

OFFICE BUILDING FOR SALE

Baton Rouge Office Property For Sale

7465 Exchange Pl, Baton Rouge, LA 70806

Presented By:

Dex Shill

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity in the heart of the Baton Rouge MSA. This 7,735 SF office building is strategically zoned M2. Boasting mid-century modern design and versatile amenities, this property presents an ideal space for office and office building investors. With easy access to key transportation routes, this property is well-suited for an owner-occupant or investor.

PROPERTY HIGHLIGHTS

- 7,735 SF office building
- Spacious Offices and Conference Areas
- Well located in Baton Rouge MSA
- Versatile and adaptable space
- Well-designed for office use
- Easy access to key transportation routes
- Full Kitchen

OFFERING SUMMARY

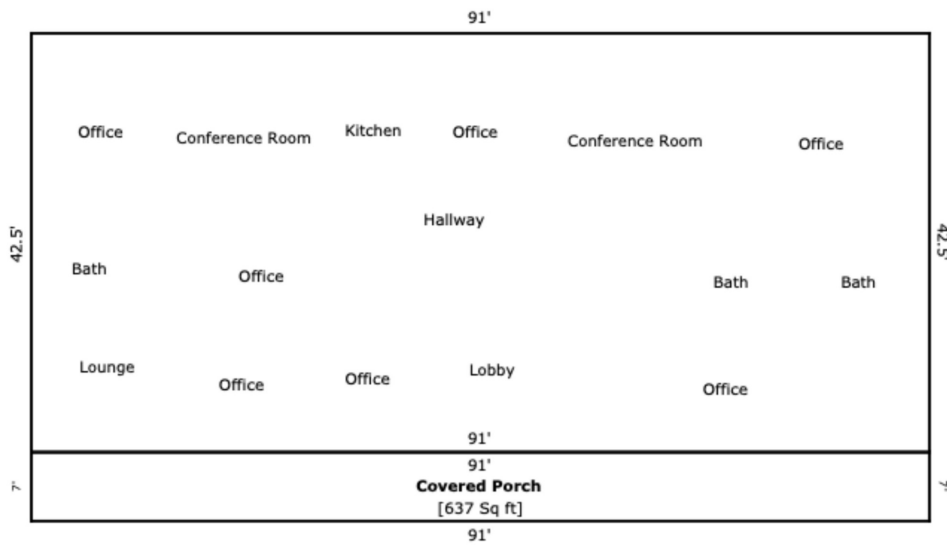
Sale Price:	\$325,000
Lot Size:	0.45 Acres
Building Size:	7,735 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	662	1,490	4,111
Total Population	1,393	3,073	9,123
Average HH Income	\$35,909	\$36,195	\$41,140

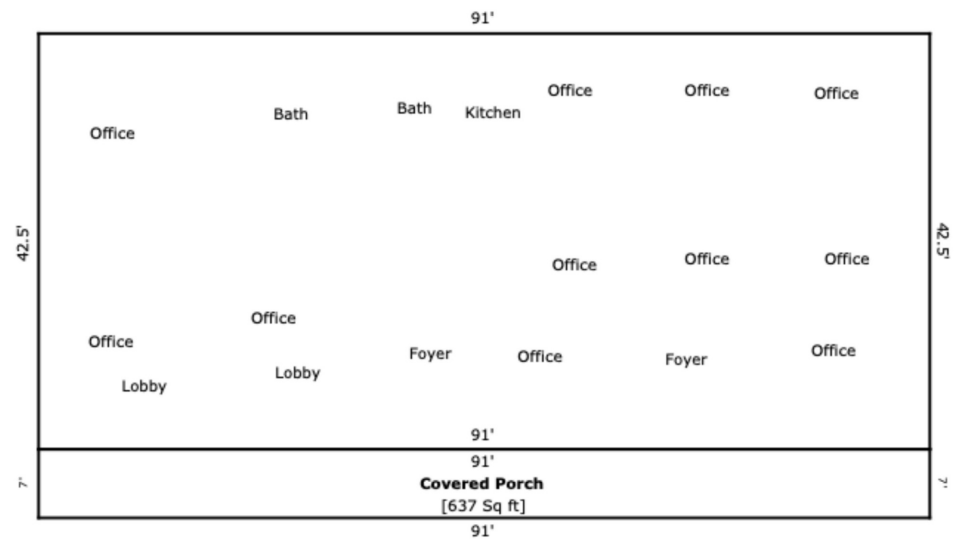
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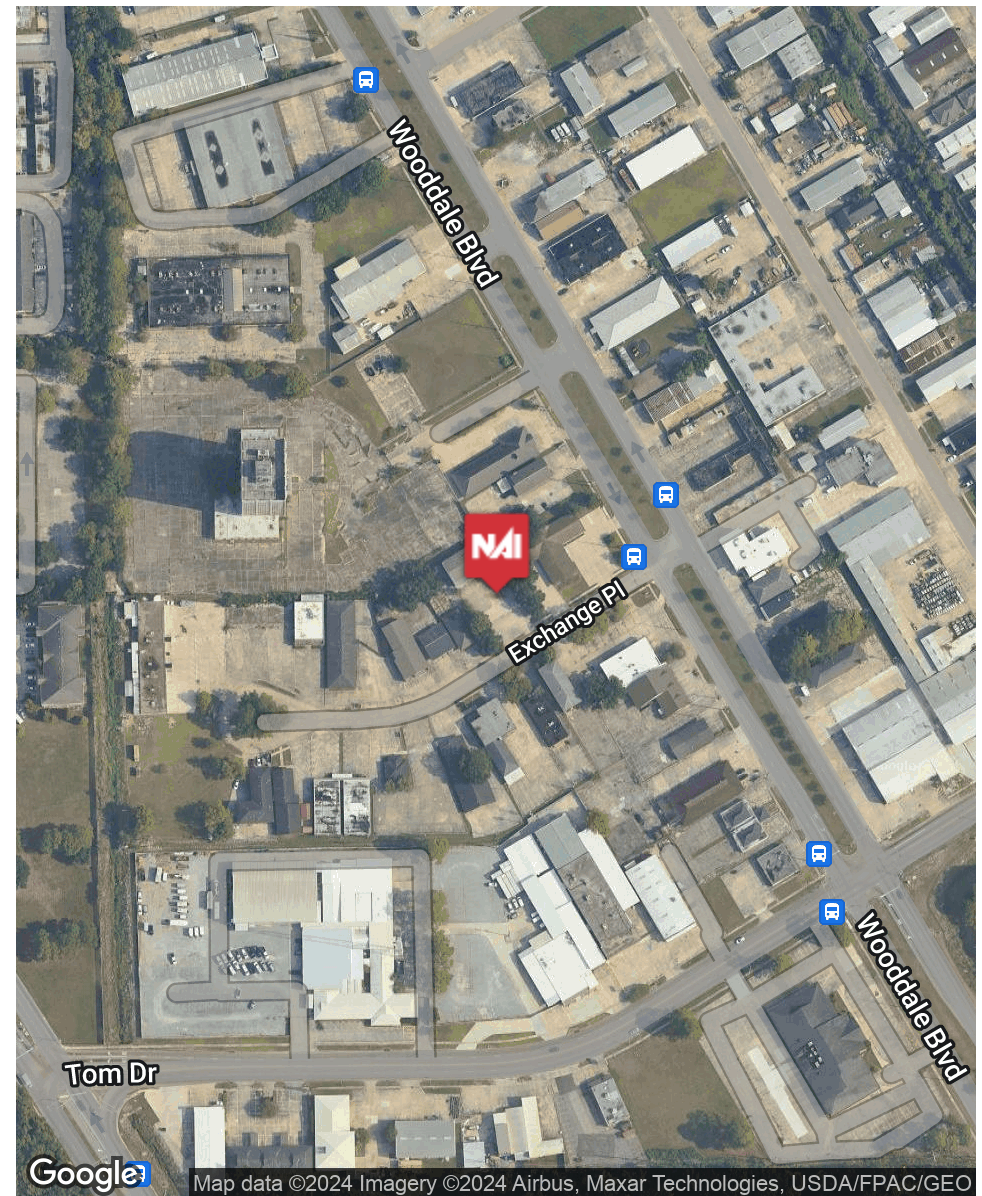
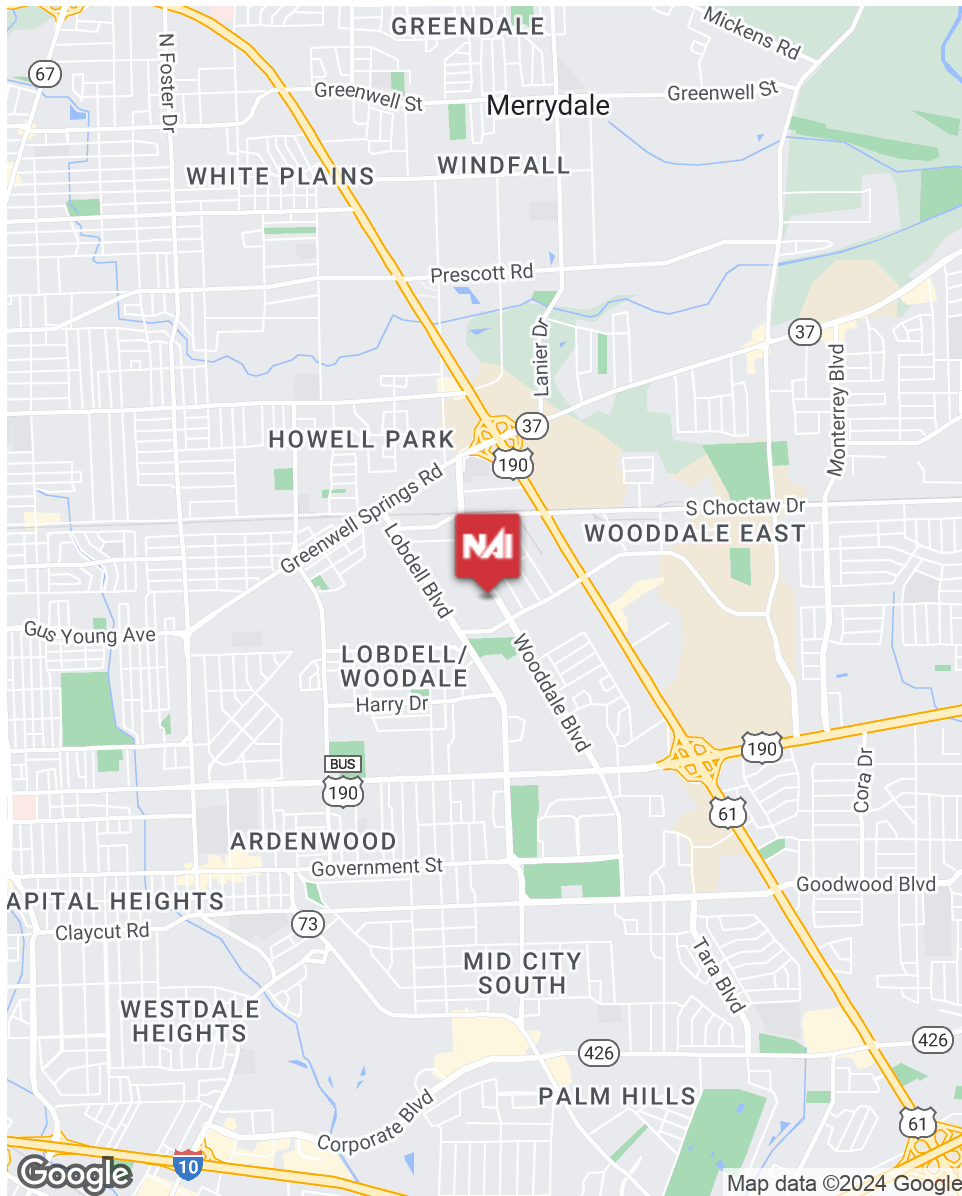


First Floor
[3867.5 Sq ft]



Second Floor
[3867.5 Sq ft]

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For More Information:

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