



MULTIPLE OFFICE / WAREHOUSE SUITES IN THE HEART OF ELMWOOD

5612 JENSEN ST HARRAHAN, LA 70123



FOR LEASE

LEASE RATE: \$7.75 SF/YR

±3,600 - ±7,200 SF | 2 SUITES REMAINING

- Office / Warehouse suites in the heart of Elmwood industrial corridor
- ±752 SF Office / ±2,848 SF Warehouse
- Grade level roll up door, 4 dedicated parking spaces
- Gross lease type

CONTACT:

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640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, Suites E and F at 5612 Jensen St are $\pm 3,600$ SF office / warehouse suites.
- The suites comprise ± 752 SF office space and $\pm 2,848$ SF warehouse space.
- Each suite include a grade level roll up door and 4 parking spaces.
- Located in the heart of Elmwood industrial corridor, this property enjoys just ± 4 minute access to the S Clearview Pkwy, ± 5 minute access to the Huey P Long Bridge, 5 minute access to Earhart Expy, and ± 9 minute access to I-10.
- The suites can be leased together or separately.
- Gross lease type, \$25.00 monthly for water per suite.

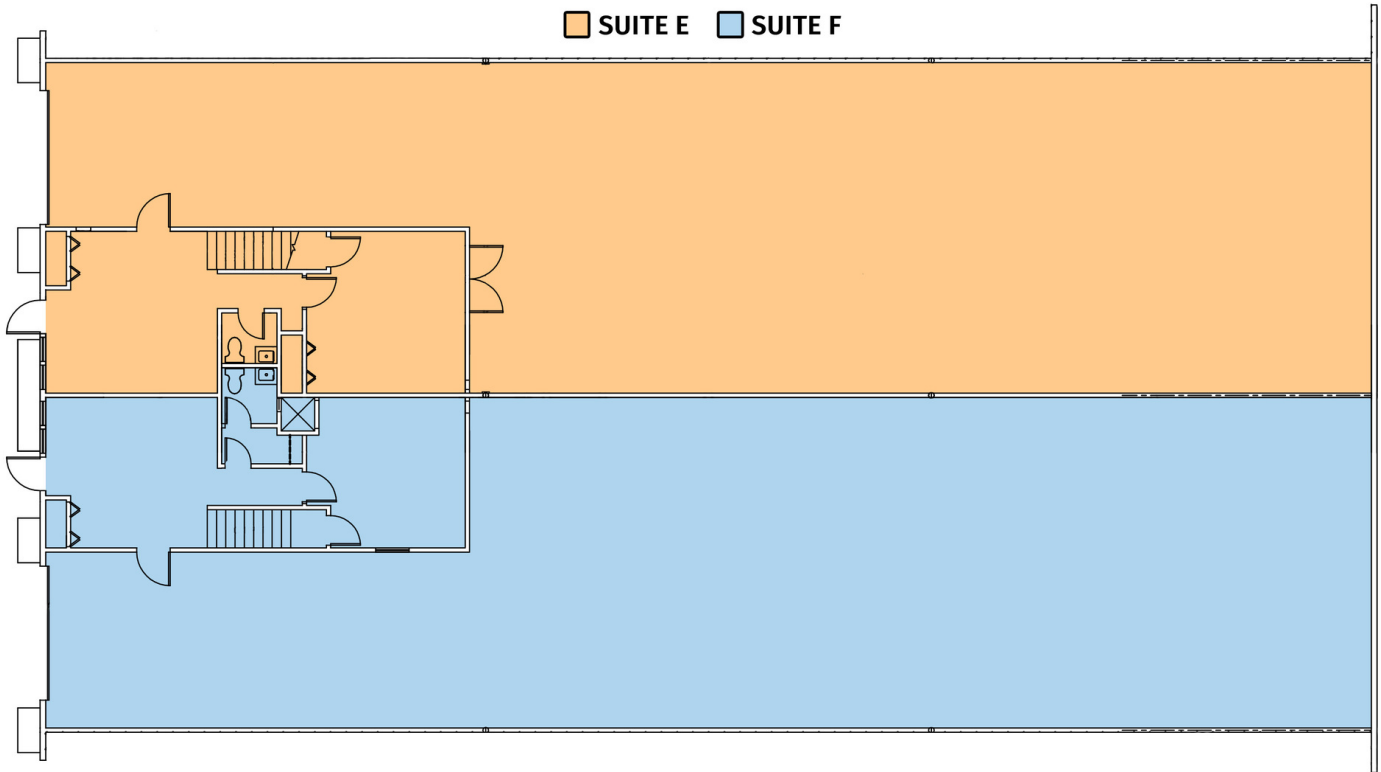
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FLOORPLAN



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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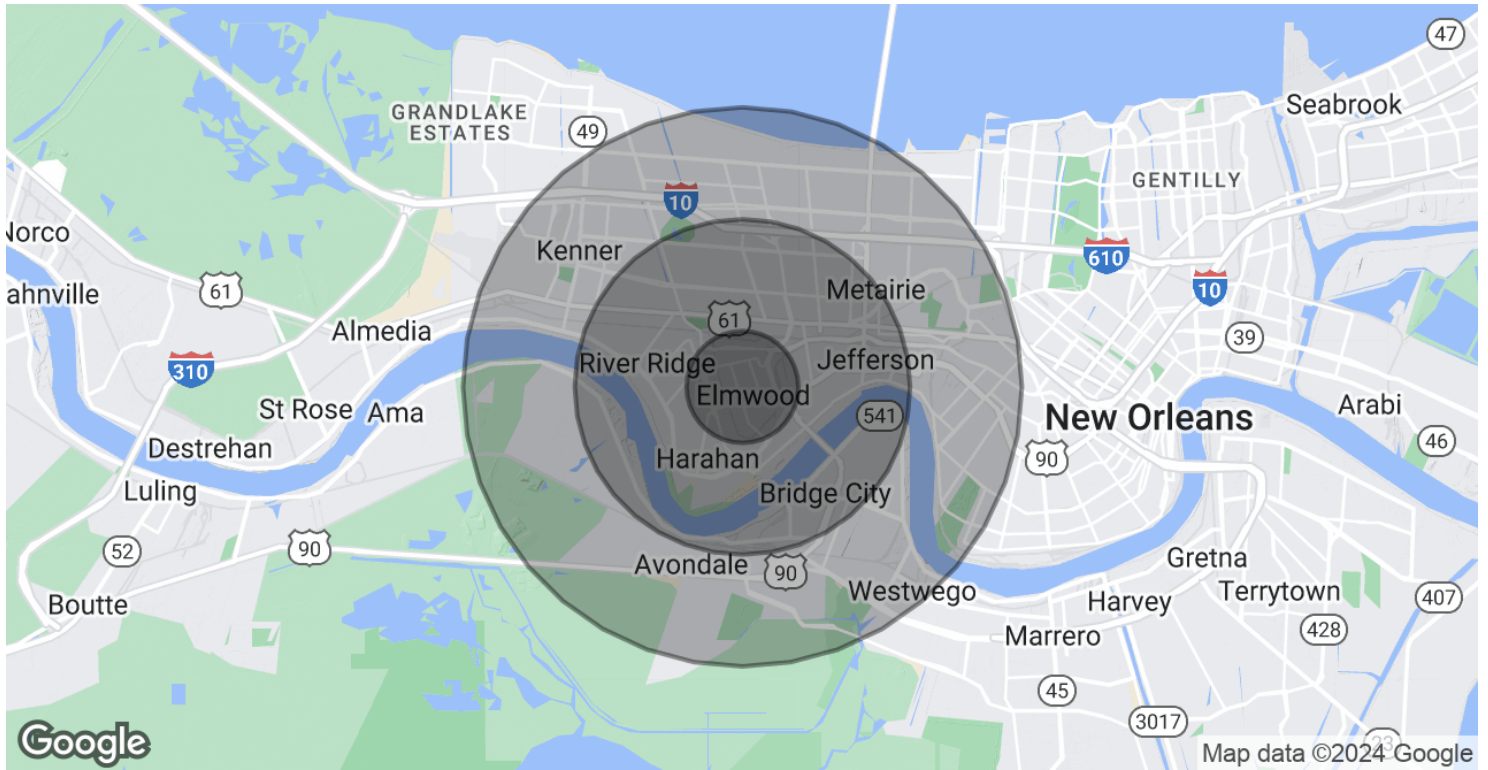
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,256	95,162	251,371
Average Age	36.7	43.4	42.0
Average Age (Male)	35.6	42.2	40.7
Average Age (Female)	42.6	45.0	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,992	44,615	114,246
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$81,532	\$70,527	\$74,684
Average House Value	\$113,636	\$180,559	\$244,025

* Demographic data derived from 2020 ACS - US Census

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