

EXECUTIVE OFFICE BUILDING AVAILABLE FOR SALE OR LEASE



13011 Justice Ave, Baton Rouge, LA 70816



OFFERING SUMMARY

| | |
|-----------------------|----------|
| SALE PRICE: | \$77,500 |
| YEAR BUILT: | 1990 |
| BUILDING SIZE: | 950 SF |
| ZONING: | C-1 |

PROPERTY OVERVIEW

Affordable centrally located professional office space. This office offers a kitchenette, 1 restroom, 3 executive offices and 1 open office/reception area. Updated with new floors and paint after last tenant. This space shows extremely well and is rent ready. Located in quiet cul-de-sac with close proximity to I-12. Offered for lease at \$750 monthly and for sale at \$77,500. Contact Broker for a private tour.

PROPERTY HIGHLIGHTS

- 950 sf
- Sale \$77,500
- Lease \$750 monthly
- 3 Executive Offices
- Close to I-12
- Recently Renovated

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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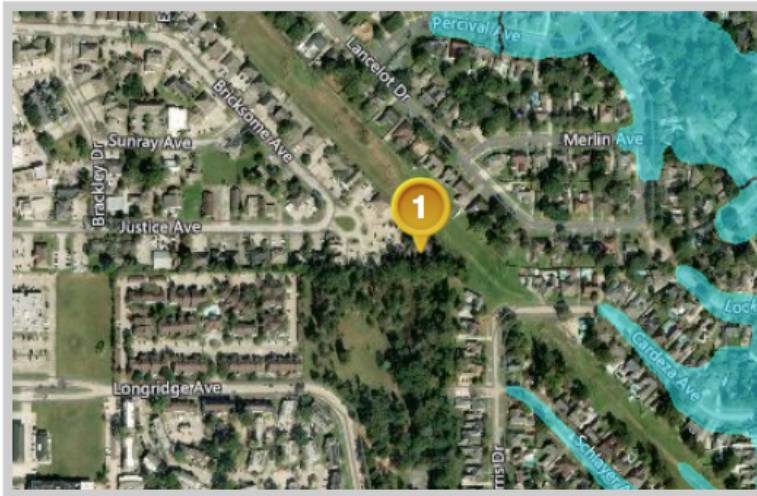
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Louisiana Flood Map

13011 Justice Ave. Baton Rouge LA 70816



Visible Layers

| |
|----------------|
| Effective FIRM |
| Bing Hybrid |

Point Coordinates

| Point # | Lat., Long. |
|---------|------------------|
| 1 | 30.4239, -91.046 |

Flood information in this table is from the: **Effective FIRM**

| Point | Panel ID | Flood Zone | BFE | Ground Elevation |
|-------|-------------------------|----------------------|-----|------------------|
| 1 | 22033C0270E 5/2/2008 | X PROTECTED BY LEVEE | out | 42.0 |

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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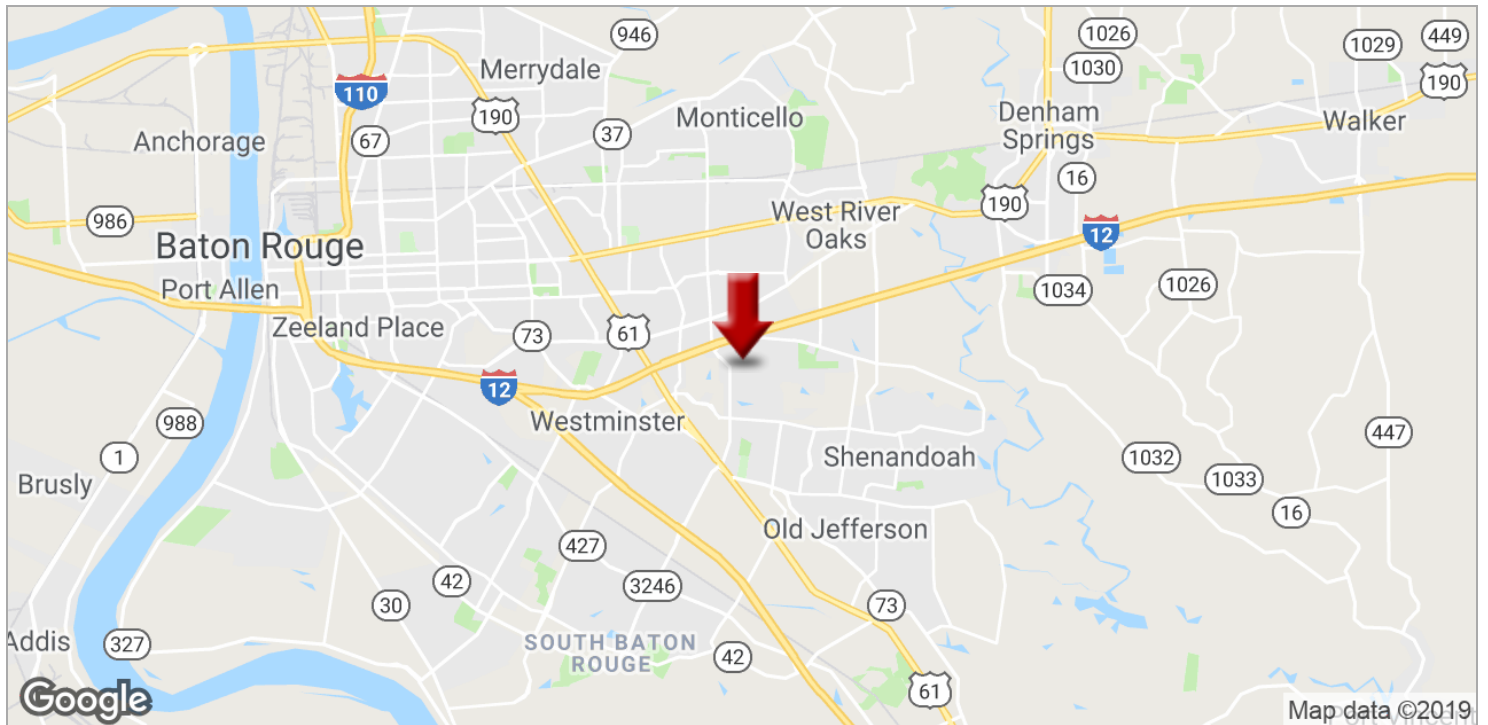
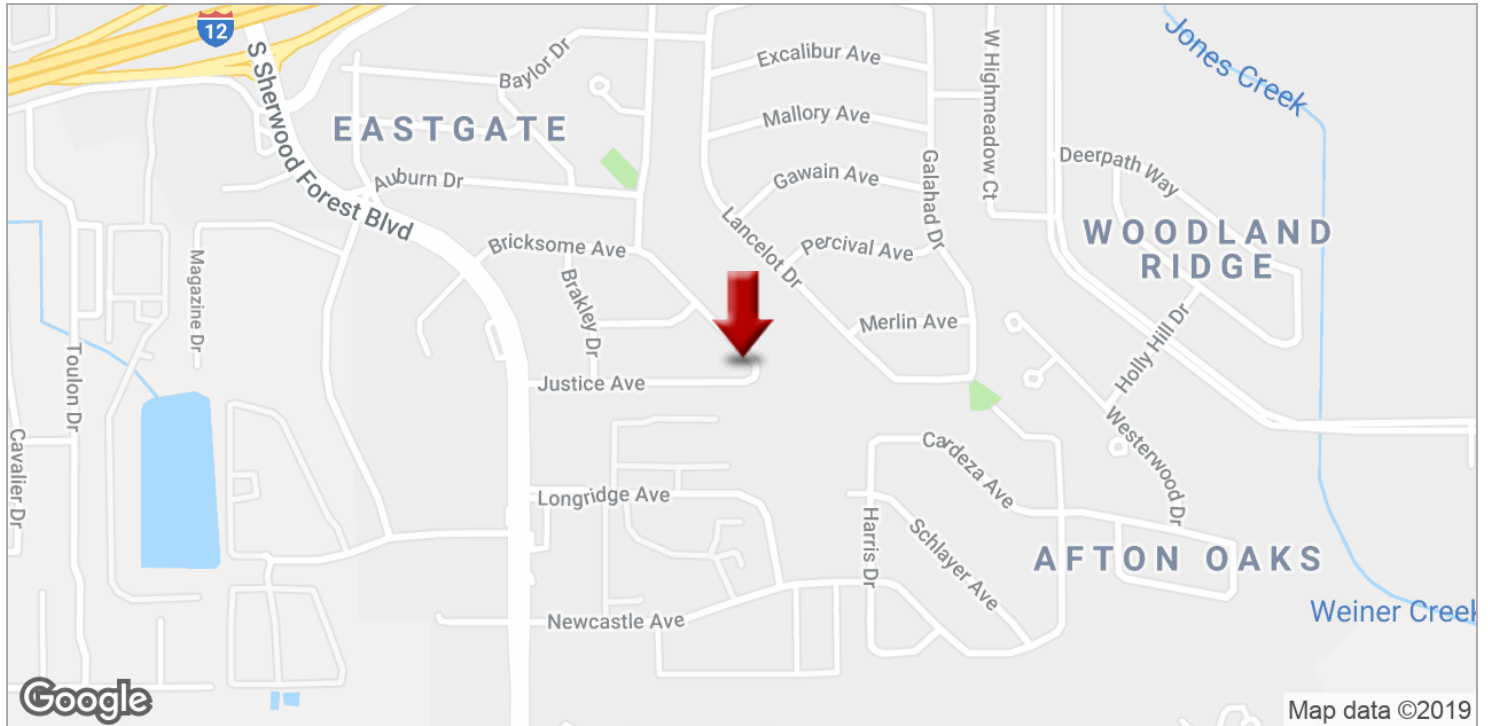
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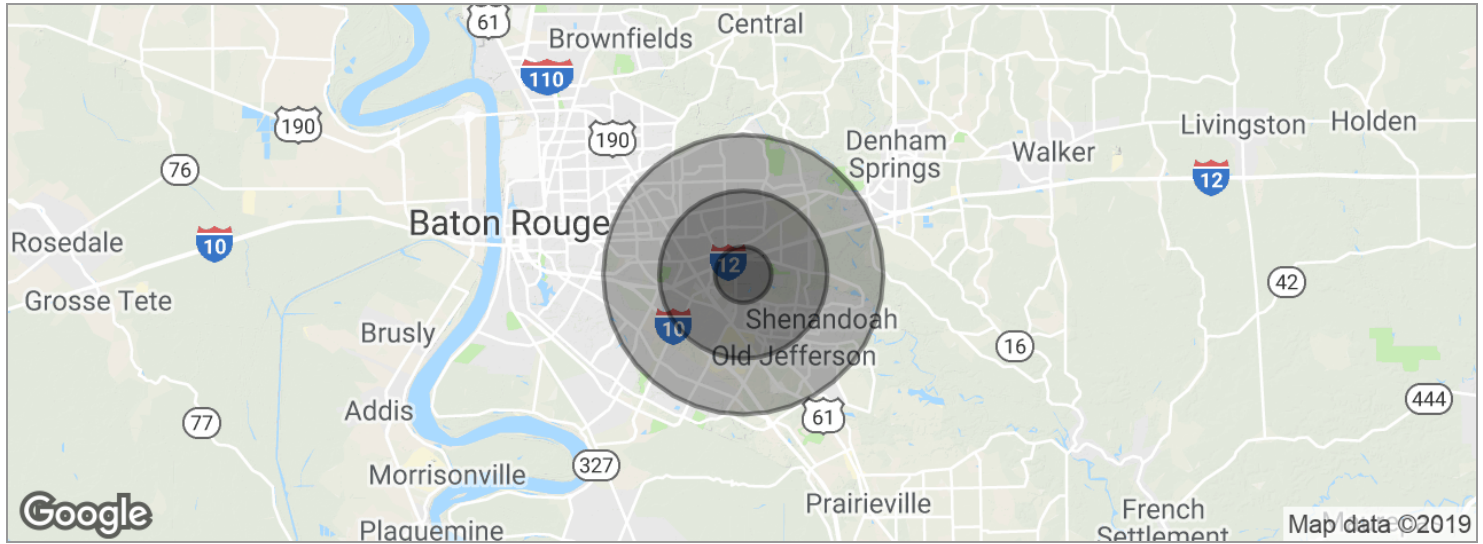
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 11,954 | 79,479 | 171,757 |
| Median age | 33.7 | 35.7 | 36.0 |
| Median age (male) | 32.6 | 33.9 | 34.0 |
| Median age (Female) | 35.3 | 37.6 | 37.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,630 | 33,326 | 69,962 |
| # of persons per HH | 2.1 | 2.4 | 2.5 |
| Average HH income | \$64,523 | \$68,490 | \$73,248 |
| Average house value | \$223,307 | \$192,495 | \$213,866 |

* Demographic data derived from 2010 US Census

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