



OFFICE BUILDING FOR LEASE

# Small Brentwood Office For Lease

3455 Brentwood Drive, Baton Rouge, LA 70809

Presented By:

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### PROPERTY DESCRIPTION

Available June 1st for lease, this ±1,380 SF office suite is recently renovated and located on Brentwood Drive in Baton Rouge. The property sits just off Jefferson Highway near the Baton Rouge Country Club and offers easy access to both I-10 and I-12. Surrounded by established office and professional users, the space provides a convenient, well-maintained setting for businesses looking for a central location with strong accessibility.

### PROPERTY HIGHLIGHTS

- Prime Brentwood Drive location
- Available June 1, 2026
- Recently renovated office suite
- Three private offices
- Reception and conference/break area
- Convenient access to I-10 and I-12

### OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Lease Rate:    | \$18.50/SF     |
| Lease Type:    | Modified Gross |
| Lot Size:      | 0.31 Acres     |
| Building Size: | 1,380 SF       |

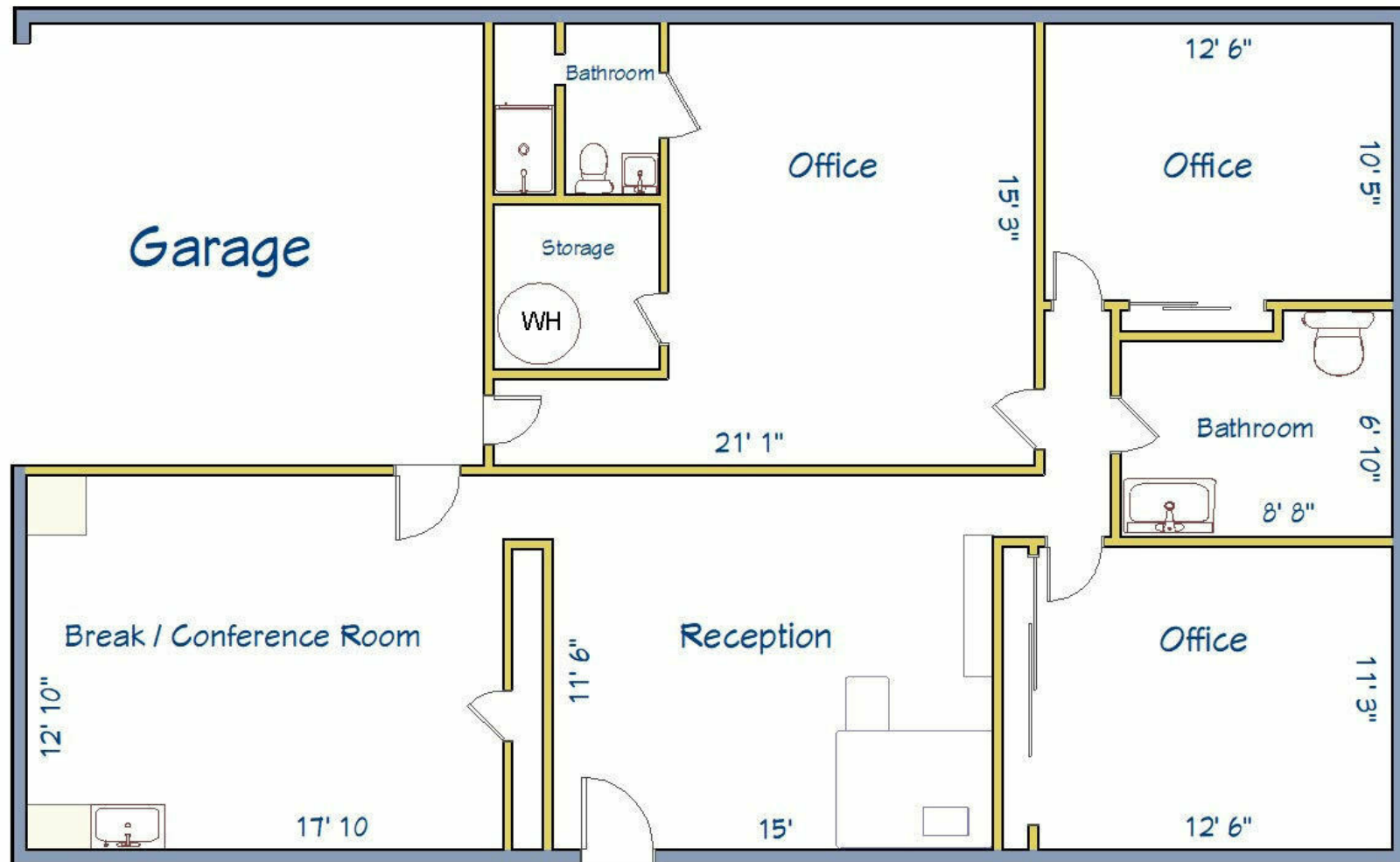
| DEMOGRAPHICS      | 0.5 MILES | 1 MILE    | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,100     | 3,470     | 7,185     |
| Total Population  | 1,874     | 6,801     | 14,439    |
| Average HH Income | \$98,078  | \$117,736 | \$107,699 |

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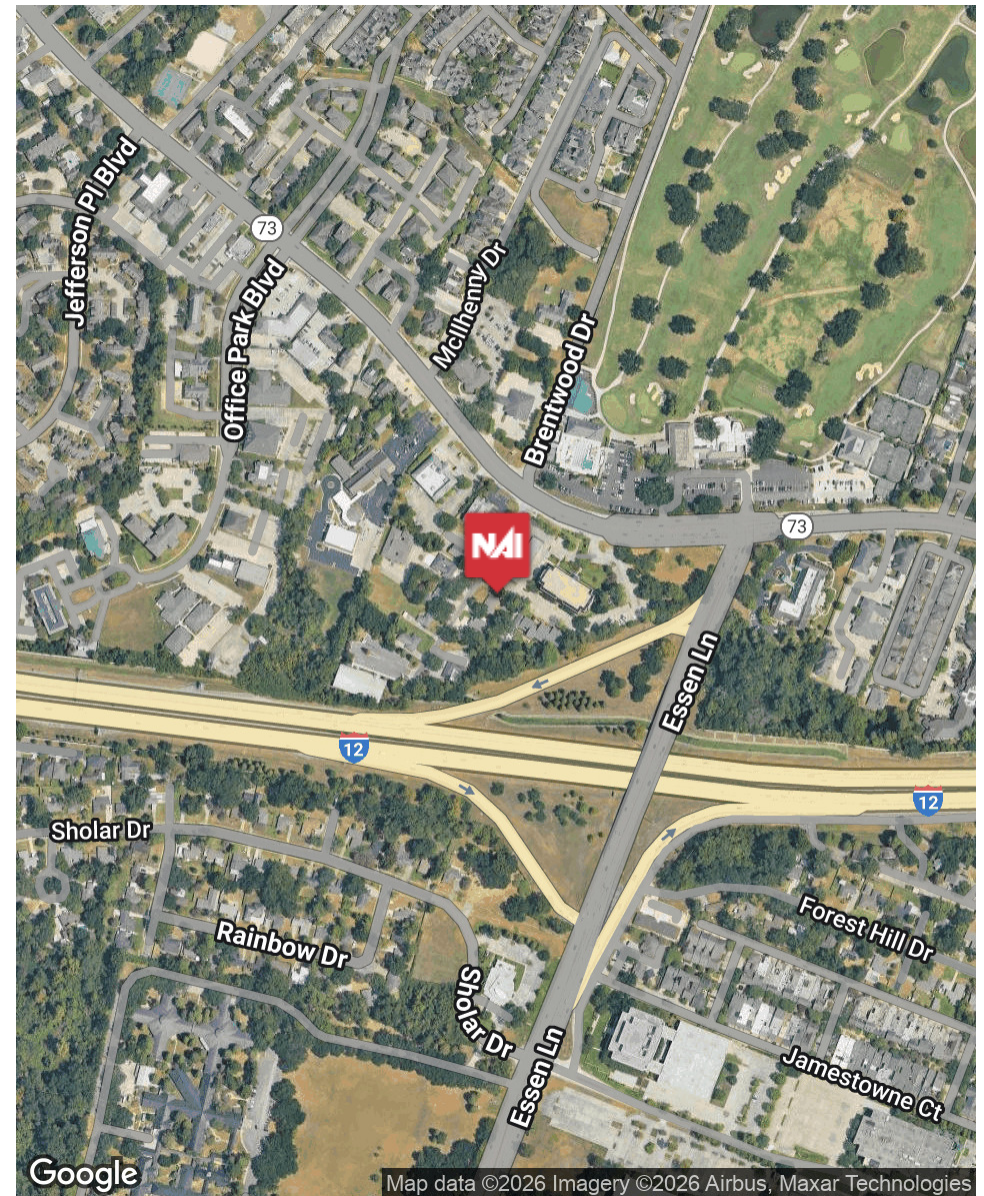
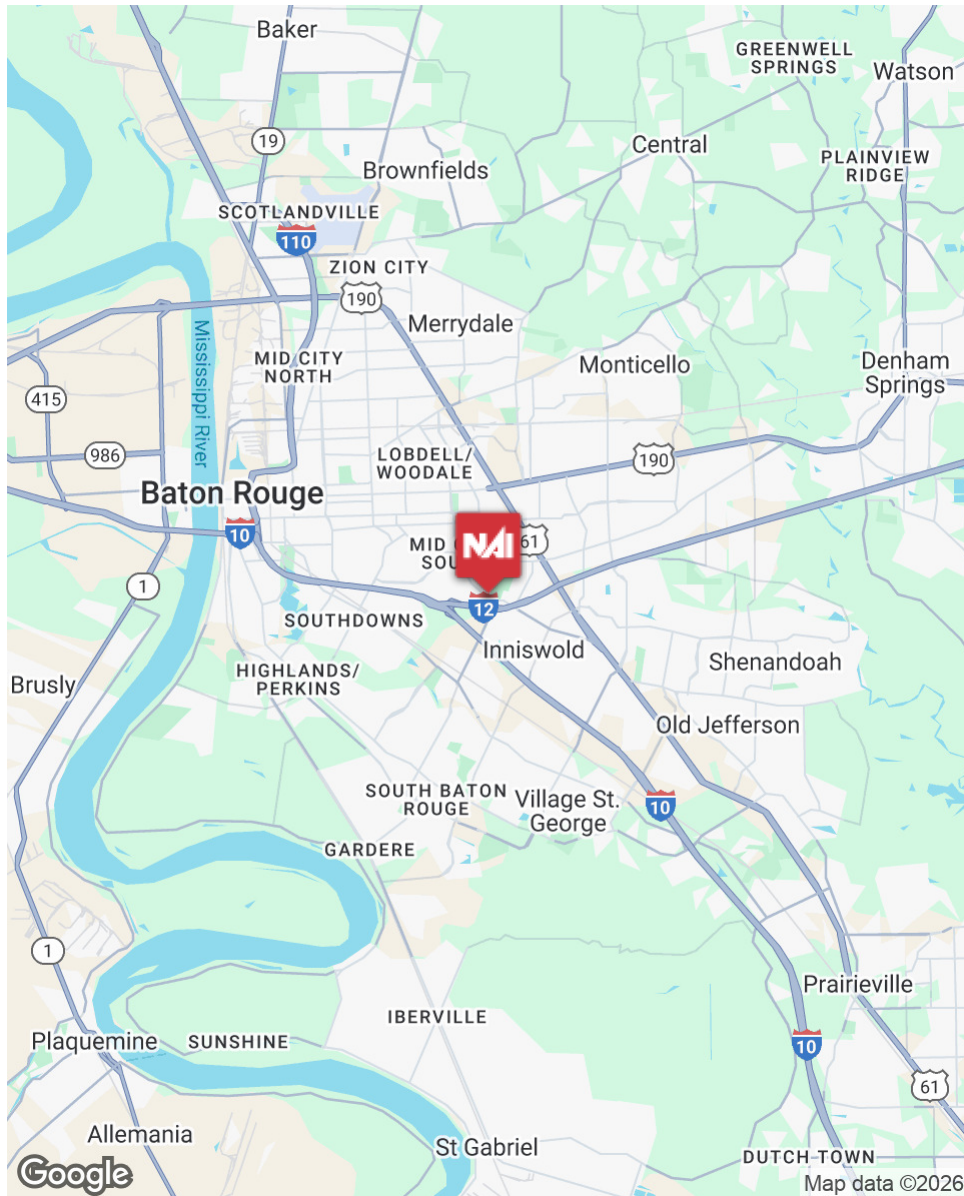


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For More Information:

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