

**OFFICE ♦ CAMPUS ♦ COMMERCIAL**  
**I- 12 EXPOSURE ♦ FOR SALE & LEASE**



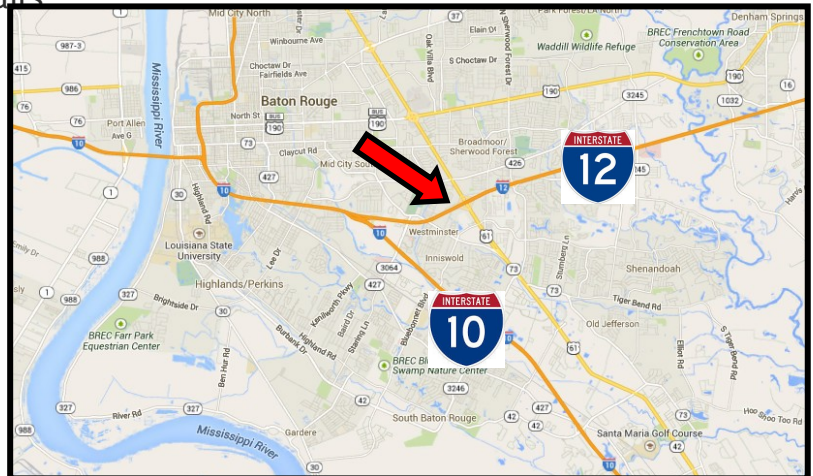
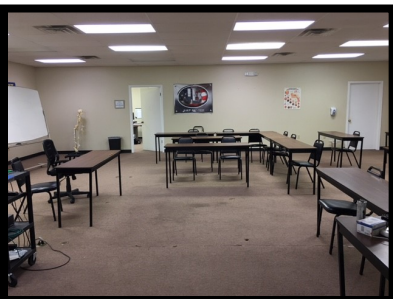
**9434 Interline Avenue  
 Baton Rouge, LA 70809**

**Sale Price:** \$950,000.00 (\$78.85± sf)  
**Lease Rate:** \$9.00SF (\$9,036.00 per month)  
**Square Feet** 12,048±  
**Zoning** C-2 Heavy Commercial  
**Tenant Expenses** N.N.N.  
**Landlord Expenses** Roof & Structural Repairs



**PROPERTY OVERVIEW:**

- ♦ Formerly Fortis College
- ♦ 65 Parking Spaces
- ♦ I-12 Exposure
- ♦ Private Offices & Large Open Rooms
- ♦ Easy Access to US61, I-12 & I-10
- ♦ Located @ I-12/Airline Intersection
- ♦ Heavy Commercial Zoning



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