



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE
MOVE IN SPECIAL!! \$550 PER MONTH - WOODDALE CENTER

2032, 2034, 2036 WOODDALE BLVD & 7185 SCOBELL DR., BATON ROUGE, LA 70806

220 - 11,466 SF



OFFERING SUMMARY

Lease Rate:	\$550.00 - 2,916.67/mo.
Available SF:	220 - 11,466 SF

PROPERTY HIGHLIGHTS

- Wooddale Center Office Complex
- Affordable Office Space Available with a Variety of Floor Plans
- 2034 Wooddale: 2,500 SF. Freshly Renovated; New Flooring, New Paint, New Fixtures and New Roof
- +/- 1.66 Acre Lot
- 121' Frontage on Wooddale Blvd.
- Centrally Located, Established Area near the new Amazon Fulfillment Center corner of Airline Hwy. and Florida Blvd.
- Easy Access, Dual Access Points
- All Leases are Modified Gross
- Zoned M-2



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7185_A	Available	1,470 SF	Modified Gross	\$1,977 per month	Base Rent + Utilities
7185_B	Available	1,470 SF	Modified Gross	\$1,977 per month	Base Rent + Utilities
2032_ABCDE	Available	2,200 SF	Modified Gross	\$2,200 per month	Base Rent + Utilities
2032_A	Available	1,000 SF	Modified Gross	\$1,000 per month	Base Rent + \$200/mo. Utilities
2032_B	Available	220 SF	Modified Gross	\$550 per month	Base Rent + Utilities
2032_C	Available	220 SF	Modified Gross	\$550 per month	Base Rent + Utilities
2032_D	Available	220 SF	Modified Gross	\$550 per month	Base Rent + Utilities
2032_E	Available	220 SF	Modified Gross	\$550 per month	Base Rent + Utilities
2034	Available	2,500 SF	Modified Gross	\$2,917 per month	Base Rent + Utilities. Freshly Renovated; Brand New Flooring, Paint, Roof and Fixtures
2036_M	Available	550 SF	Modified Gross	\$800 per month	Base Rent + Utilities
2036_N	Available	1,000 SF	Modified Gross	\$1,150 per month	Base Rent + Utilities. 5 Offices, Breakroom, Conference Room and 2 Restrooms
2036_O	Available	550 SF	Modified Gross	\$800 per month	Base Rent + Utilities
2036_P	Available	550 SF	Modified Gross	\$800 per month	Base Rent + Utilities
2036_QRS	Available	1,176 SF	Modified Gross	\$1,200 per month	Base Rent + Utilities



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Wooddale Blvd., 121' Frontage



Scobell Dr., 60' Frontage

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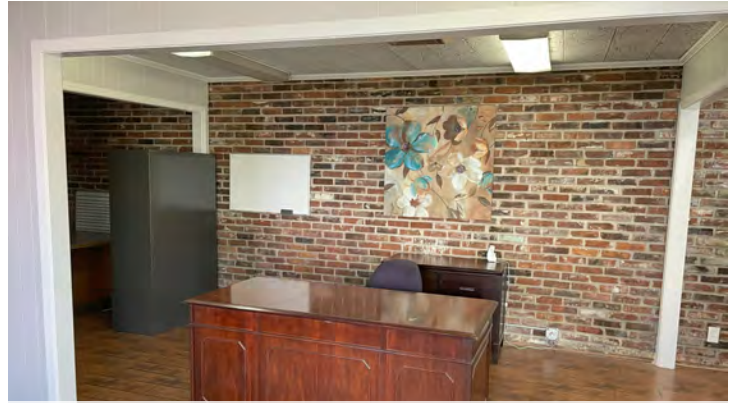
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OFFICE FOR LEASE

220 - 11,466 SF



2032 Wooddale Suite A



2032 Wooddale Suite A



2032 Wooddale Suite A



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2032 Wooddale Blvd., Suite E



2032 Wooddale Blvd., Common Area



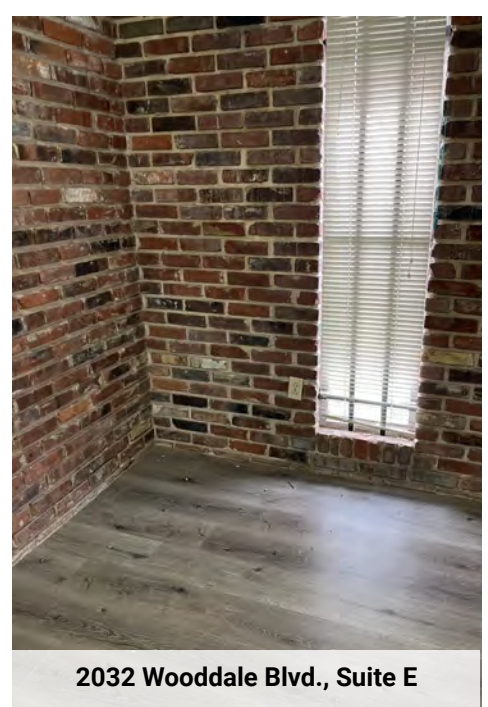
2032 Wooddale Blvd., Common Area



2032 Wooddale Blvd., Suite E



2032 Wooddale Blvd., Suite E



2032 Wooddale Blvd., Suite E

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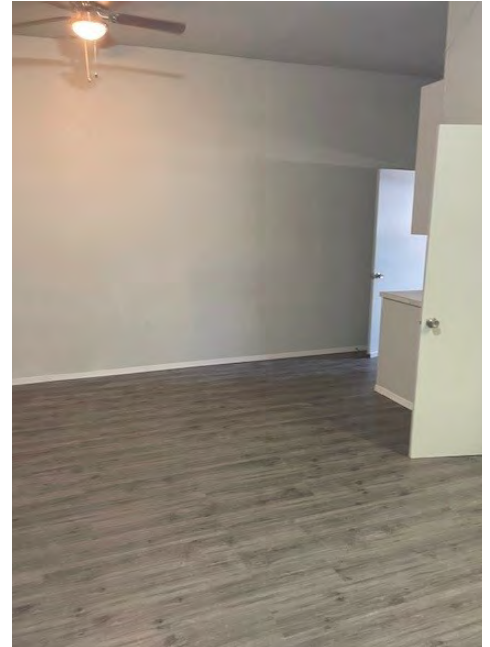
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2034 Wooddale Blvd.



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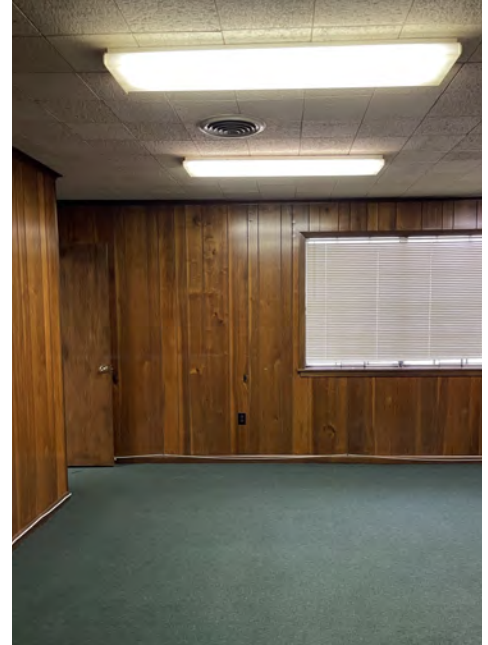
220 - 11,466 SF



2036 Wooddale Blvd., Suite N



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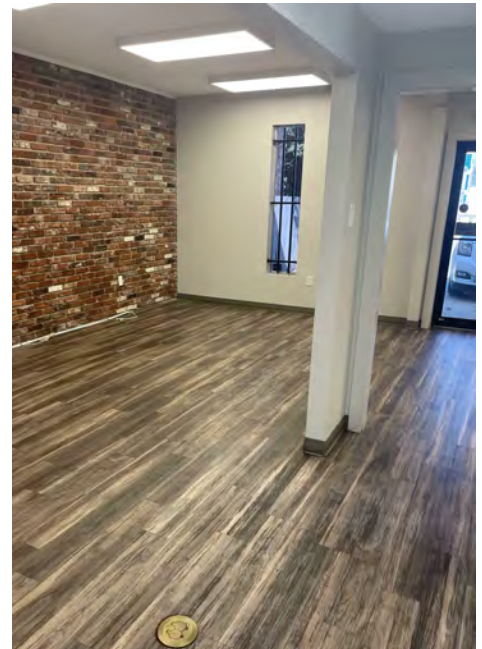
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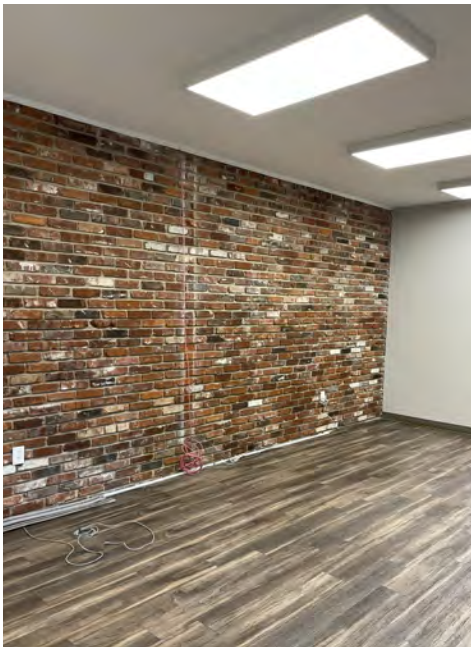
7185 Scobell Dr.



7185 Scobell Dr., Suite B



7185 Scobell Dr., Suite B



7185 Scobell Dr., Suite B



7185 Scobell Dr., Suite B



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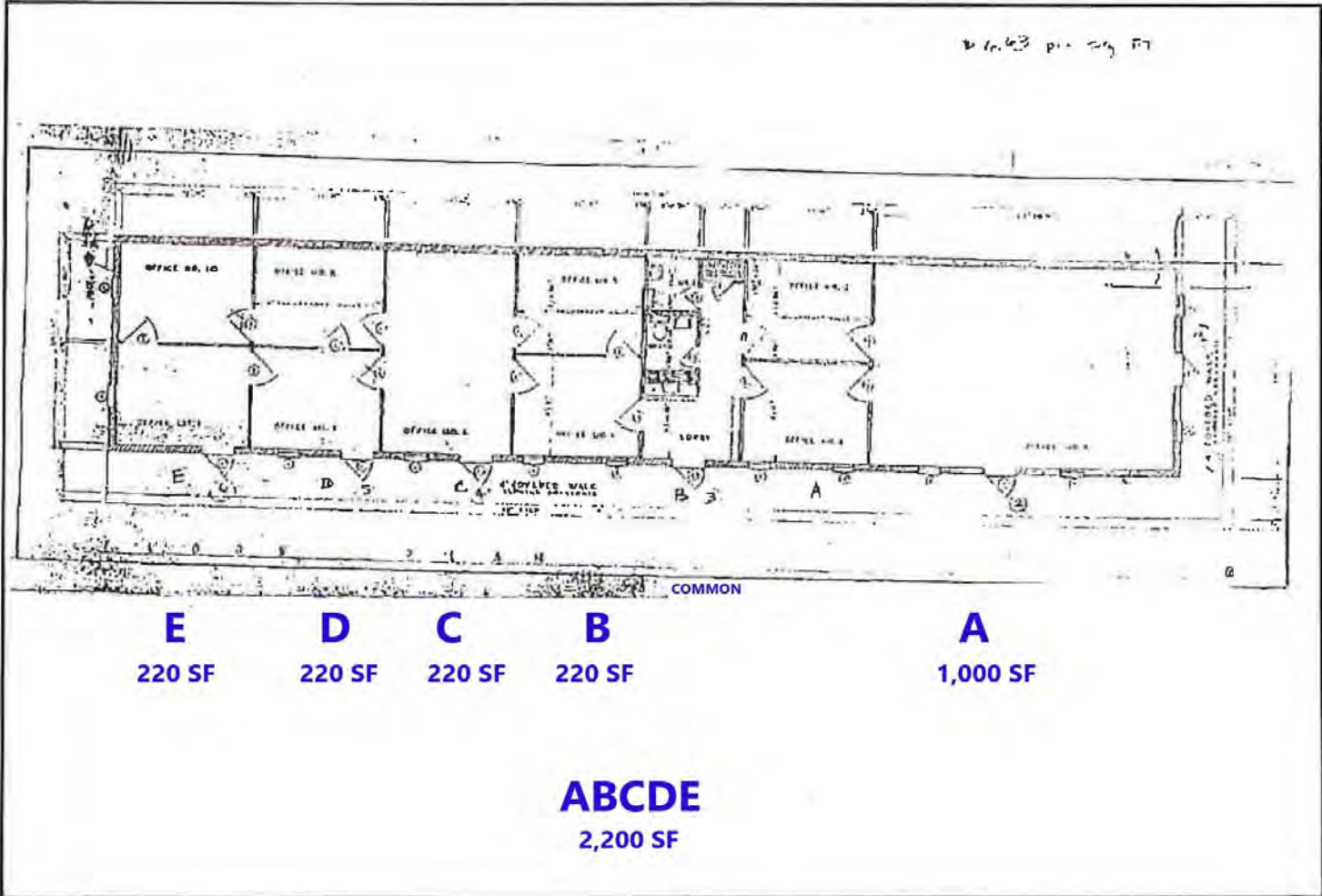
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FLOOR PLAN: A, B, C, D, E

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FLOOR PLAN
2032 WOODDALE BLVD.

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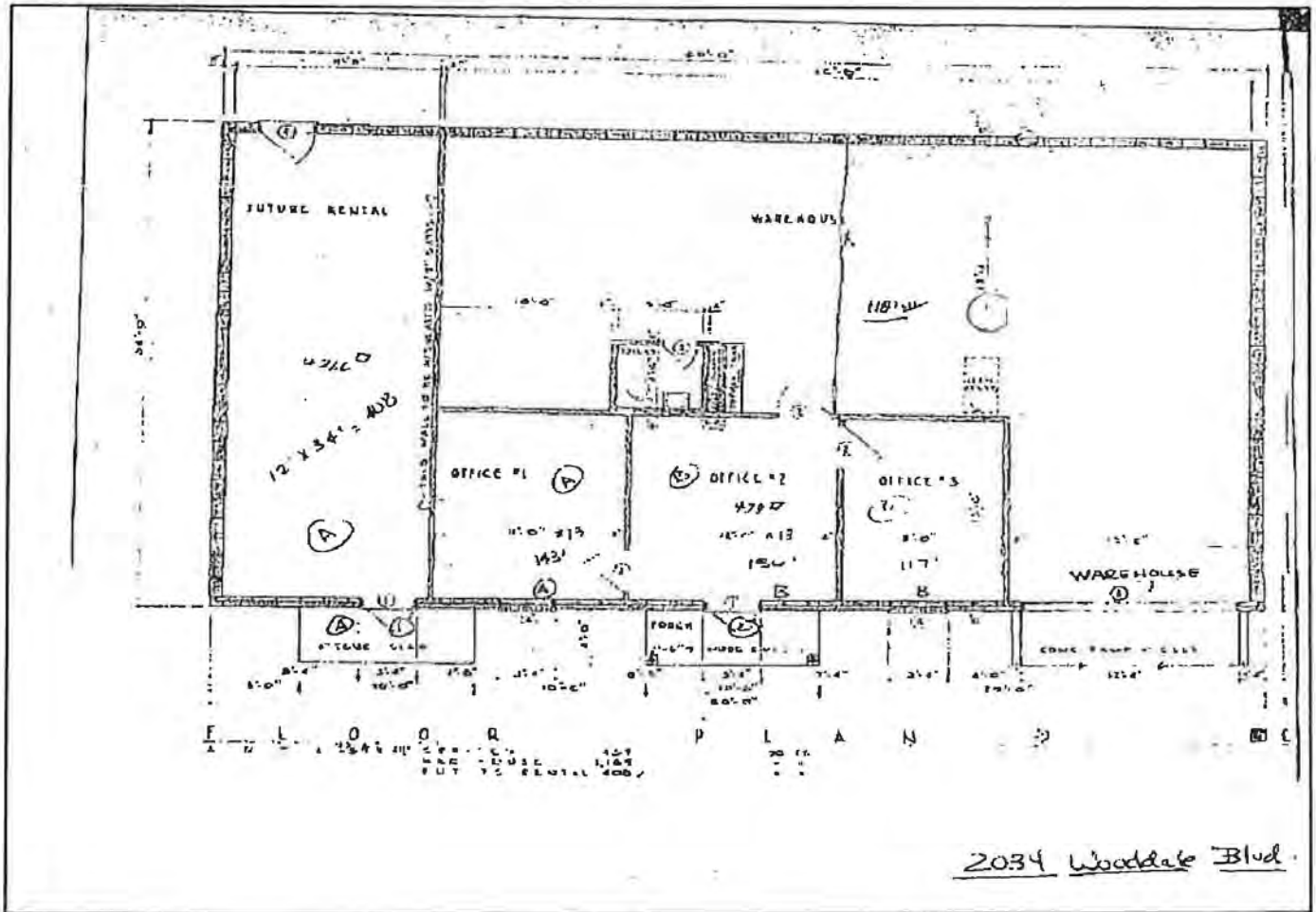
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FLOOR PLAN: 2034

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2034 WOODDALE BLVD.
2,500 SF

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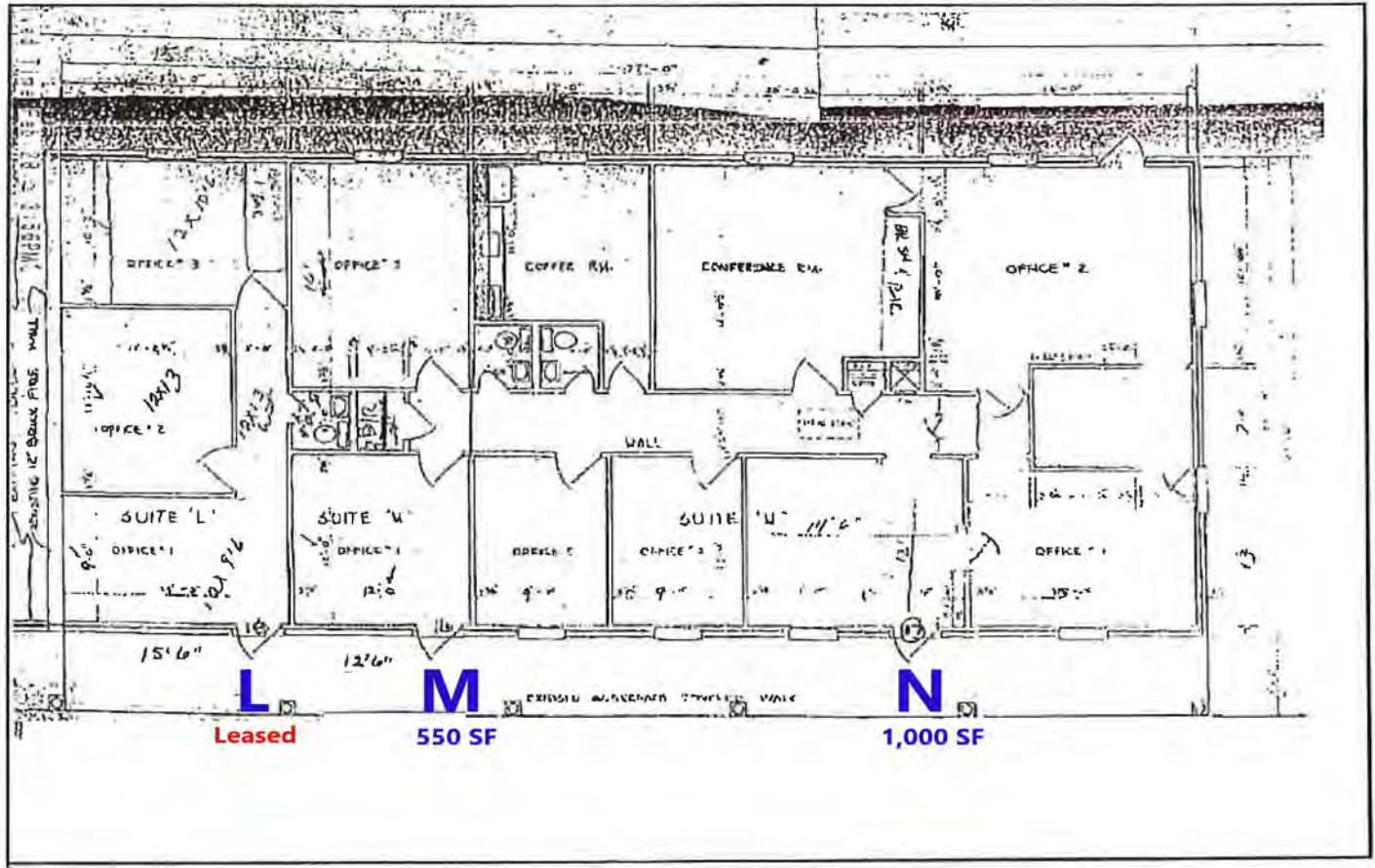
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FLOOR PLAN: L, M, N

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2036 WOODDALE BLVD.

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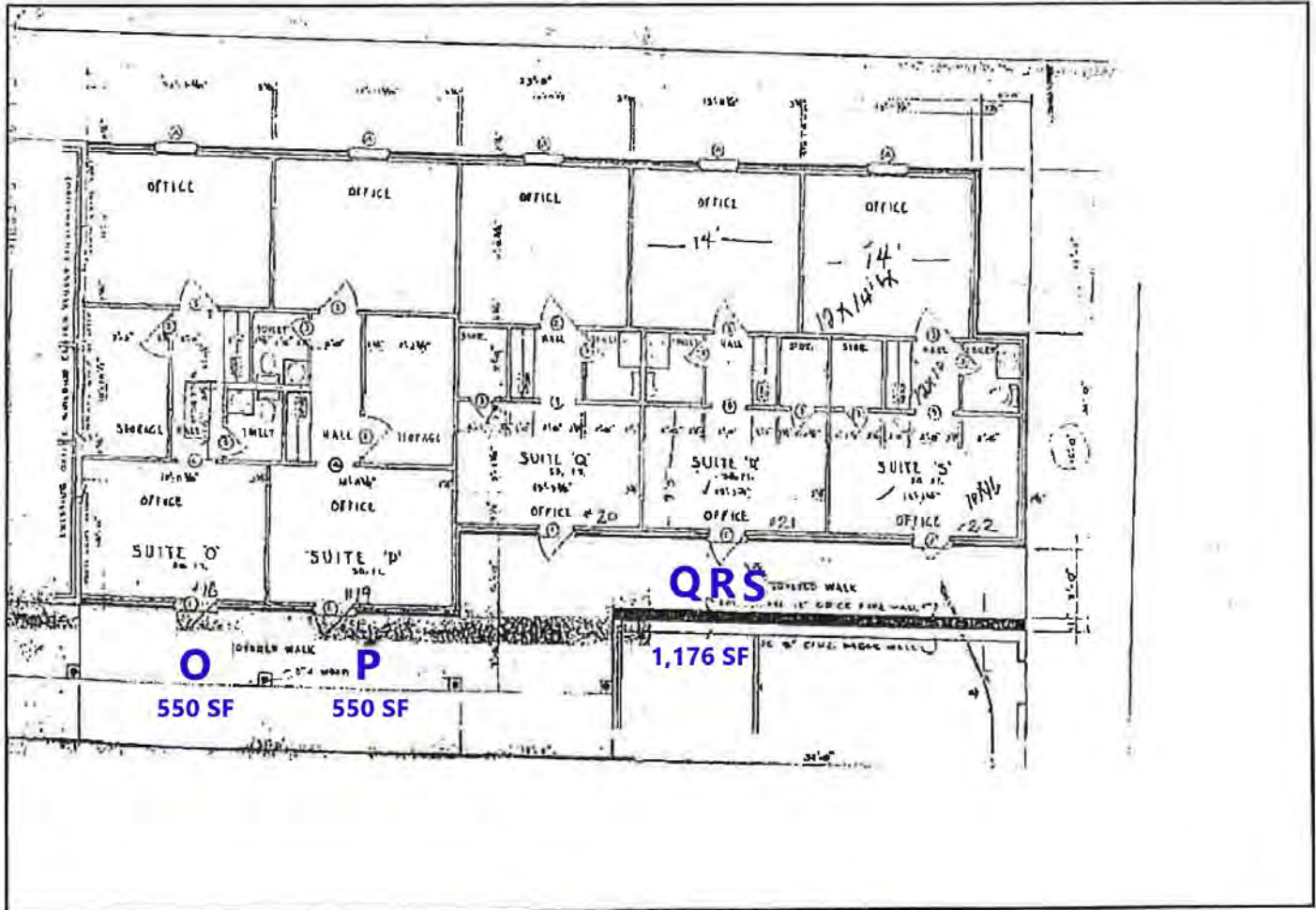
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FLOOR PLAN: O, P, QRS

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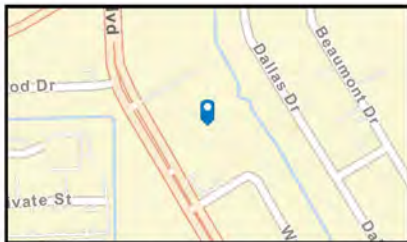
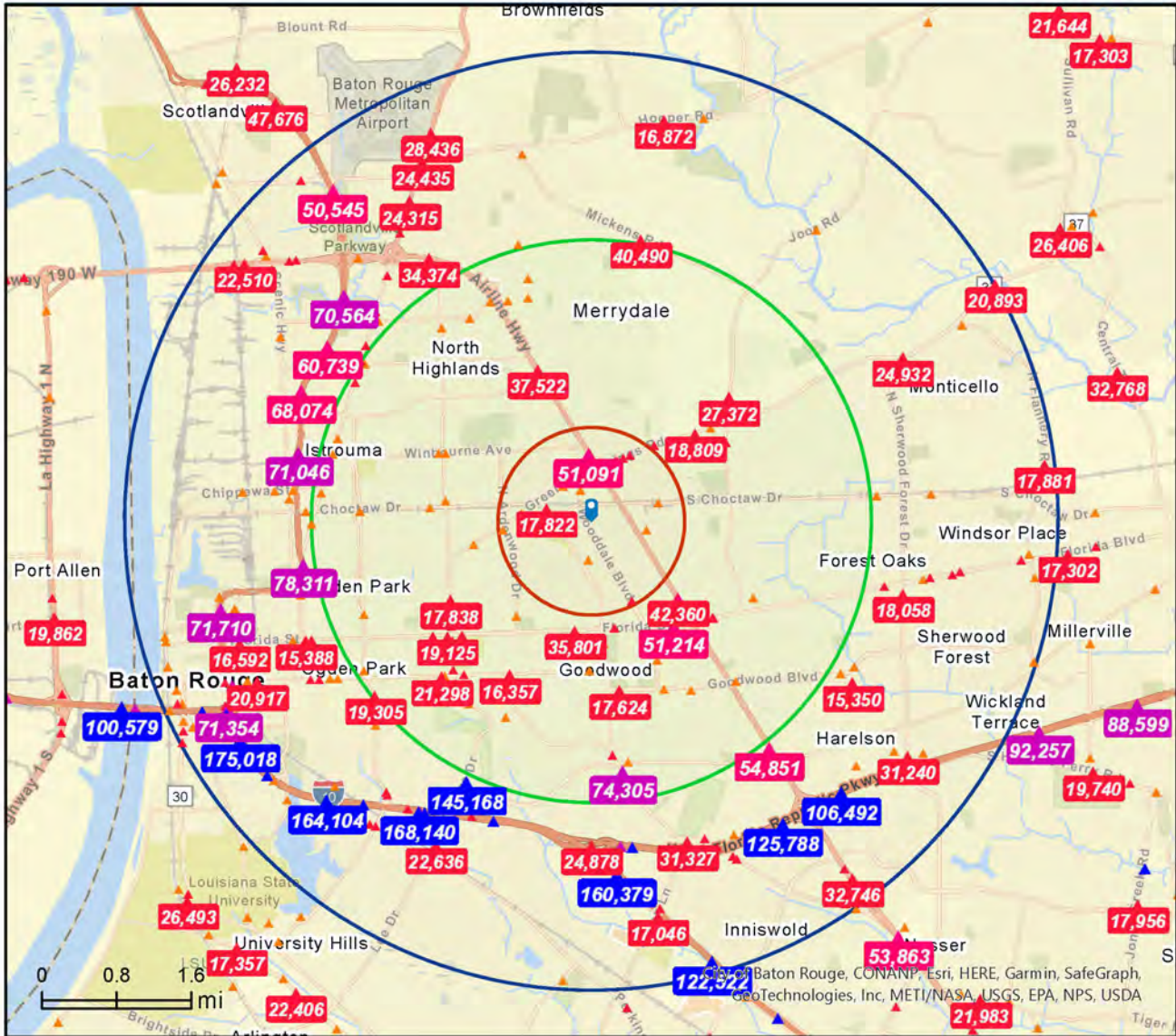
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TRAFFIC COUNT MAP

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Source: ©2022 Kalibrate Technologies (Q1 2022).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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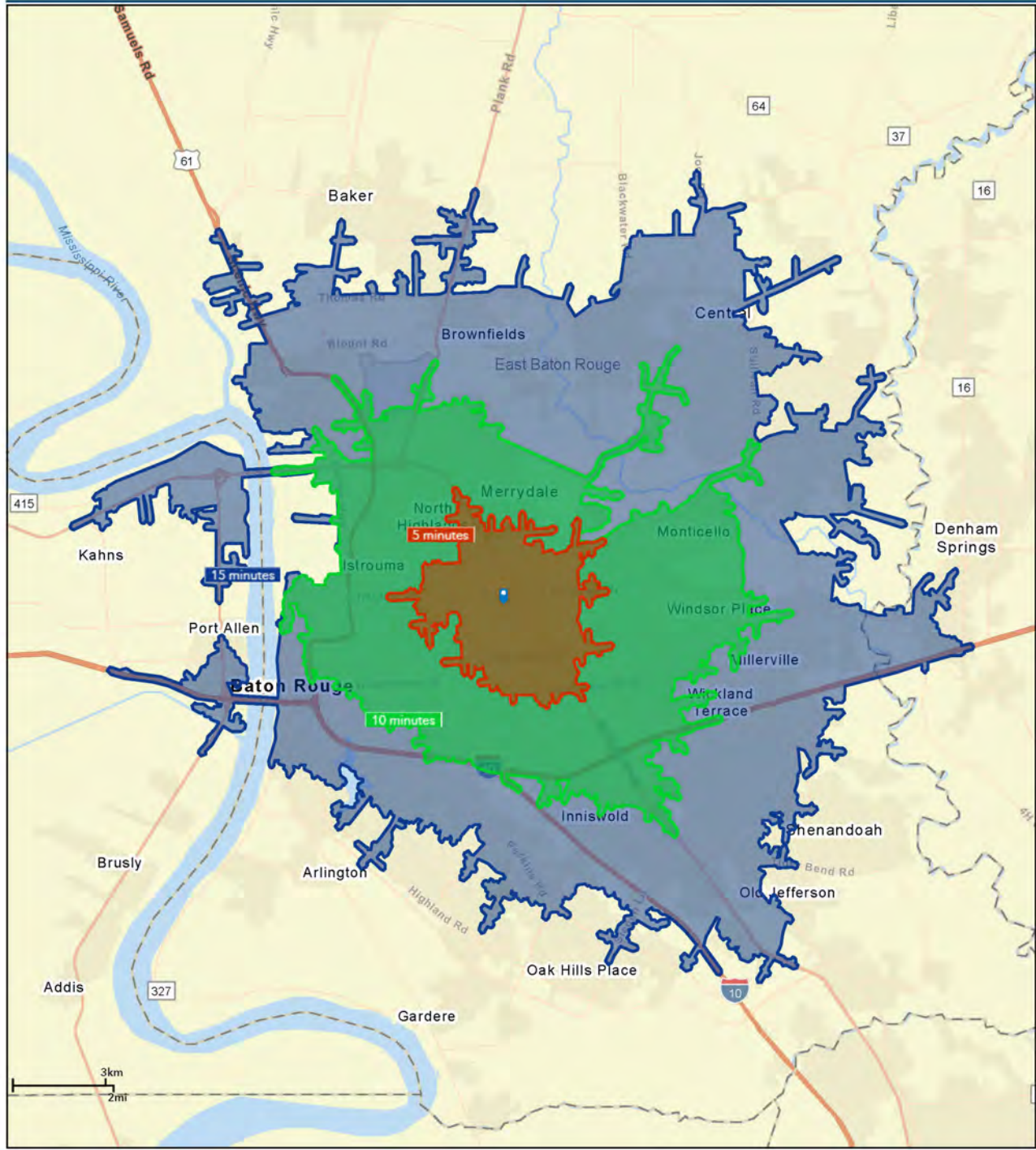
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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