



VISIBLE OFFICE FOR LEASE IN MID-CITY BATON ROUGE

759 S ACADIAN THWY BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$10.00 SF/YR (\$1,333/MO)

±1,600 SF | 1 SUITE AVAILABLE

- This office space is **now available** for lease
- ±1,600 SF Suite – Entire second level office space
- Located ±0.2 miles from Acadian Thwy at Government St, 2 minute access to I-10
- Recently installed deck – tranquil outdoor space

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This ±1,600 second level office space is immediately available for move-in.
- 759 S Acadian Thwy is conveniently located just ±0.2 miles from Acadian Thwy at Government St, which enjoys ±17,950 daily traffic.
- The property also enjoys 2 minutes access to I-10.
- This office space presents an opportunity for signage on highly visible S Acadian Thwy – ±12,913 daily traffic.
- Recently installed deck provides a tranquil and private outdoor space.
- The office condominium includes several parking spaces in a dedicated parking lot.
- The lease rate for this property is \$15/SF/YR base rent (\$2,000 per month) plus \$300 per month for utilities.

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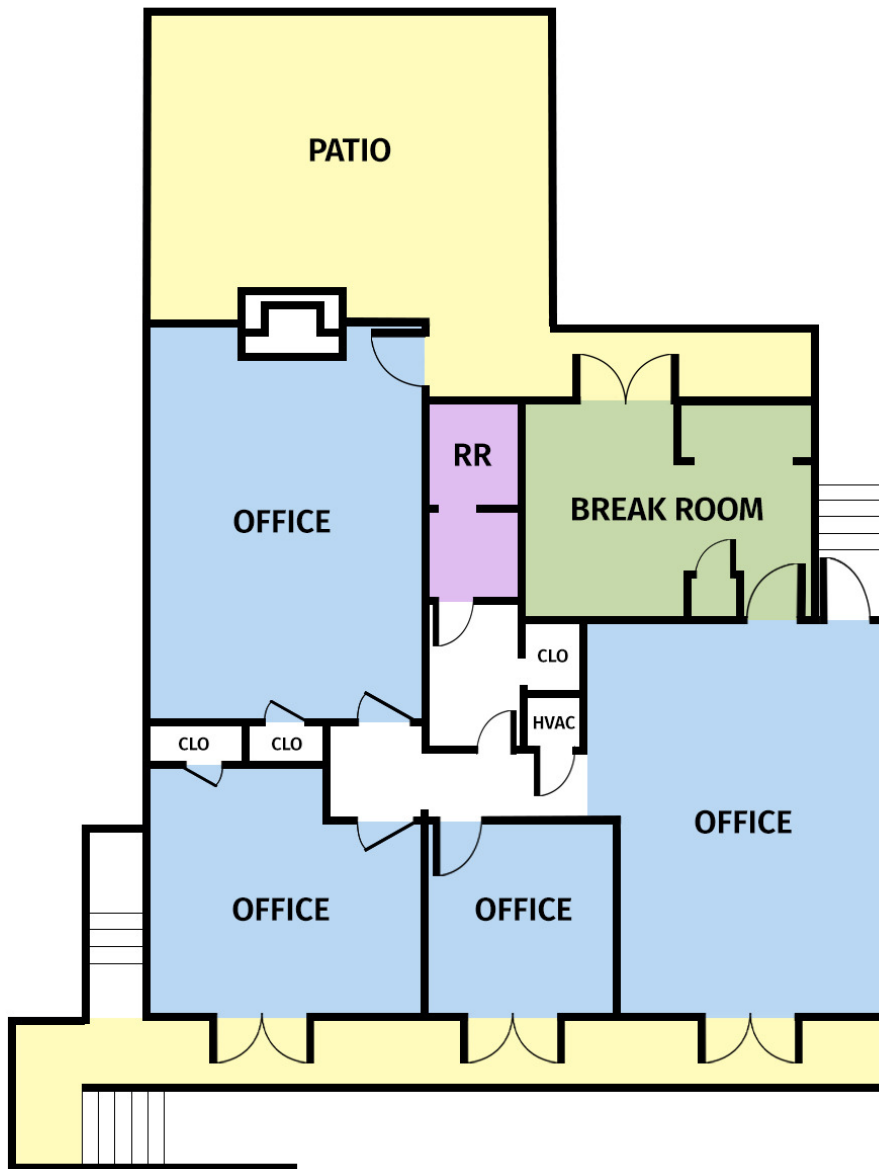
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FLOORPLAN

**759 S ACADIAN THWY
2ND FLOOR SUITE
±1,600 SF**



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INTERIOR PHOTOS



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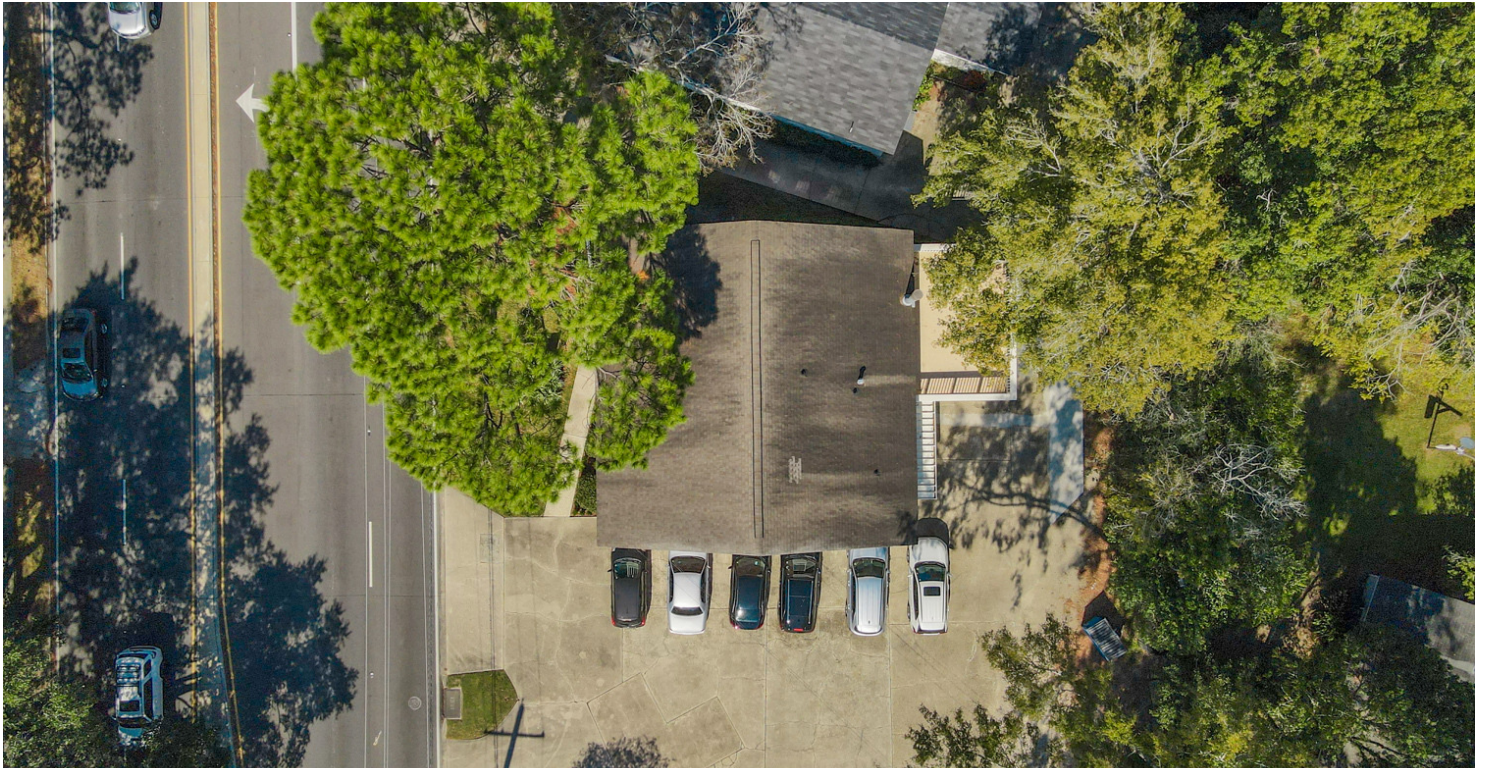
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EXTERIOR PHOTOS



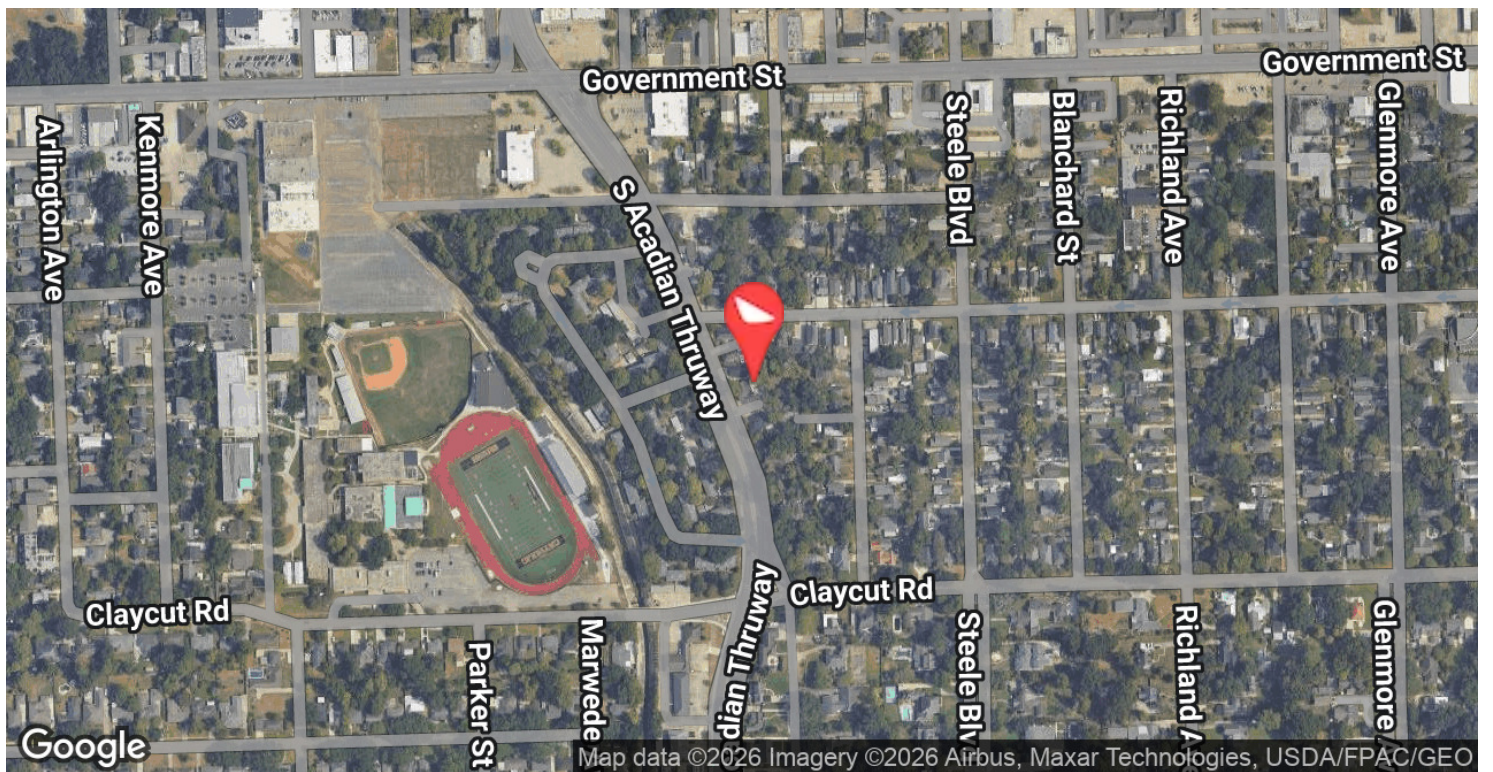
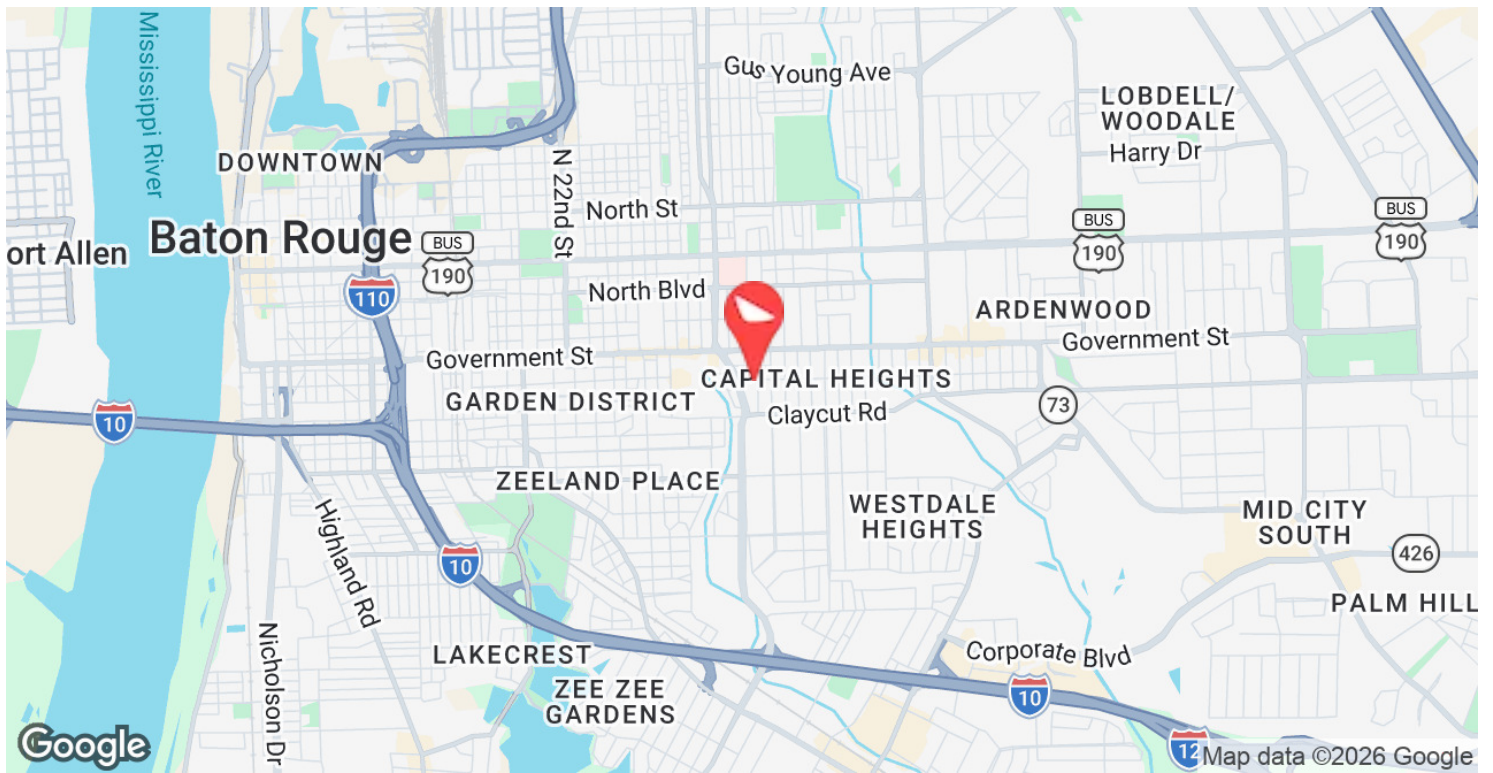
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LOCATION MAP



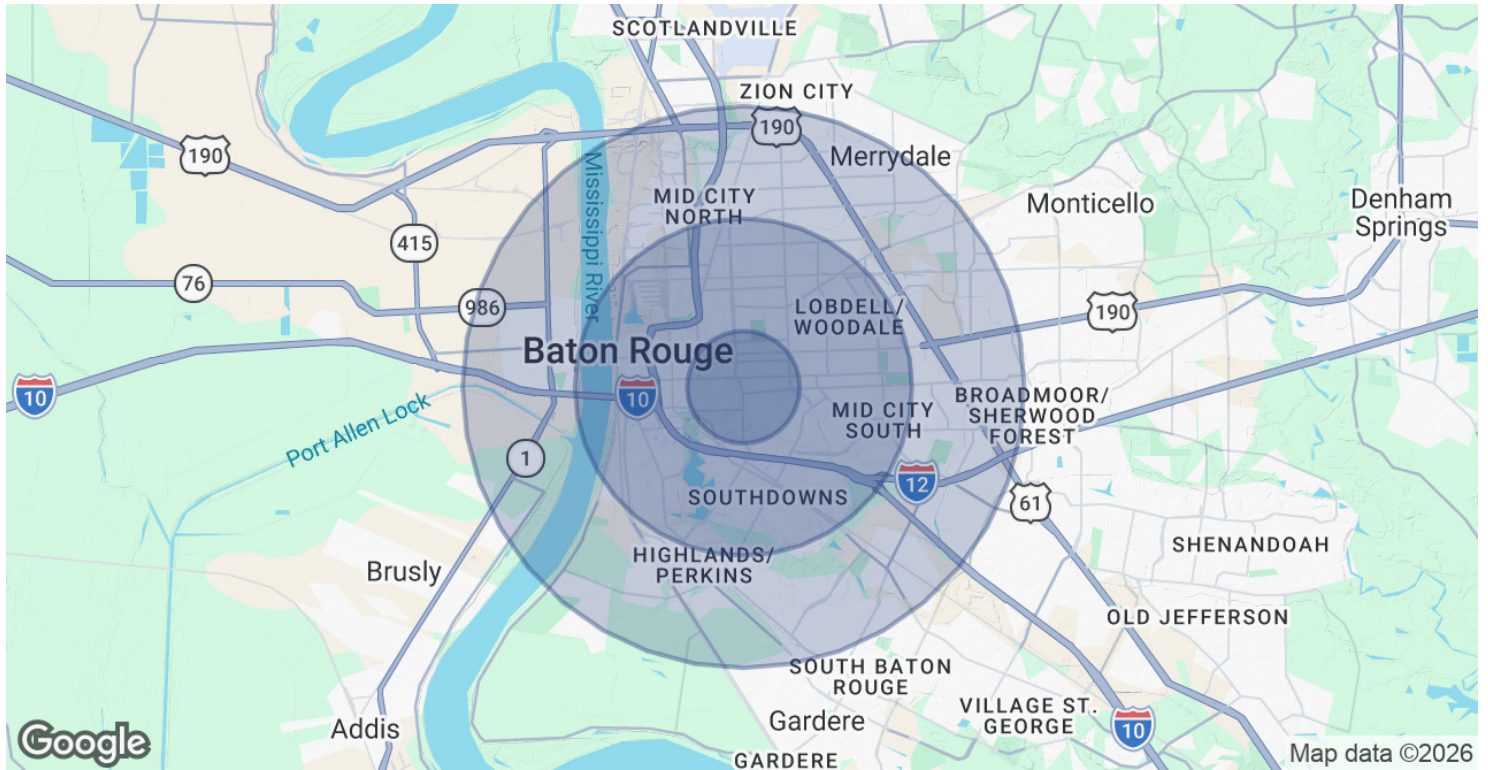
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,043	86,419	175,494
Average Age	43.2	36.0	35.5
Average Age (Male)	44.5	35.0	34.3
Average Age (Female)	41.5	36.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,775	43,998	84,654
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$96,975	\$68,716	\$63,107
Average House Value	\$256,443	\$187,381	\$181,915

* Demographic data derived from 2020 ACS - US Census

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