



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

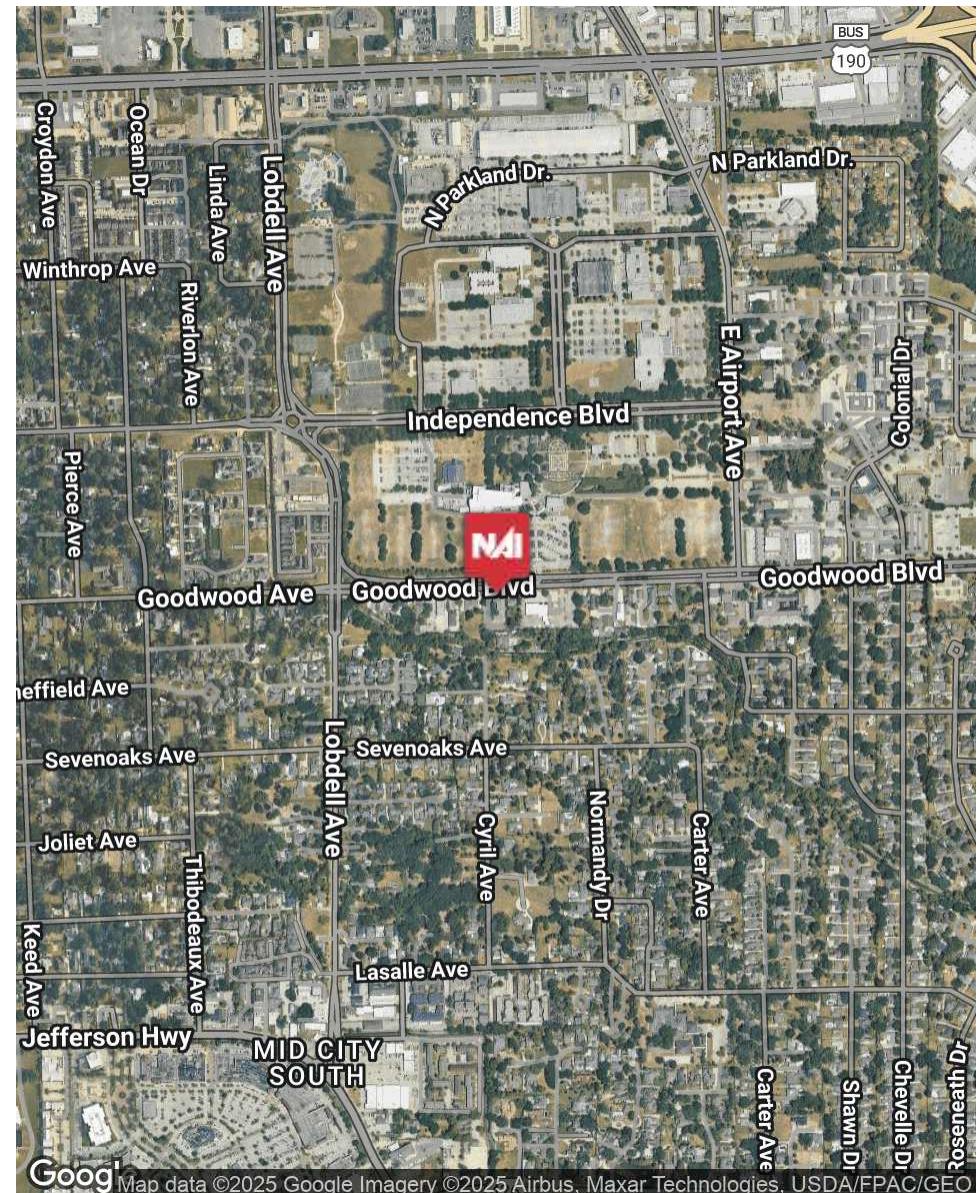
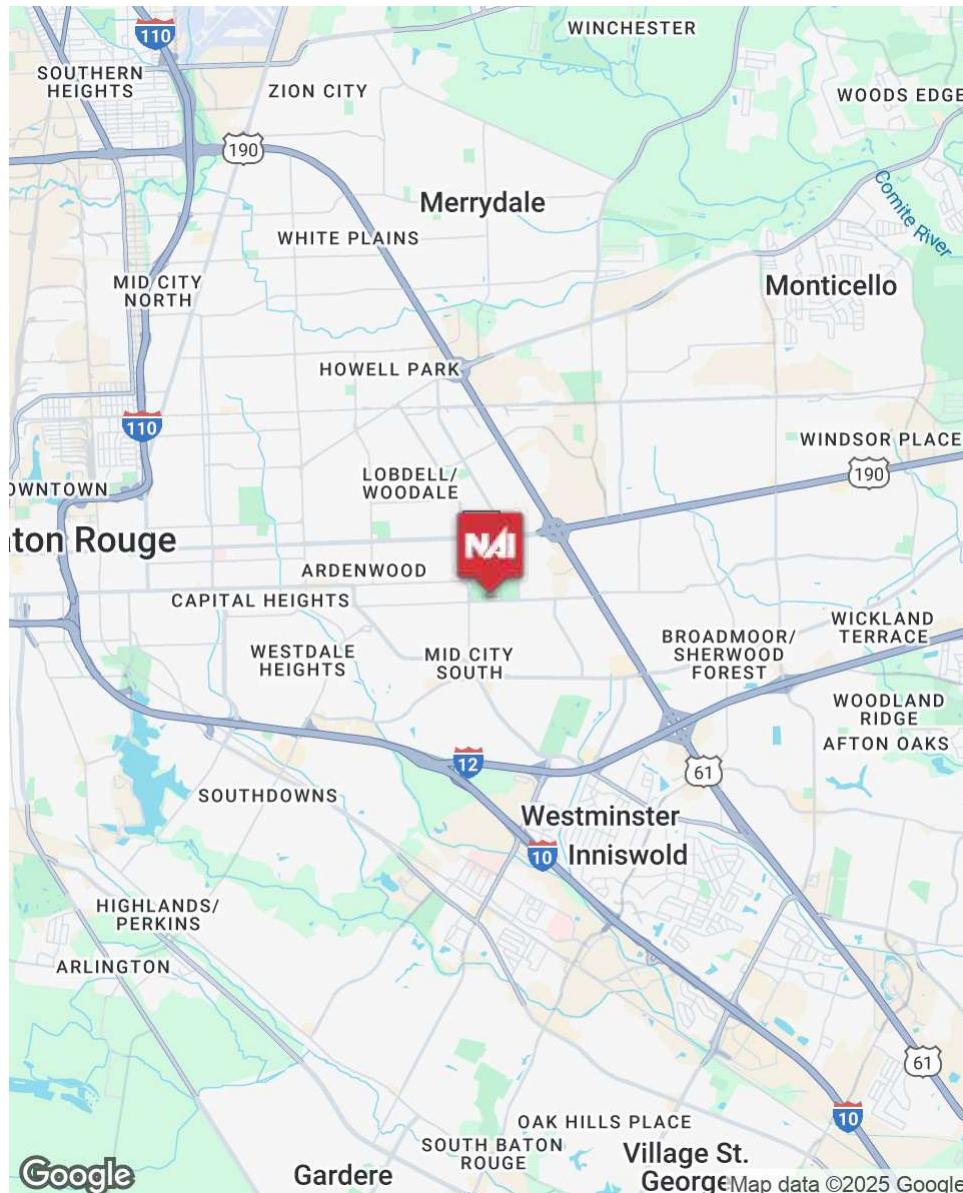
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,016	30,933	89,886
Total Population	6,780	72,284	224,986
Average HH Income	\$75,974	\$67,016	\$63,062

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BUILDING GROSS SQUARE FEET:
 FIRST FLOOR: 8,796.8
 SECOND FLOOR: 9,363.0
 BUILDING TOTAL: 18,159.8

BUILDING USF/RSF SQUARE FEET:
 USF RSF
 FIRST FLOOR: 6,784.1 8,251.3
 SECOND FLOOR: 8,161.4 9,925.5
 TOTAL: 14,945.5 18,177.8

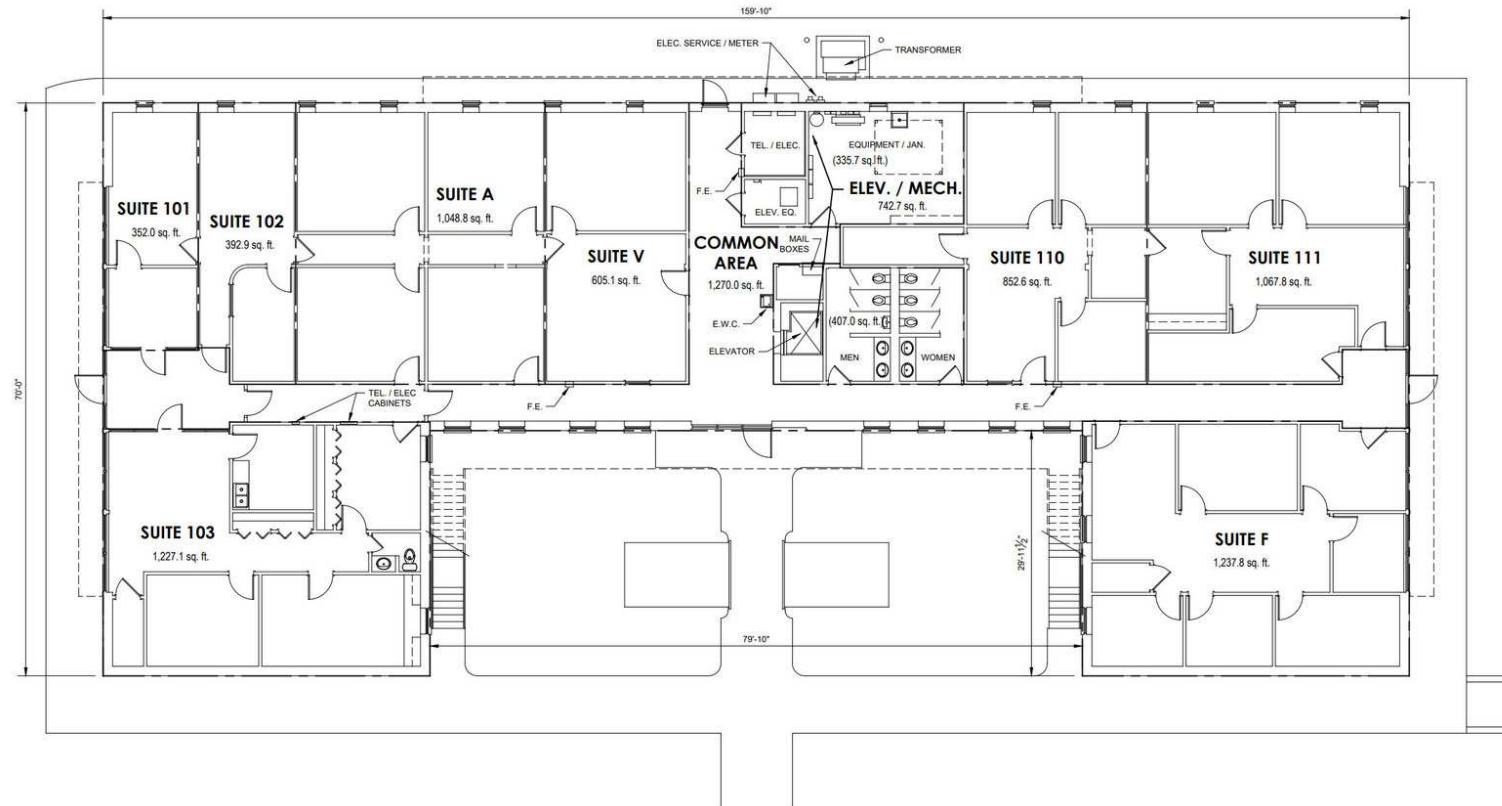
BUILDING TOTALS
 SQUARE FOOT TABULATION
 Current as of date indicated. SCALE: N.T.S. **03**

	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	1,296.7
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

	USF	RSF
COMMON AREA:	1,270.0	
ELEV / MECH:	742.7	
TOTAL:	2,012.7	

TOTAL, 1ST FLR: 8,796.8

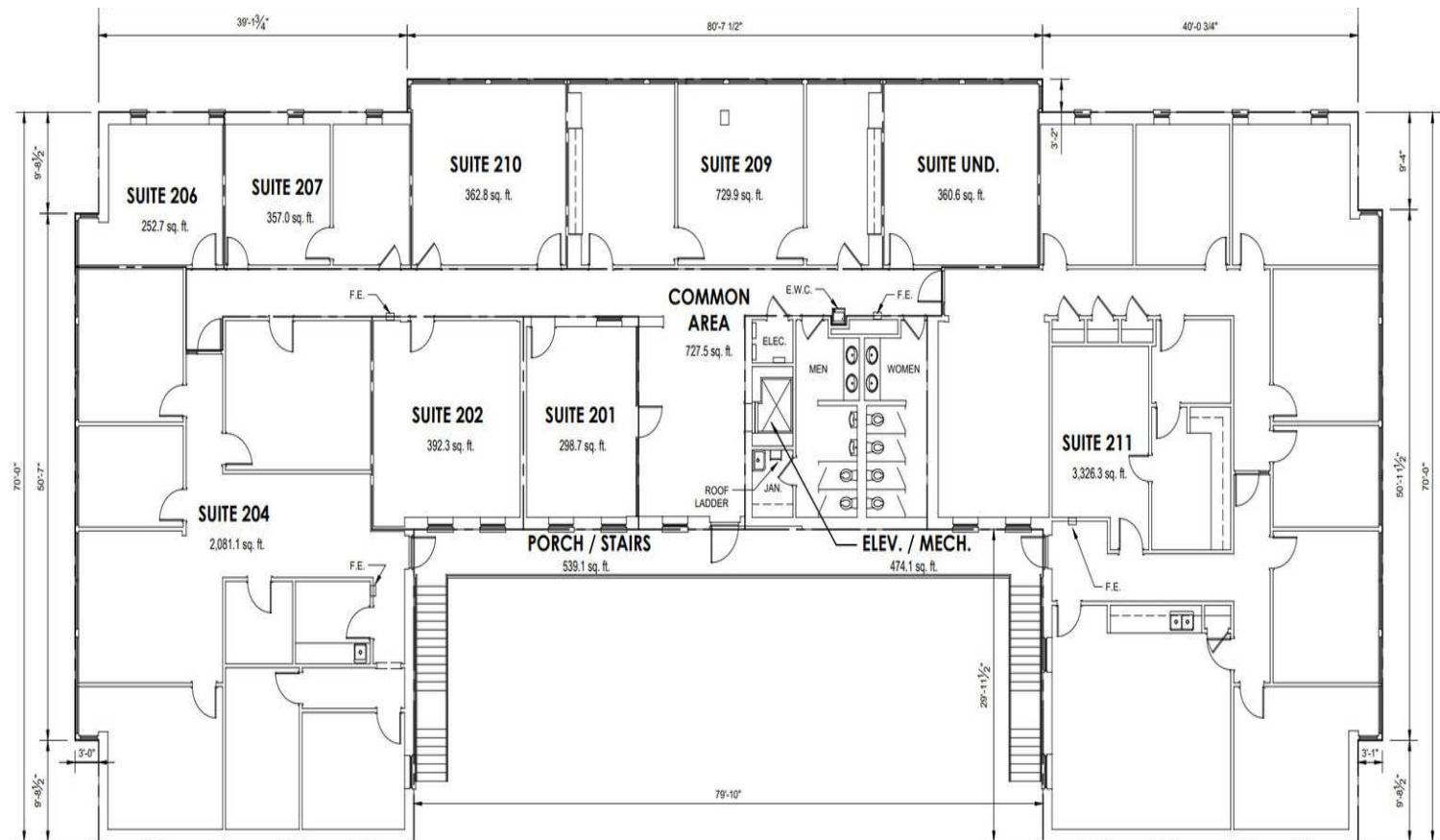
FIRST FLOOR
 SQUARE FOOT TABULATION
 Current as of date indicated. SCALE: N.T.S. **02**



EXISTING SUITE SQUARE FOOT CALCULATIONS - FIRST FLOOR

0' 20' SCALE: 1/8" = 1'-0" **01**

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USF	RSF
SUITE 201:	298.7
SUITE 202:	392.3
SUITE 204:	2,081.1
SUITE 206:	252.7
SUITE 207:	357.0
SUITE 209:	729.9
SUITE 210:	362.8
SUITE 211:	3,326.3
SUITE UND.:	360.6
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



Current as of date indicated.

EXISTING SUITE SQUARE FOOT CALCULATIONS - SECOND FLOOR

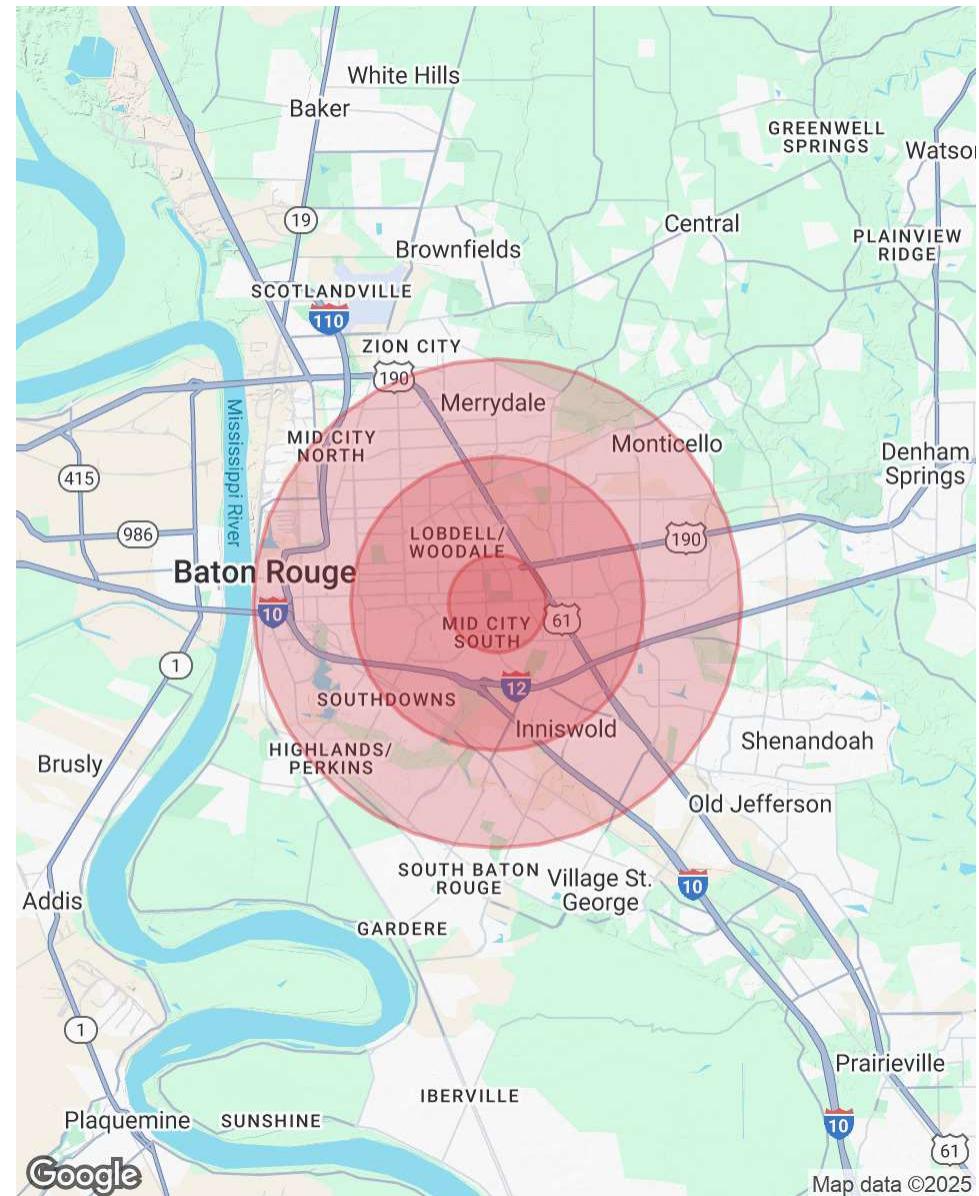


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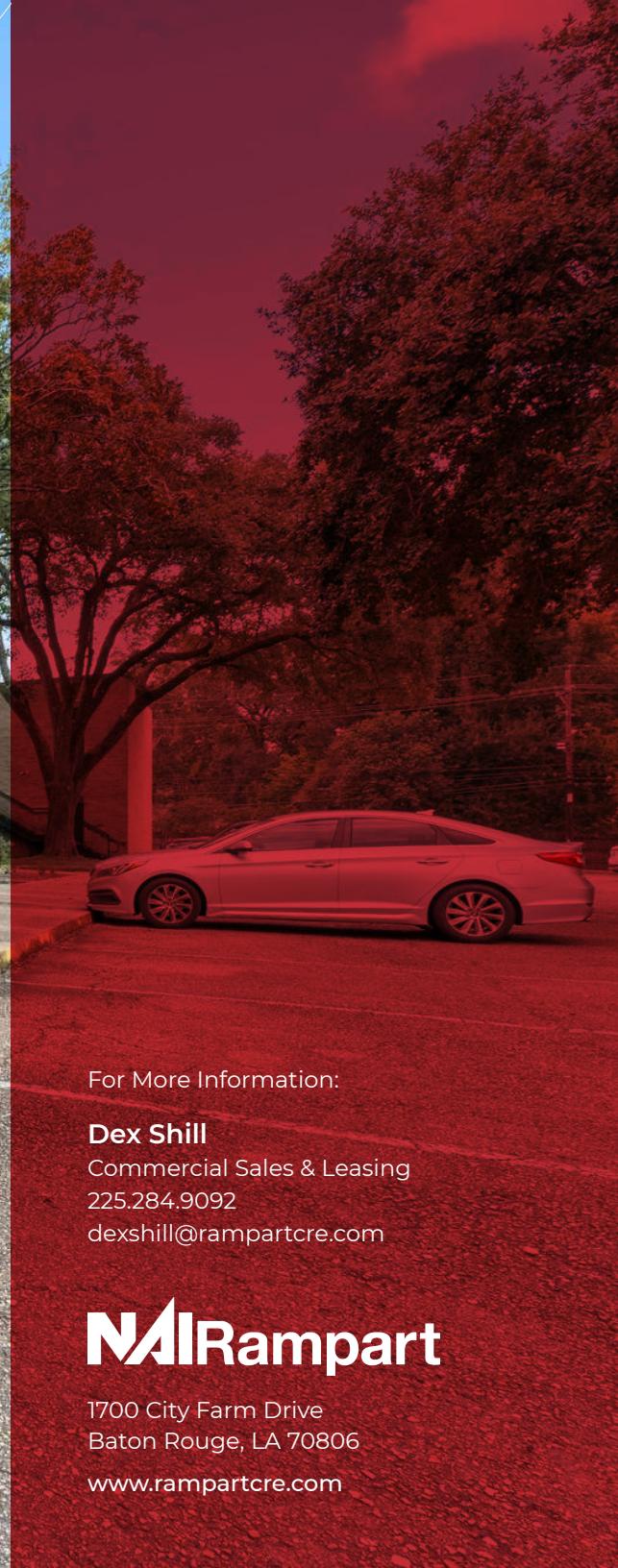
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,780	72,284	224,986
Average Age	40.1	36.3	34.3
Average Age (Male)	36.6	33.1	31.6
Average Age (Female)	43.8	38.8	36.8

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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