



Fully Occupied, Renovated Office Investment on Coursey Blvd - 9.41% CAP

13348 Coursey Blvd, Baton Rouge, LA 70816

Sale Brochure

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Property Summary

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Sale Price	\$1,600,000
NOI	\$150,555.07
CAP Rate	9.41%
Building Size	±9,550 SF

- Now available for sale, 13348 Coursey Blvd offers a renovated, 100% occupied, Class-A garden office building totaling ±9,550 RSF.
- The property consists of four suites, all individually metered, all ADA-accessible, and ADA-compliant restrooms, and has no condo association.
- The building and its systems have been meticulously maintained with no deferred maintenance, including a new roof installed in 2022. Each suite is finished beyond the market standard: granite countertops, crown molding, and 10' ceilings, with brick flooring in select suites.
- The building features 44 on-site parking spaces and is positioned directly on Coursey Blvd with prominent monument signage available to tenants. The site sees ±31,200 vehicles per day and is located ±7 mins from I-12 and Airline Hwy.



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LOCATION INFORMATION

Street Address	13348 Coursey Blvd, Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	South
Road Type	Paved
Nearest Highway	Airline Hwy (US 61) & I-12
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	MX-3 - Mixed Use Community
APN #	798681
Building Size	±9,550 SF
Tenancy	Multiple
Number of Units	4
Free Standing	Yes
Parking Type	Surface
Parking Spaces	44

Financial Summary/Rent Roll

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Financial Summary/Rent Roll		
Income & Expenses	Annual	\$/SF
Base Rental Income	\$178,044.00	\$18.64
Property Taxes	\$12,061.93	\$1.26
Property Insurance	\$8,178.00	\$0.86
Flood Insurance	\$749.00	\$0.08
Lawn Care	\$4,200.00	\$0.44
Termite Contract	\$300.00	\$0.03
Repairs & Maintenance	\$2,000.00	\$0.21
Total Operating Expenses	\$27,488.93	\$2.88
Net Operating Income	\$150,555.07	\$15.76
Cap Rate		9.41%

Rent Roll						
Suite	SF	Lease Start	Current Term End	Monthly Rent	Annual Rent	Renewal / Special Terms
Suite A	±5,820 SF	08/15/2024	08/31/2027	\$8,617	\$103,404	No renewal options.
Suite B	±1,074 SF	09/01/2025	08/31/2032	\$1,526	\$18,312	Landlord may cancel after the first 3 years of the term with 4 months' notice (flexibility for others to expand, if necessary).
Suite C	±865 SF	09/01/2025	08/31/2027	\$1,560	\$18,720	Current term extended through 8/31/2027 by amendment dated 6/22/2026. Tenant's corporate policy is to sign only one-year lease terms.
Suite D	±1,791 SF	01/12/2026	01/31/2027	\$3,134	\$37,608	Two 6-month renewal options. The first option carries a 3% base-rent increase; the second option carries an additional 3% increase over the first renewal term.
Total	±9,550 SF			\$14,837	\$178,044	

Floor Plan

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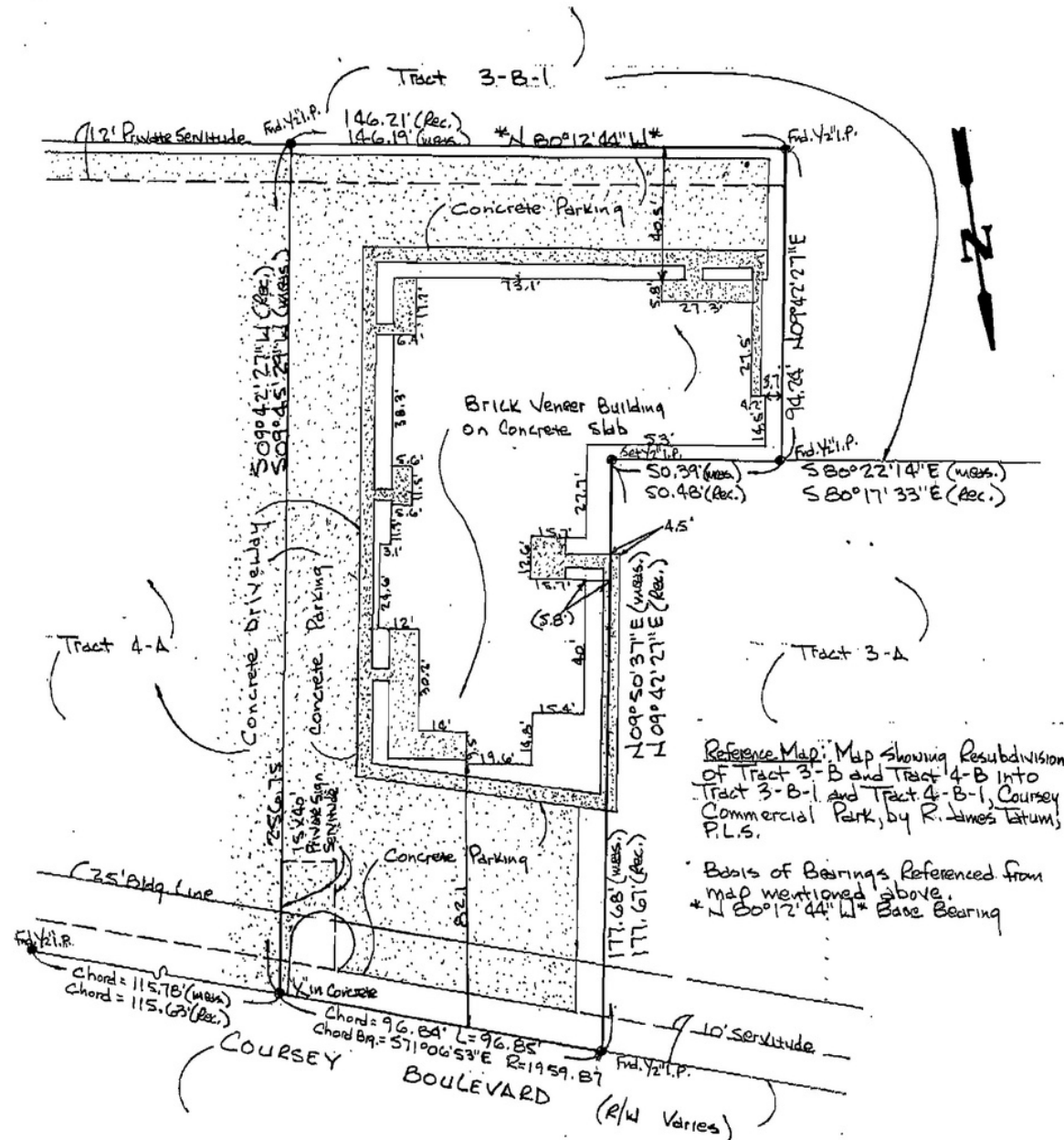
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PHILLIP THOMAS

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Interior Photos

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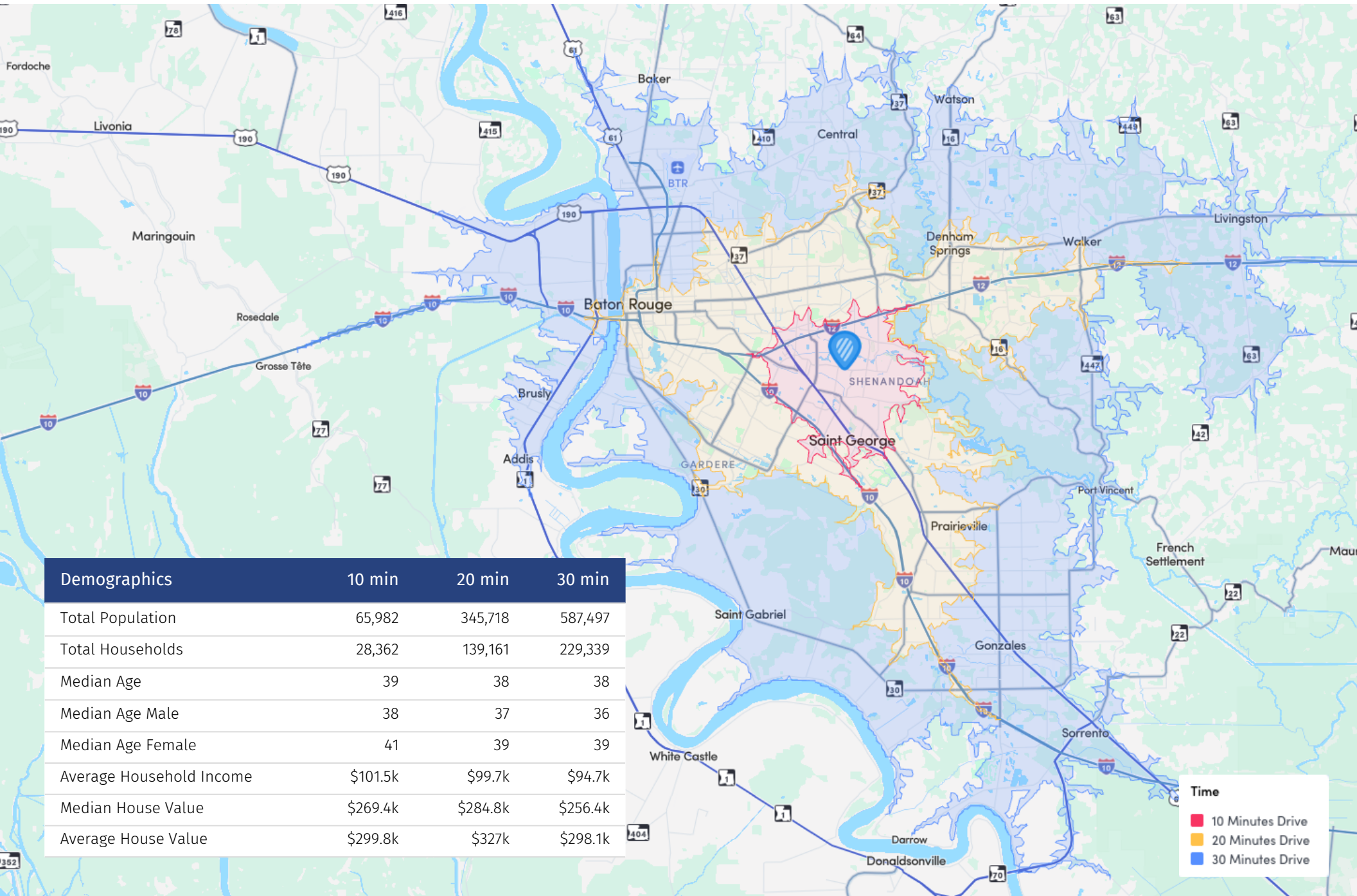




Drive Time Demographics

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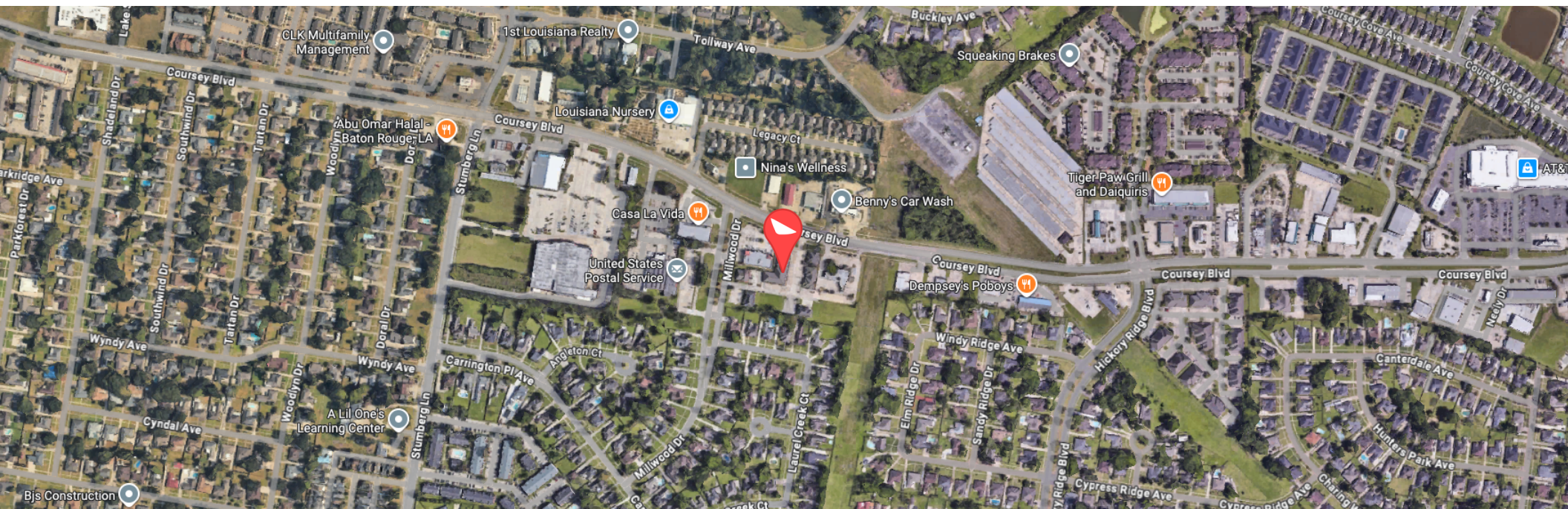
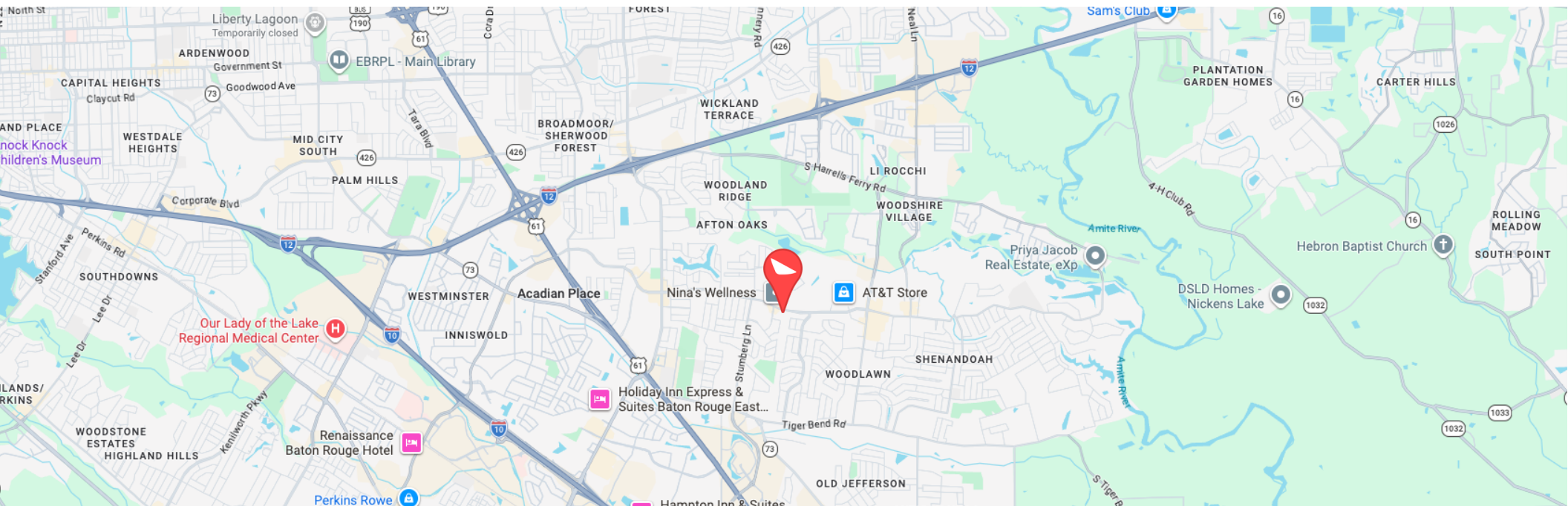
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Location Maps

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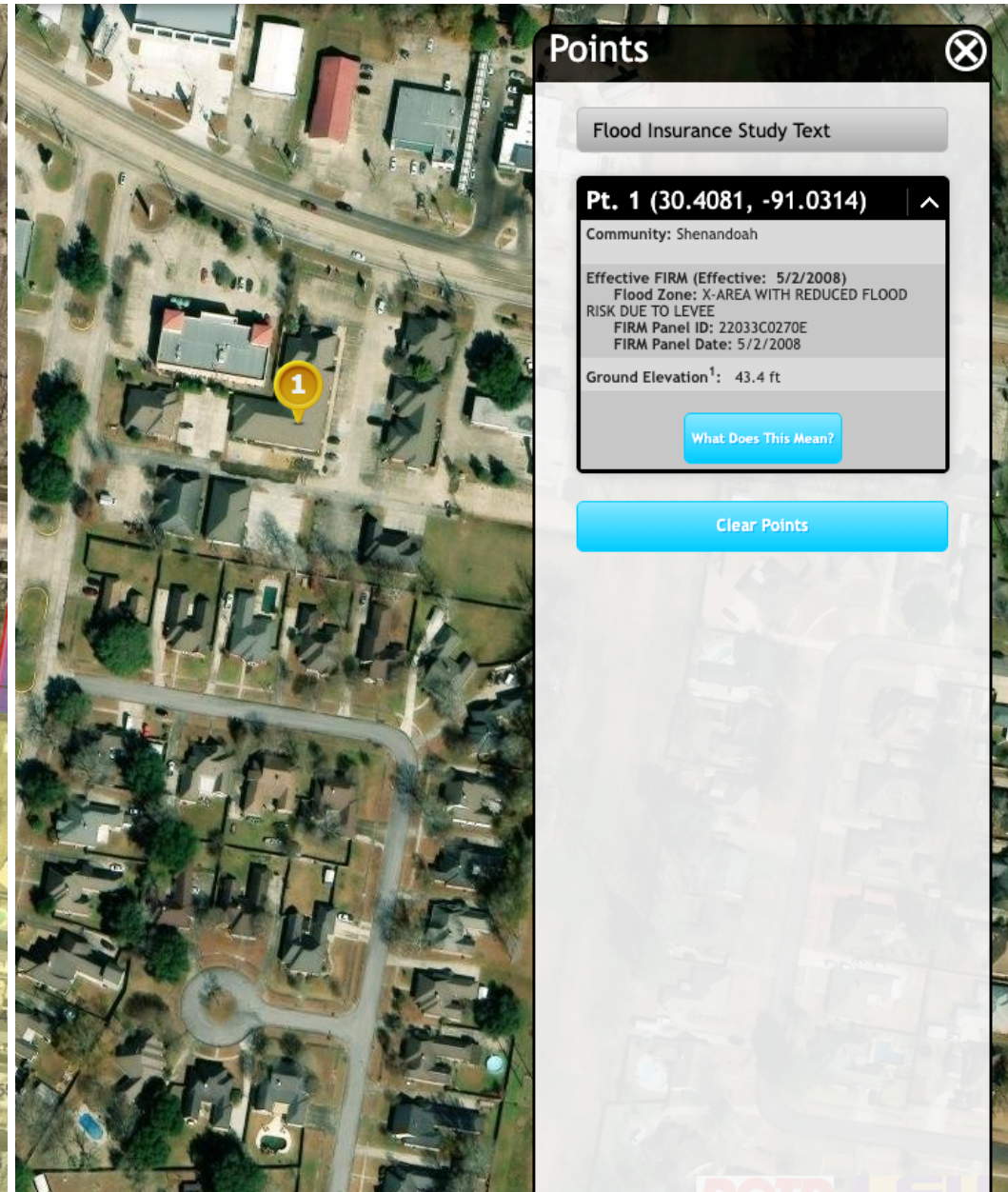
Zoning/Flood Zone Maps

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MX-3 - MIXED USE COMMUNITY



FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Broker Contact

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