



## PROPERTY DESCRIPTION

Move-in-ready office suite located on Magnolia Bridge Road in Central, LA -just minutes from Baton Rouge, Denham Springs, and Zachary. This professional space has a welcoming reception area, three (3) private offices, a conference room, a kitchenette, and a restroom, plus ample front and rear parking. Surrounded by established businesses such as Edward Jones, State Farm Insurance, and Dr. Rodrigue Chiropractic, this location offers high visibility and a thriving professional environment. Perfect for any office user looking for a modern, well-maintained space in a strategic location.

## PROPERTY HIGHLIGHTS

- Prime Location: Minutes from Baton Rouge, Denham Springs, and Zachary
- Move-In Ready: Modern suite with private offices and conference room
- High Visibility: Prominent signage and ample parking for clients
- Ideal For: Perfect for law, finance, healthcare, or any professional office user

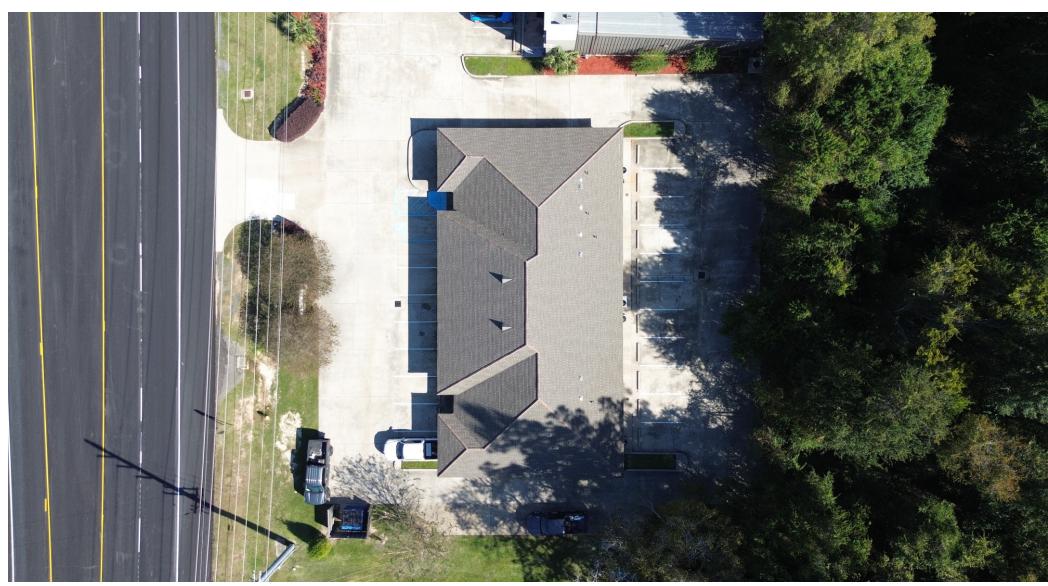
## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$16.00 SF/yr (NNN) |
| NNN Rate:      | \$4.80 SF/yr        |
| Available SF   | 1,250 SF            |
| Building Size: | 5,500 SF            |
| Lot Size:      | 0.66 Acres          |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 689       | 8,110     | 23,687    |
| Total Population  | 1,865     | 21,539    | 63,332    |
| Average HH Income | \$114,402 | \$111,829 | \$104,954 |

# stirling

**CENTRAL COMMONS**  
18522 MAGNOLIA BRIDGE ROAD CENTRAL, LA 70739  
Office Building For Lease



**JUSTIN LANGLOIS, CCIM**

Licensed in LA

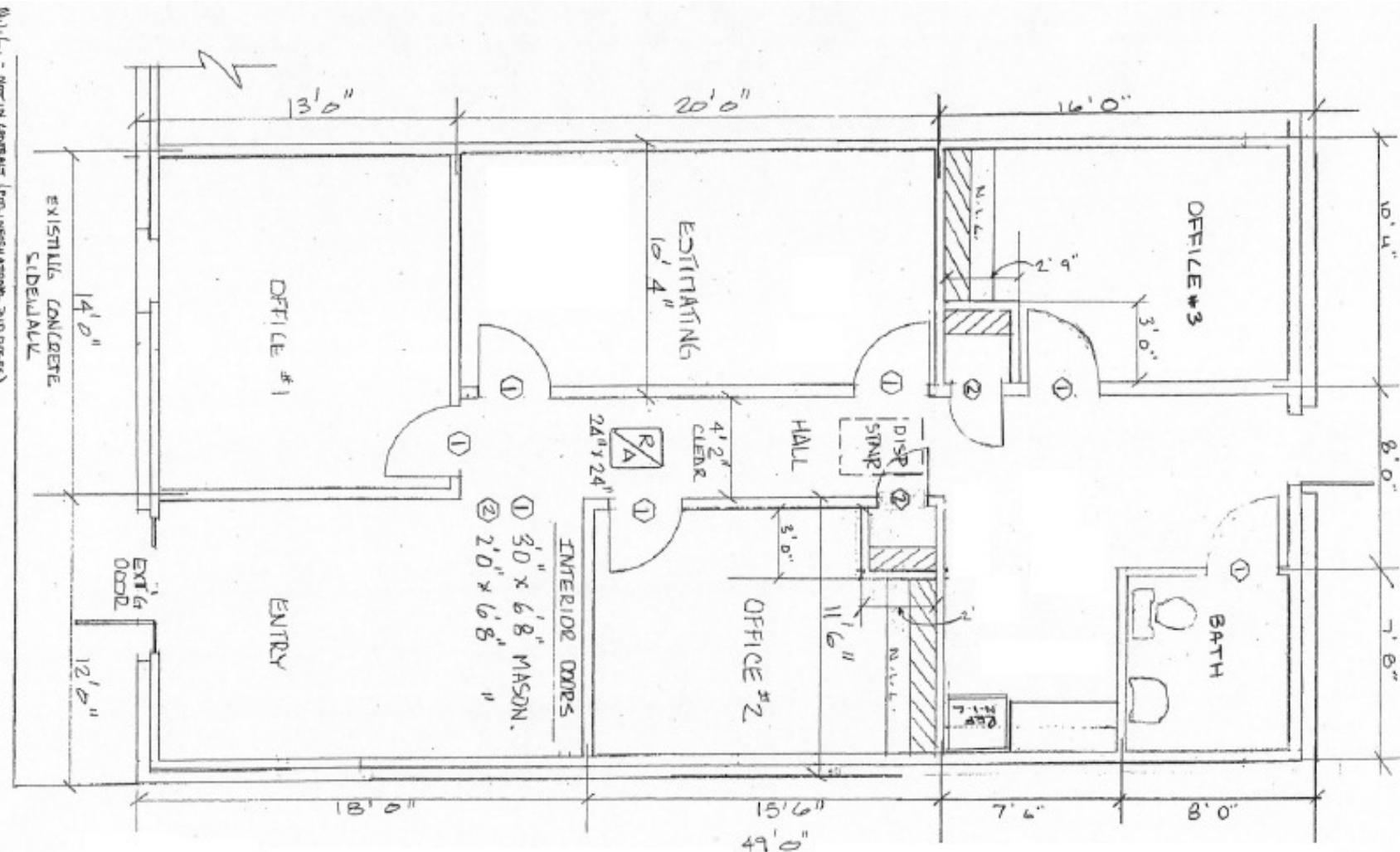
225.329.0287

jlanglois@stirlingprop.com

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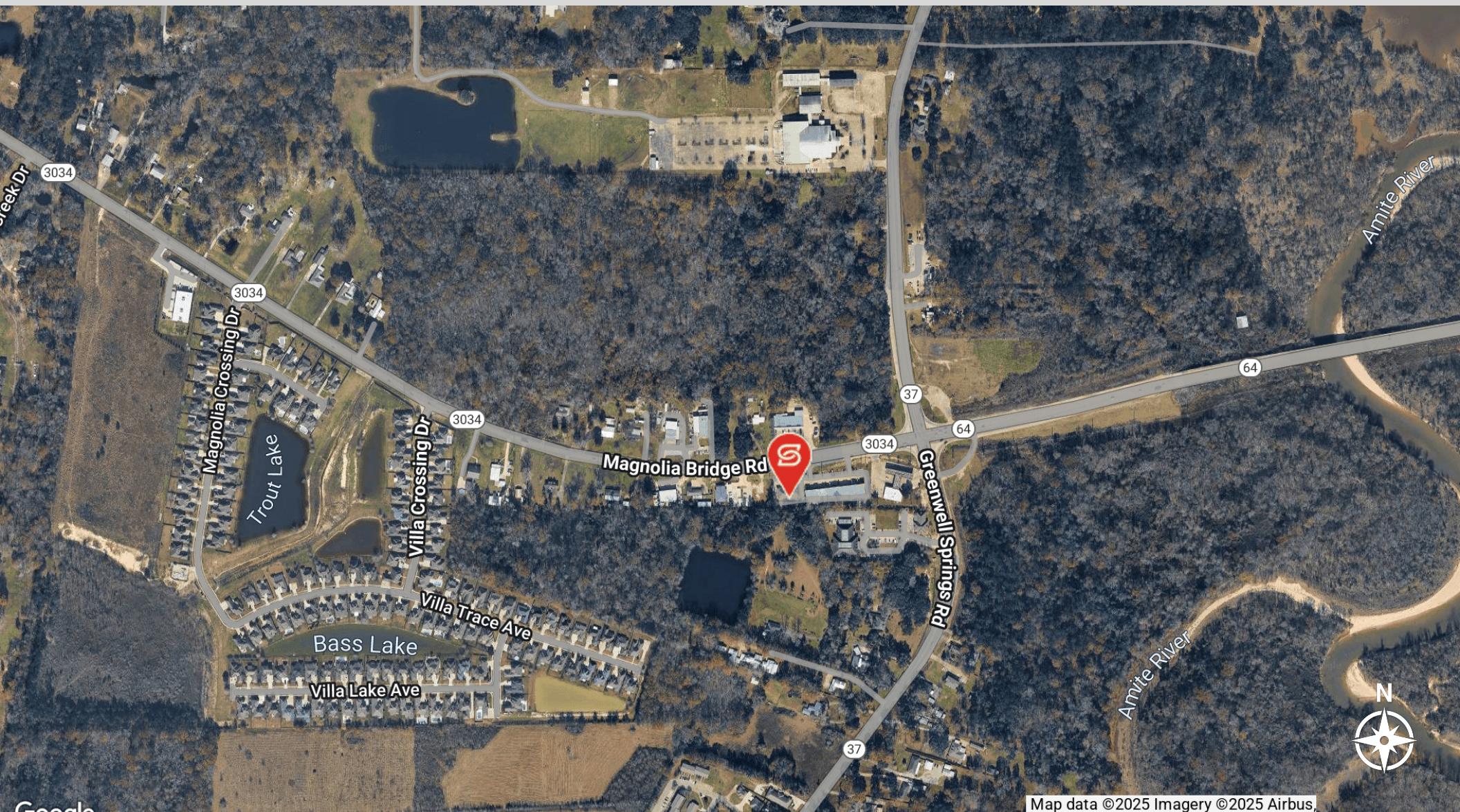


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