



### 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

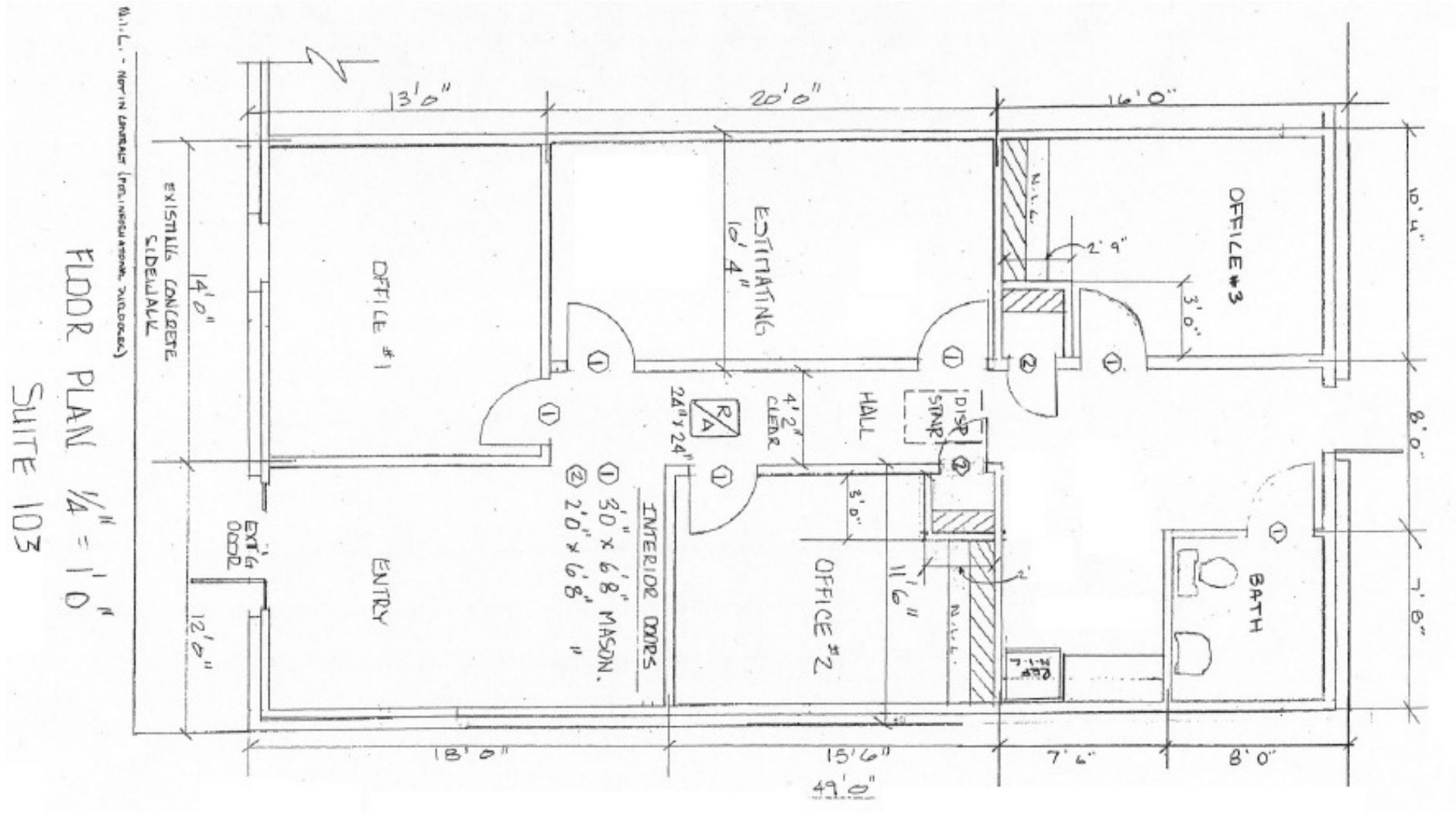
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