



OFFERING MEMORANDUM - SALE

# Goodwood Office Building

7732 Goodwood Boulevard , Baton Rouge, LA 70806

Presented By:

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### PROPERTY DESCRIPTION

Well-located Class B office building in the heart of Baton Rouge. The property has benefited from recent infrastructure improvements and has been professionally managed and maintained, ensuring long-term stability and functionality.

With existing income in place, the Goodwood Office Building is an excellent opportunity for an owner-occupant, while also offering strong value-add potential through rent growth and improved occupancy. Its central location on Goodwood Boulevard provides exceptional access to Jefferson Highway, Airline Highway, Florida Boulevard, Government Street, and Corporate Boulevard.

### PROPERTY HIGHLIGHTS

- Central Location
- Across from Goodwood Library
- Recent infrastructure improvements; professionally managed and maintained
- Existing income in place provides stability for an owner-occupant

### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,500,000 |
| Price Per SF:    | \$82.52/SF  |
| Number of Units: | 17          |
| Lot Size:        | 41,920 SF   |
| Building Size:   | 18,178 SF   |

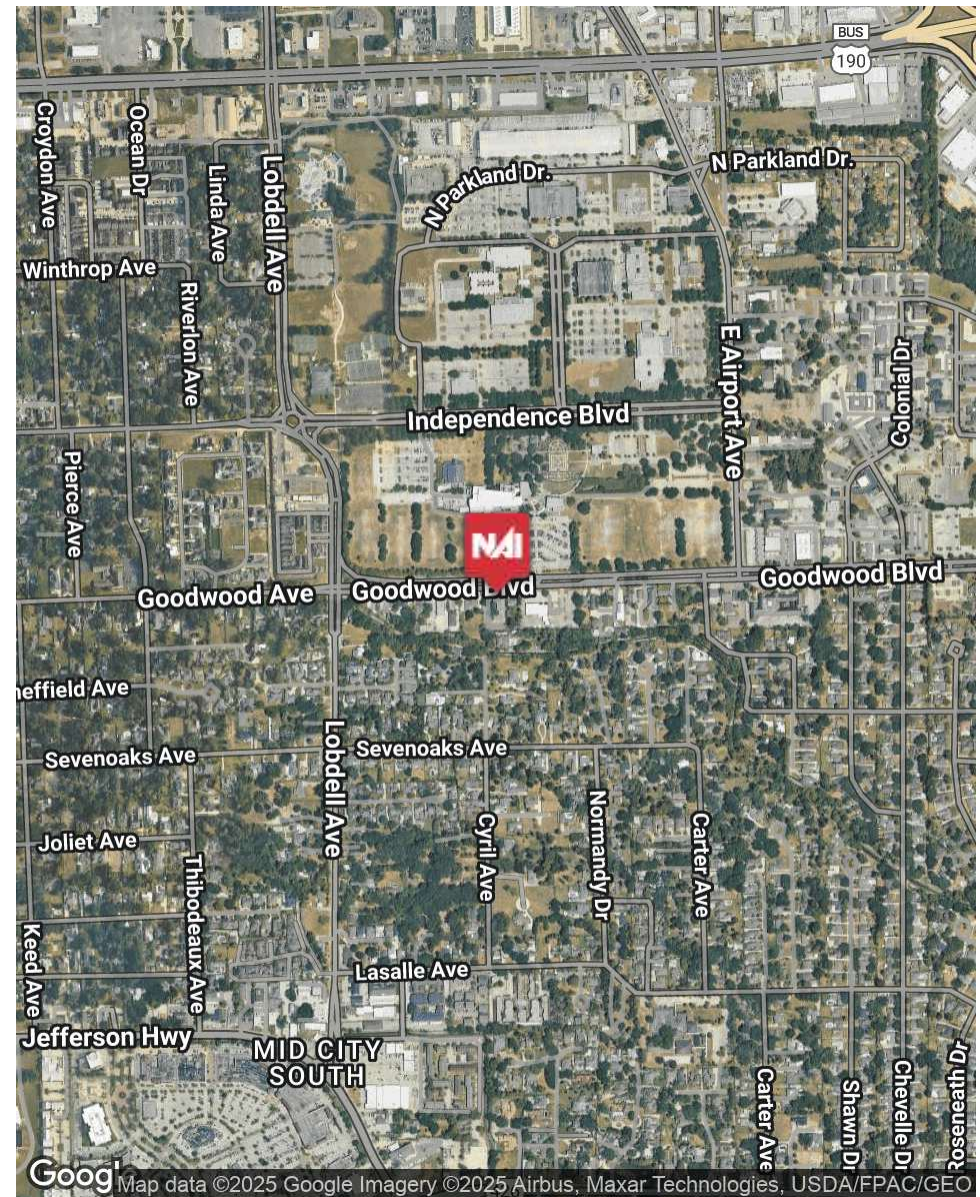
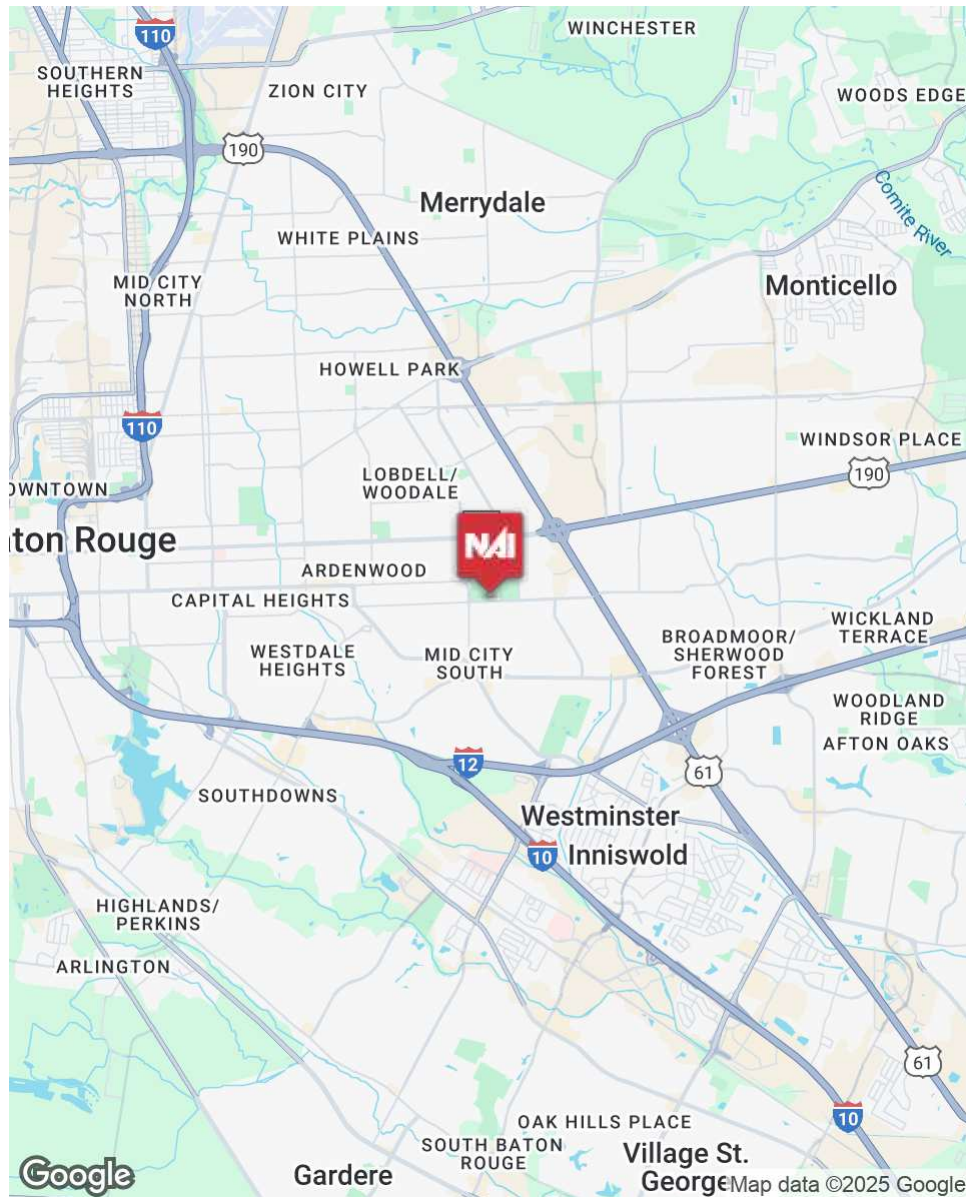
| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,016    | 30,933   | 89,886   |
| Total Population  | 6,780    | 72,284   | 224,986  |
| Average HH Income | \$75,974 | \$67,016 | \$63,062 |

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### BUILDING GROSS SQUARE FEET:

|                 |          |
|-----------------|----------|
| FIRST FLOOR:    | 8,796.8  |
| SECOND FLOOR:   | 9,363.0  |
| BUILDING TOTAL: | 18,159.8 |

### BUILDING US/RSF SQUARE FEET:

|               | USF      | RSF      |
|---------------|----------|----------|
| FIRST FLOOR:  | 6,784.1  | 8,251.3  |
| SECOND FLOOR: | 8,161.4  | 9,926.5  |
| TOTAL:        | 14,945.5 | 18,177.8 |

### BUILDING TOTALS SQUARE FOOT TABULATION



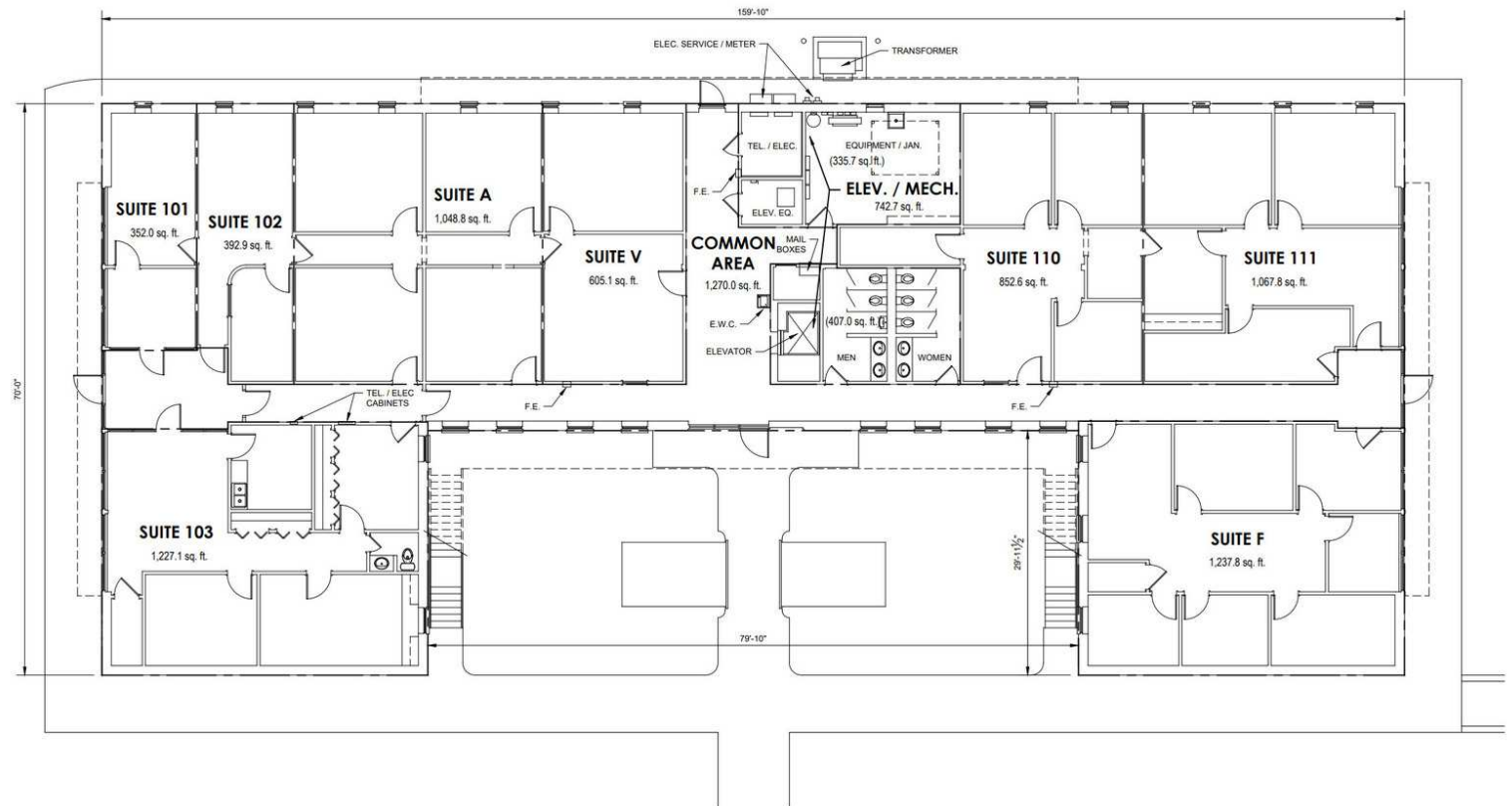
03

|                 | USF     | RSF     |
|-----------------|---------|---------|
| SUITE 101:      | 352.0   | 428.1   |
| SUITE 102:      | 392.9   | 477.1   |
| SUITE 103:      | 1,227.1 | 1,492.5 |
| SUITE 110:      | 852.6   | 1,037.0 |
| SUITE 111:      | 1,067.8 | 1,298.7 |
| SUITE A:        | 1,048.8 | 1,275.6 |
| SUITE F:        | 1,237.8 | 1,505.5 |
| SUITE V:        | 605.1   | 736.0   |
| TOTAL:          | 6,784.1 | 8,251.3 |
| COMMON AREA:    | 1,270.0 |         |
| ELEV / MECH:    | 742.7   |         |
| TOTAL:          | 2,012.7 |         |
| TOTAL, 1ST FLR: | 8,796.8 |         |

### FIRST FLOOR SQUARE FOOT TABULATION



02

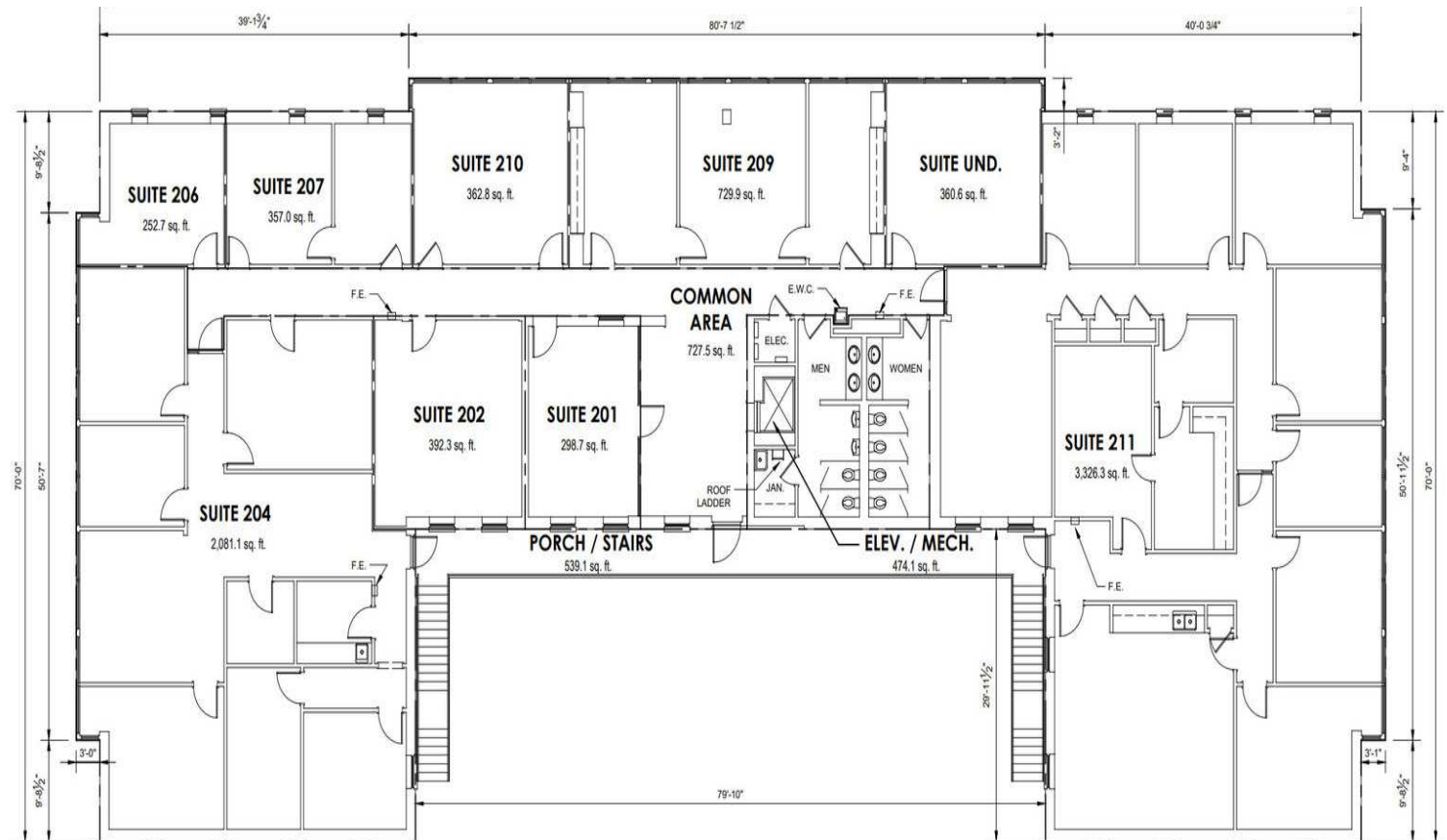


### EXISTING SUITE SQUARE FOOT CALCULATIONS - FIRST FLOOR

0 10' 20' SCALE: 1/8" = 1'-0"



01



|                | USF     | RSF     |
|----------------|---------|---------|
| SUITE 201:     | 298.7   | 363.3   |
| SUITE 202:     | 392.3   | 477.1   |
| SUITE 204:     | 2,081.1 | 2,531.2 |
| SUITE 206:     | 252.7   | 307.4   |
| SUITE 207:     | 357.0   | 434.2   |
| SUITE 209:     | 729.9   | 887.8   |
| SUITE 210:     | 362.8   | 441.3   |
| SUITE 211:     | 3,326.3 | 4,045.7 |
| SUITE UND:     | 360.6   | 438.6   |
| TOTAL:         | 8,161.4 | 9,926.5 |
| COMMON AREA:   | 727.5   |         |
| ELEV. / MECH:  | 474.1   |         |
| TOTAL:         | 1,201.6 |         |
| TOTAL 2ND FLR: | 9,363.0 |         |

### SECOND FLOOR SQUARE FOOT TABULATION



Current as of date indicated.

SCALE: N.T.S.

### EXISTING SUITE SQUARE FOOT CALCULATIONS - SECOND FLOOR



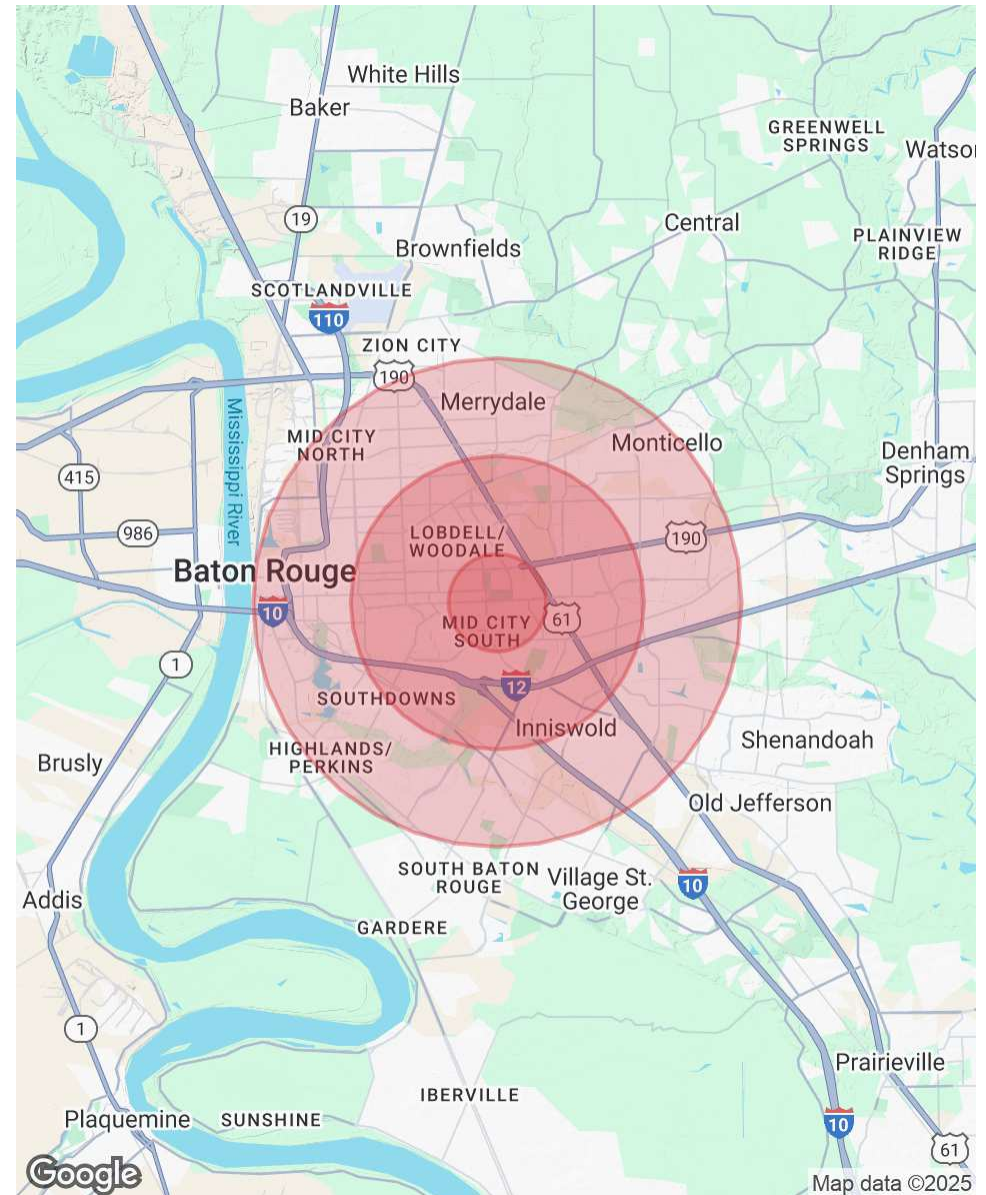
0' 10' 20' SCALE: 1/8" = 1'-0"

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,780  | 72,284  | 224,986 |
| Average Age          | 40.1   | 36.3    | 34.3    |
| Average Age (Male)   | 36.6   | 33.1    | 31.6    |
| Average Age (Female) | 43.8   | 38.8    | 36.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,016     | 30,933    | 89,886    |
| # of Persons per HH | 2.2       | 2.3       | 2.5       |
| Average HH Income   | \$75,974  | \$67,016  | \$63,062  |
| Average House Value | \$303,088 | \$283,004 | \$232,235 |

2020 American Community Survey (ACS)



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For More Information:

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