



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# 10551 COURSEY BOULEVARD

10551 COURSEY BOULEVARD, BATON ROUGE, LA 70816

**24,358 SF**

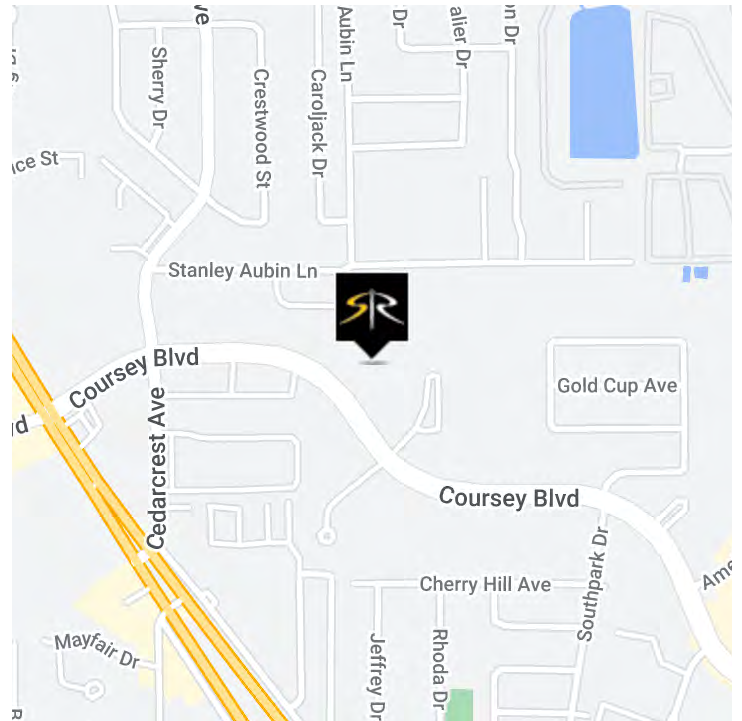


## OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	24,358 SF
Available SF:	24,358 SF
Lot Size:	4.09 Acres
Year Built:	1988
Renovated:	2003
Zoning:	C 2

## PROPERTY OVERVIEW

Currently occupied by Unitech Training Academy that is relocating. Property is 24,358 square feet of multiple offices and classrooms situated on 4.089 acres. Property has 250+ parking spaces. Excellent opportunity for Trade/Training School, R&D, or Charter School.



### BOB KIRBY

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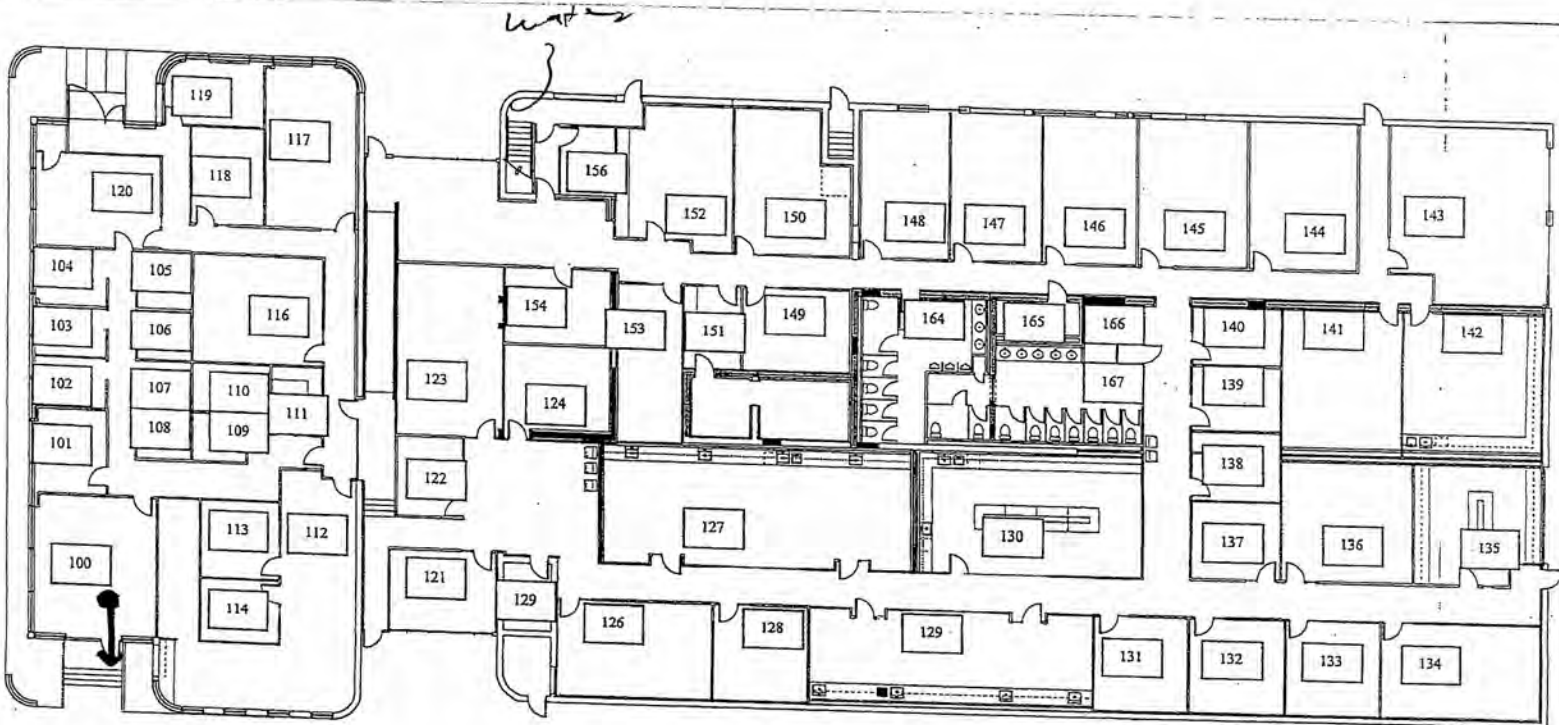
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**First Floor, Floor Plan**

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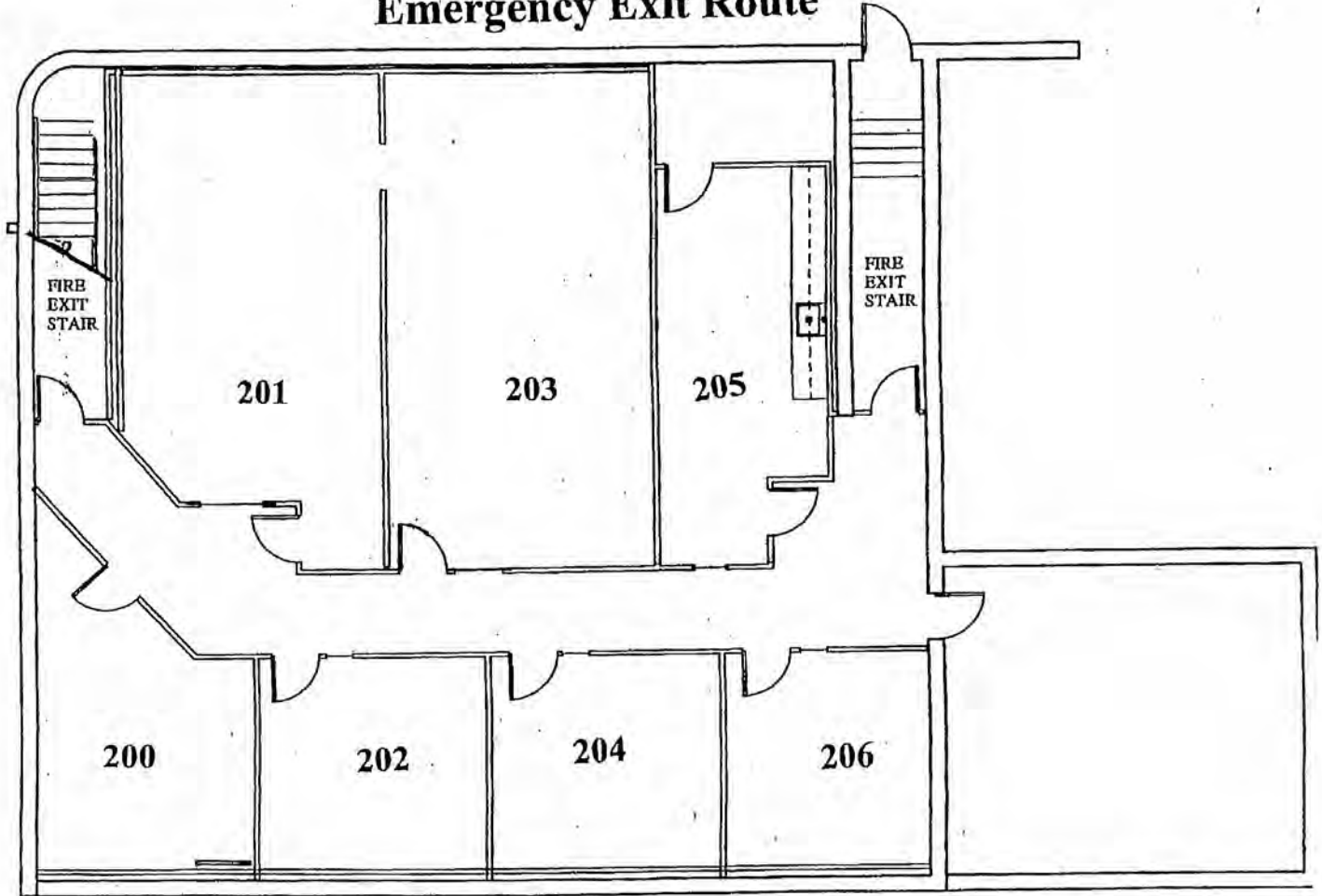


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### Emergency Exit Route



**Second Floor, Floor Plan**

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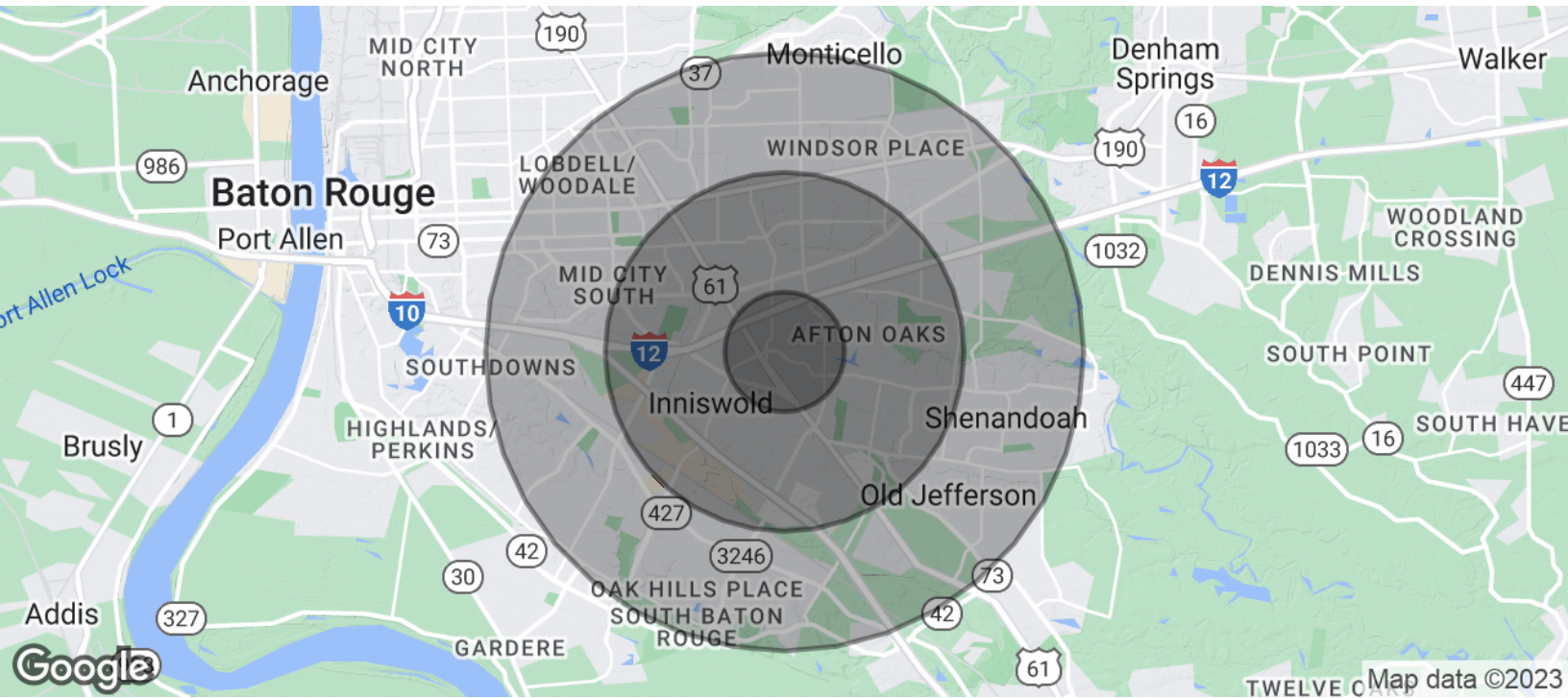
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,463	77,833	189,543
Average Age	36.1	38.7	38.4
Average Age (Male)	32.2	36.3	36.2
Average Age (Female)	38.7	40.0	39.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,327	35,876	85,776
# Of Persons Per HH	2.0	2.2	2.2
Average HH Income	\$65,133	\$77,054	\$78,322
Average House Value	\$141,287	\$195,503	\$215,507

\* Demographic data derived from 2020 ACS - US Census

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