

# 1669 Lobdell Avenue Suite D

OFFICE FOR LEASE

1669 Lobdell Ave Suite D1 Baton Rouge, LA 70806

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# 1Lobdell Office Suite Available For Lease

1669 Lobdell Ave Suite D Baton Rouge, LA 70806

PROPERTY SUMMARY



### Property Description

1,256 SF of ground level newly renovated office space available for Lease. Located within 1Lobdell office building near Town Centre & Bocage. Easily accessible to the main thoroughfares including Jefferson Highway, Corporate Blvd., Florida Blvd., and Interstate 10 & 12. The suite offers an open floor plan with endless possibilities, parking in both the front and rear of the building, built-in reception & 3 desk. The building recently underwent exterior renovations in 2018.

Water, Sewer, Electric, & Garbage included in the lease rate. Tenant is responsible for interior maintenance.

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### Offering Summary

Lease Rate:	\$2,200.00 per month (Gross)
Available SF:	1,256 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,773	30,885	88,717
Total Population	5,976	70,536	221,022
Average HH Income	\$90,992	\$71,505	\$64,789



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## PROPERTY DETAILS & HIGHLIGHTS



Building Name	1Lobdell
Property Type	Office
Building Size	1,256 SF
Building Class	B

- Ground level suite
- Suite recently renovated
- Highly daily traffic counts
- Easily accessible by all main thoroughfares

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LOCATION MAPS



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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RETAILER MAP



Map data ©2024 Google

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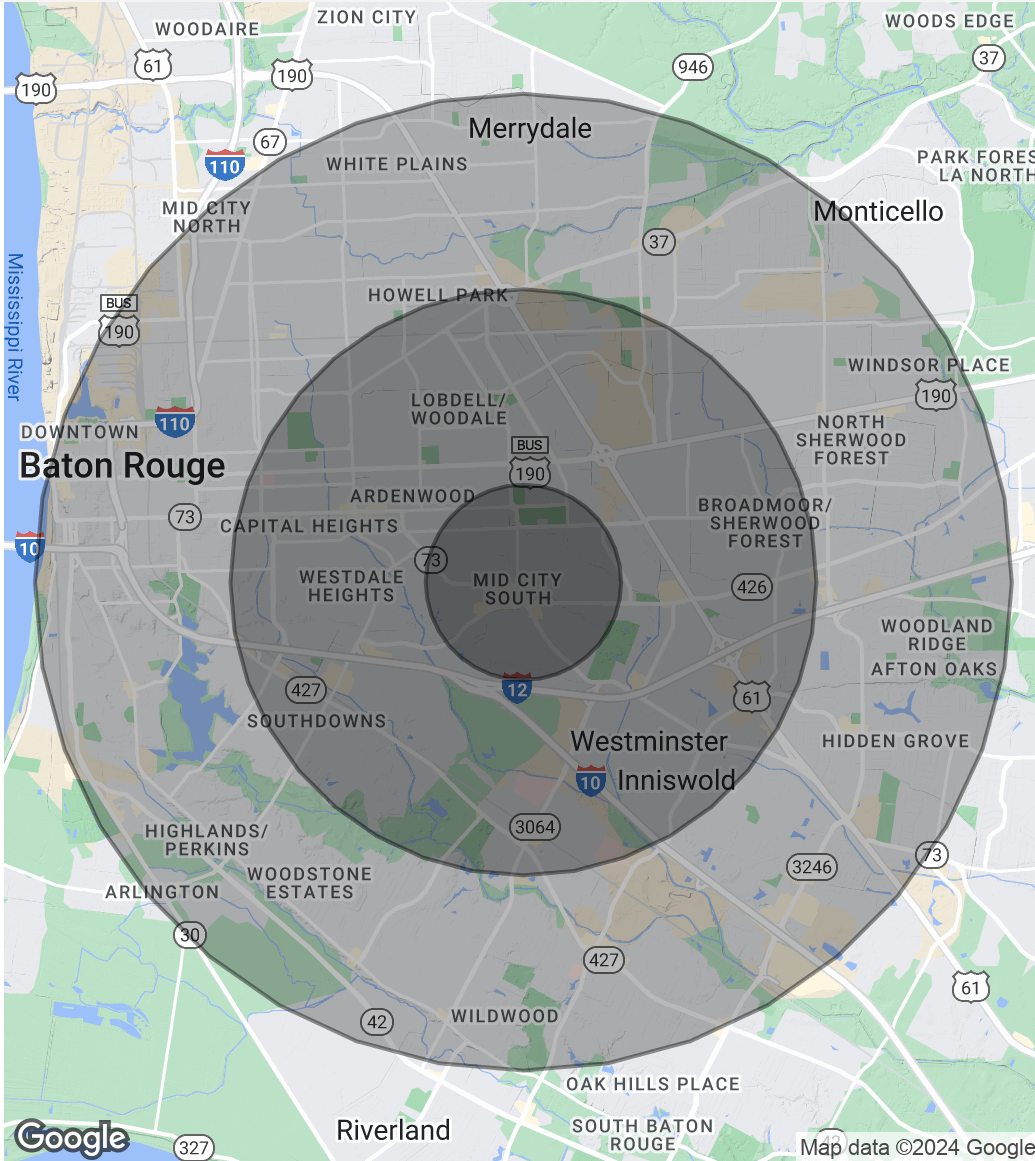
DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,976	70,536	221,022
Average Age	41.8	36.6	34.2
Average Age (Male)	37.3	33.4	31.6
Average Age (Female)	44.9	39.1	36.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,773	30,885	88,717
# Of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$90,992	\$71,505	\$64,789
Average House Value	\$378,711	\$305,116	\$238,786

\* Demographic data derived from 2020 ACS - US Census



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