# of persons per HH	2.0	2.3	2.4
Average HH income	\$76,247	\$73,879	\$72,707
Average house value	\$374,074	\$257,156	\$246,715

* Demographic data derived from 2010 US Census