



QUIET OFFICE SUITE BEHIND NEIGHBORHOOD ROTOLO'S

2929 MILLERVILLE RD, BATON ROUGE, LA 70816



OFFERED FOR LEASE

LEASE RATE: \$1,500 PER MONTH

±1,178 SF

- Lobby with reception, conference room, 3 private offices, and more
- Quiet office space located behind commercial retails
- ±0.5 Miles From I-12 and the large retail developments on Millerville Rd
- Modified Gross lease type

CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, Unit 1-E offers a $\pm 1,178$ SF class A office suite at \$1,500/month (Modified Gross lease type).
- Features include a lobby with reception, a conference room, a kitchenette, 3 private offices, and a restroom.
- Nestled behind the Rotolo's Pizzeria and a commercial retail center, the site offers an excellent balance of quiet office space with quick access to a busy corridor of Baton Rouge.
- The property is located ± 0.5 Miles From I-12 and the large retail developments on Millerville Rd including Target, Best Buy, Chick-fil-a, Crust Pizza Co., and more.

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FLOOR PLAN

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AERIAL PHOTOS

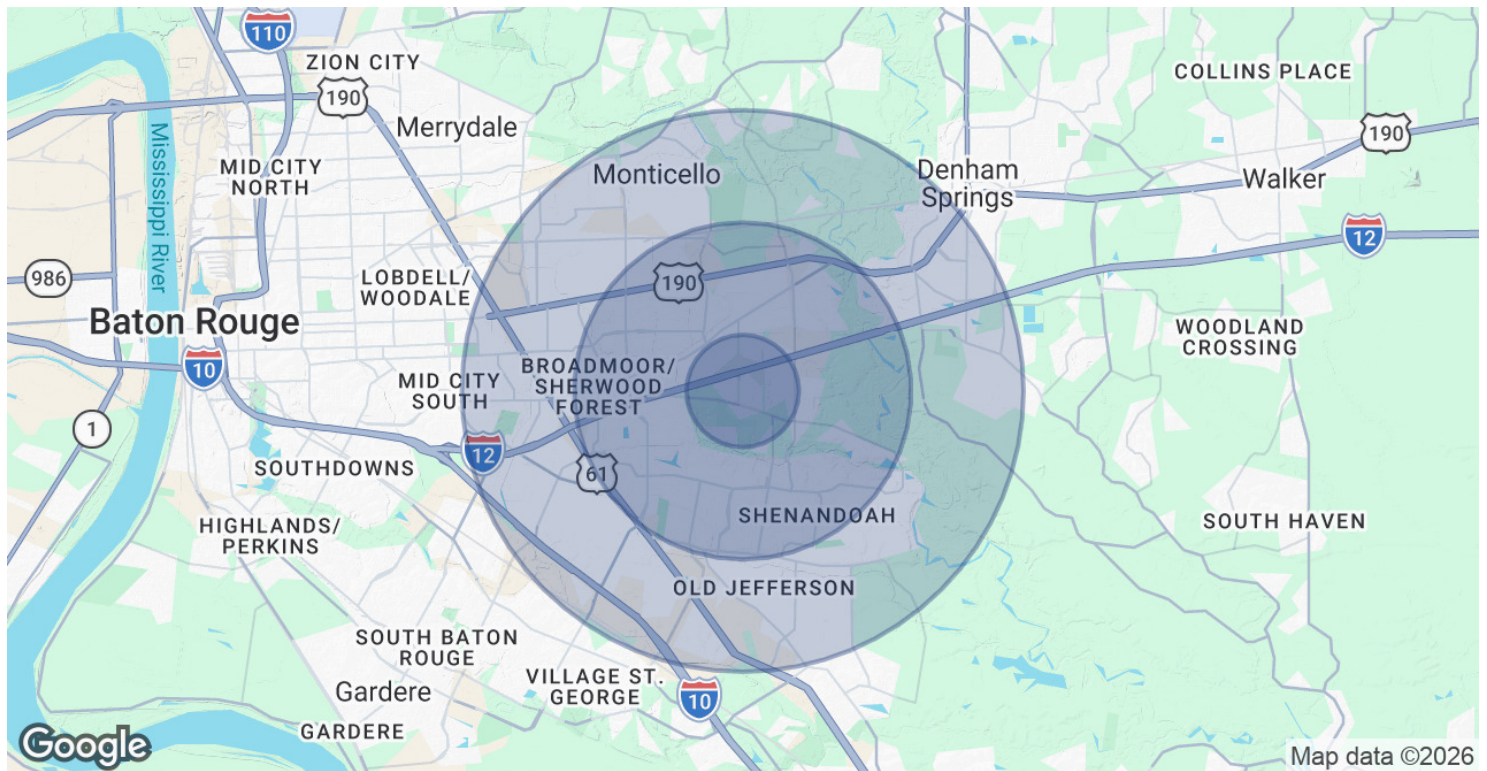
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,463	80,273	153,688
Average Age	37.7	34.9	36.0
Average Age (Male)	34.8	34.6	35.2
Average Age (Female)	40.8	36.1	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,503	30,607	59,662
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$83,292	\$92,695	\$99,908
Average House Value	\$238,599	\$253,185	\$268,195

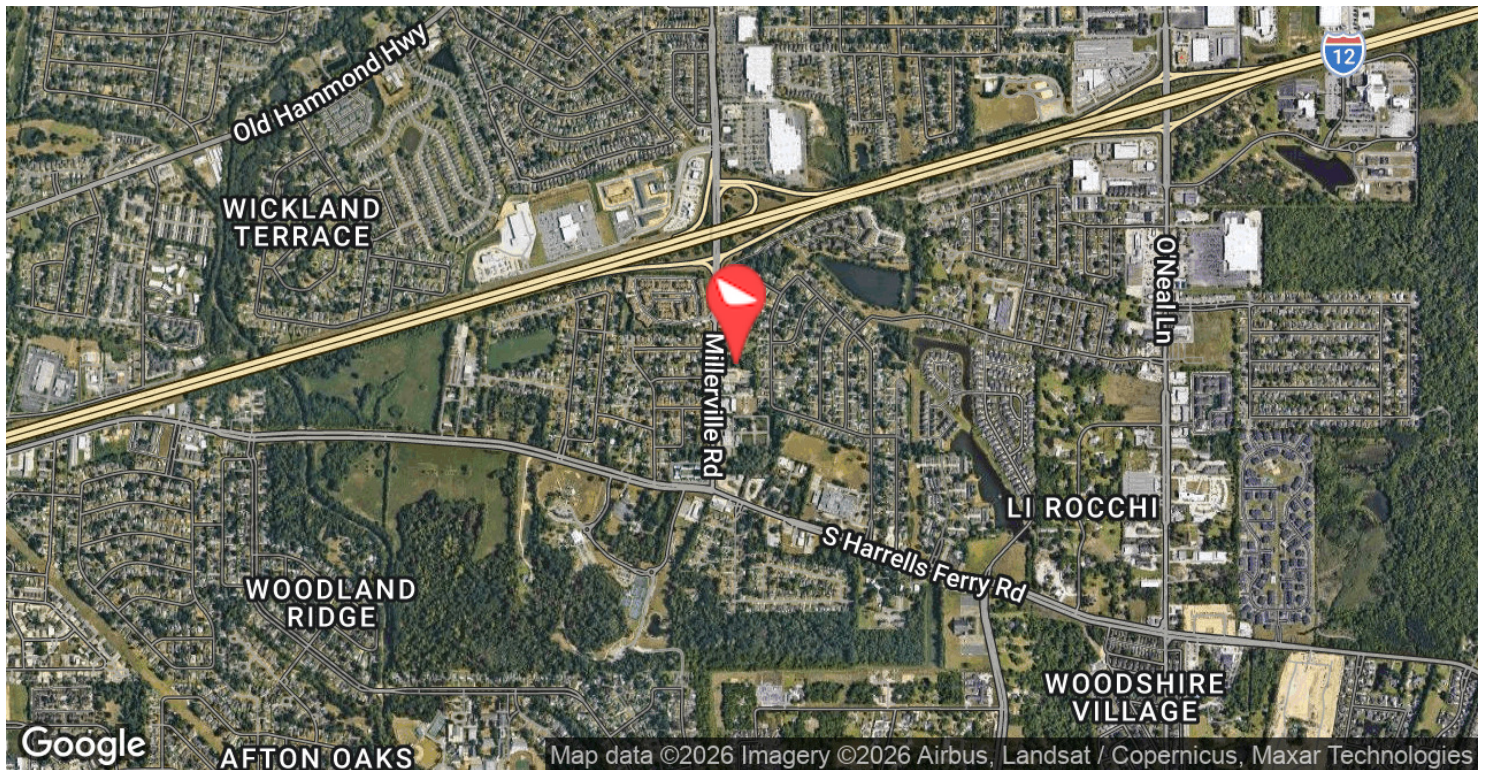
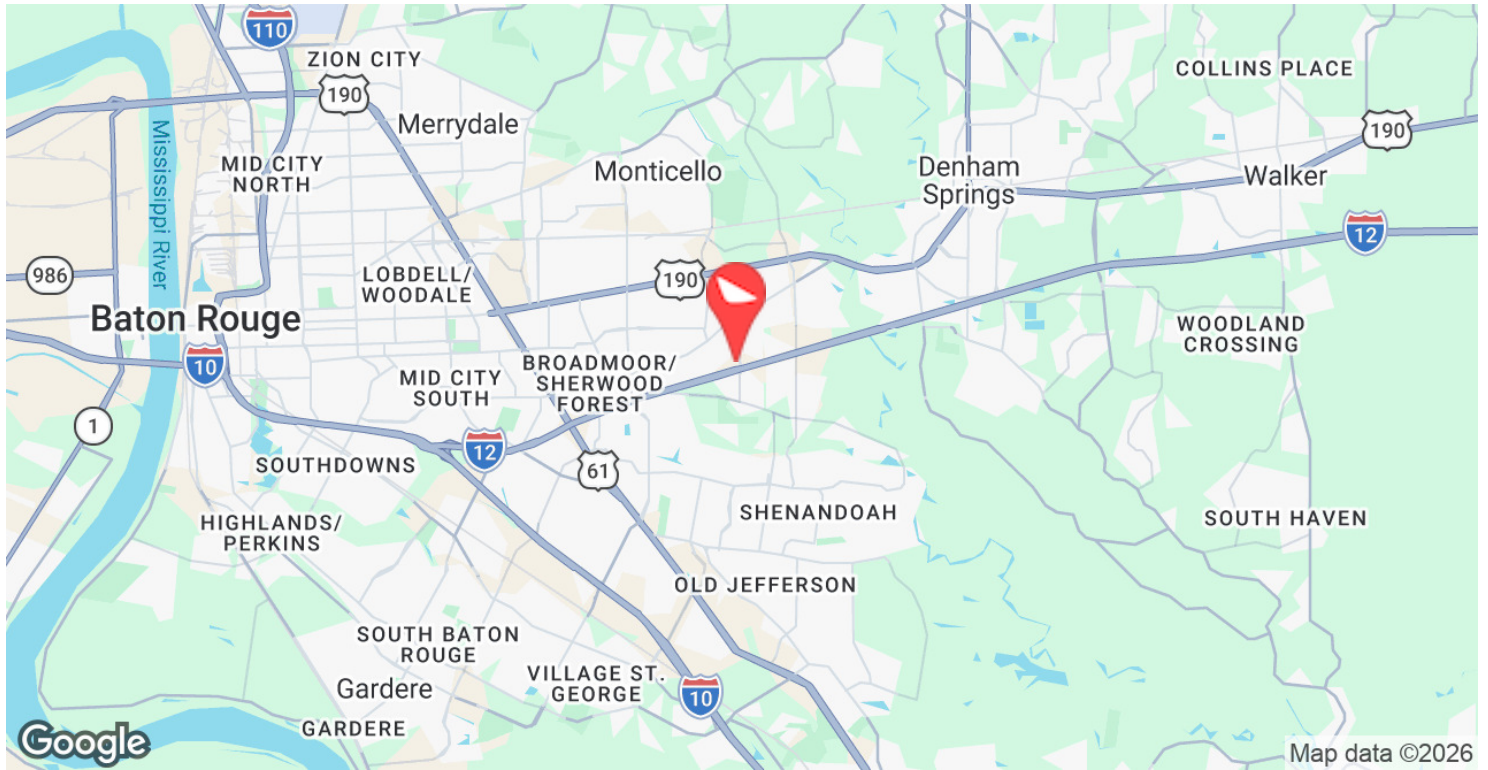
2023 American Community Survey (ACS)

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LOCATION MAPS



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