

FOR LEASE



GOODWOOD BLVD EXECUTIVE OFFICES
FOR LEASE

8676 GOODWOOD BOULEVARD • BATON ROUGE, LA 70806

Highlights

Building SF:	2,950
Suite 101	\$1,000/mo
Suite 102	\$1,170/mo
Suite 103	\$485/mo
Suite 201	\$790/mo
Zoning:	C-1



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Property Description

Now leasing four well-maintained executive office suites in a convenient Mid-City location. Available configurations include:

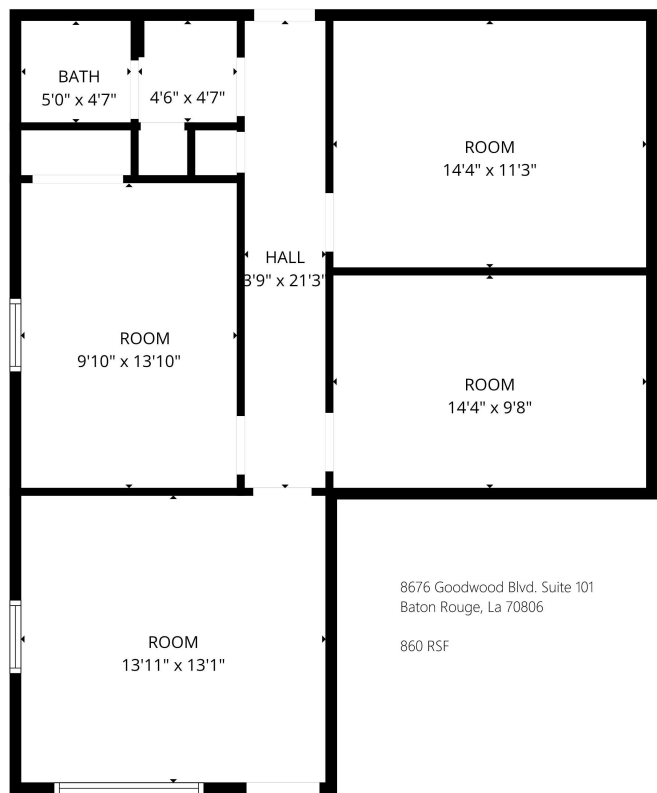
Suite 101: 4 Offices | 860 SF
Suite 102: 3 Offices | 1,000 SF
Suite 103: 2 Offices | 415 SF

Property Overview

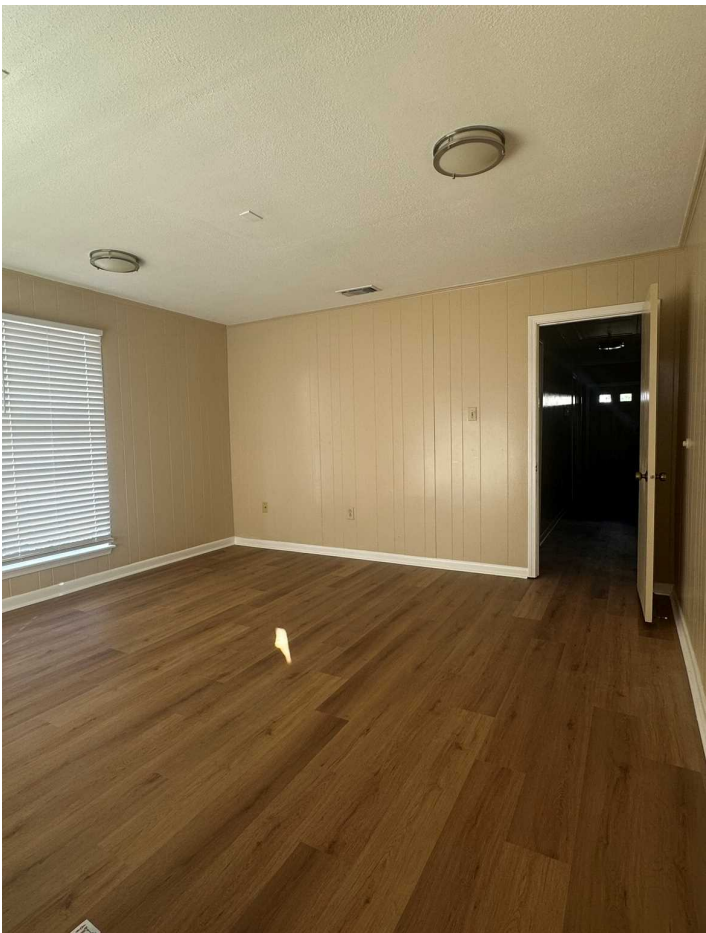
All suites feature Luxury Vinyl Plank flooring throughout and are professionally maintained. Landlord pays all utilities and maintenance, offering tenants predictable occupancy costs. Ideal for professional services, medical, legal, or administrative users seeking a clean, efficient office environment.



SUITE 101



8676 Goodwood Blvd. Suite 101
Baton Rouge, La 70806
860 RSF



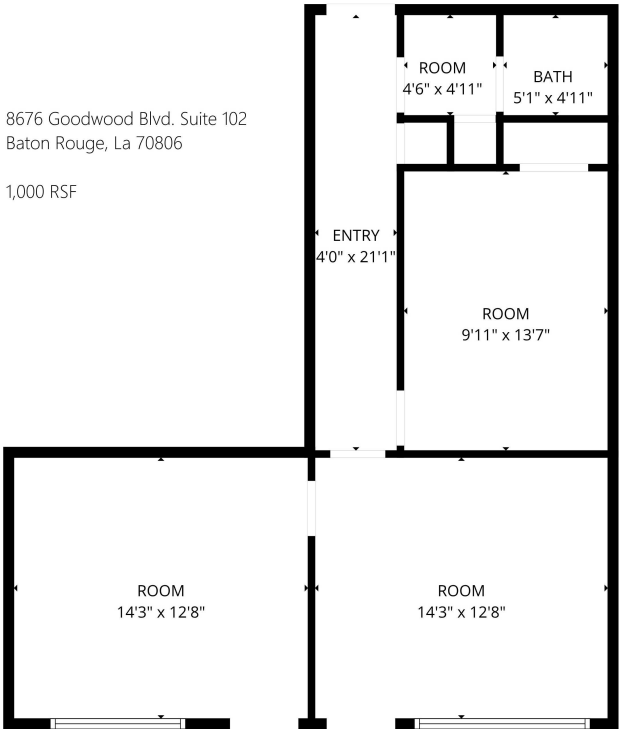
SUITE 101



SUITE 102



8676 Goodwood Blvd. Suite 102
Baton Rouge, La 70806
1,000 RSF

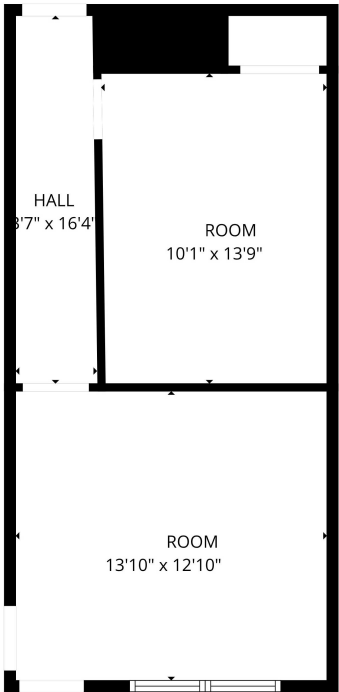


SUITE 103



8676 Goodwood Blvd. Suite 103
Baton Rouge, La 70806

415 RSF

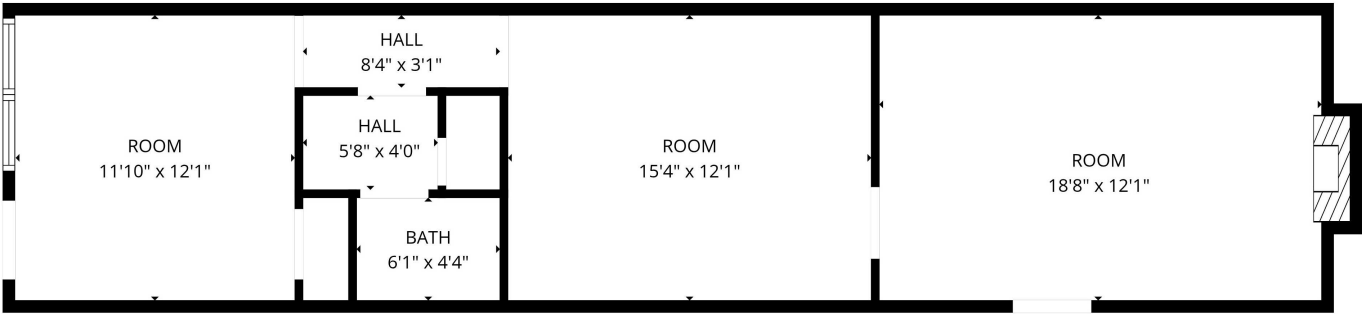


SUITE 201

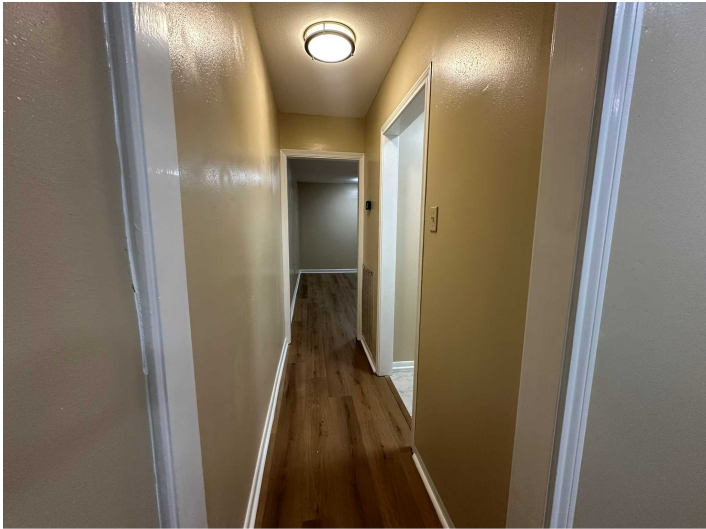


8676 Goodwood Blvd. Suite 201
Baton Rouge, La 70806

675 RSF



SUITE 201





Louisiana Flood Map

8676 Goodwood Blvd
Baton Rouge, LA 70806

Email Print



Visible Layers

Effective FIRM
Imagery

Point Coordinates

Point #	Lat., Long.
1	30.4422, -91.094

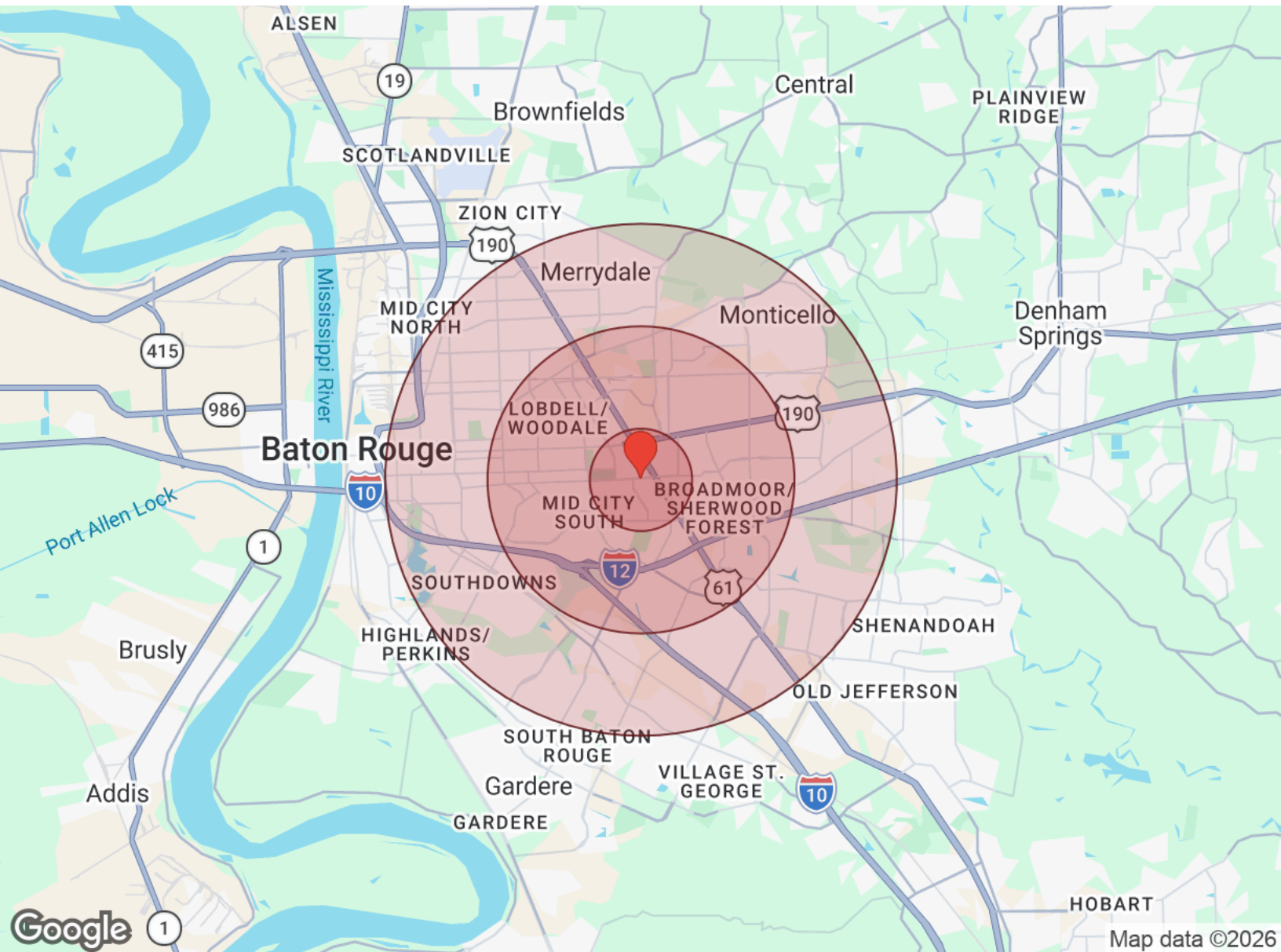
Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0255F 6/19/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	46.6	N/A

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,977	36,817	102,351
Female	3,266	39,588	110,885
Total Population	6,243	76,405	213,236

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,069	30,722	81,008
Black	1,417	35,116	105,658
Am In/AK Nat	5	76	213
Hawaiian	N/A	8	43
Hispanic	368	6,166	14,799
Asian	270	3,163	8,338
Multiracial	110	1,062	2,964
Other	4	99	213

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,030	38,207	105,014
Occupied	2,676	32,918	89,827
Owner Occupied	2,044	15,869	46,396
Renter Occupied	632	17,049	43,431
Vacant	354	5,289	15,188

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,083	14,390	40,009
Ages 15 - 24	707	11,164	32,985
Ages 25 - 54	2,142	29,182	80,356
Ages 55 - 64	782	8,064	22,912
Ages 65+	1,530	13,605	36,974

Income	1 Mile	3 Miles	5 Miles
Median	\$86,917	\$57,316	\$60,303
Under \$15k	173	4,261	12,039
\$15k - \$25k	218	3,132	7,647
\$25k - \$35k	167	3,109	7,139
\$35k - \$50k	293	4,055	10,516
\$50k - \$75k	399	5,436	15,155
\$75k - \$100k	182	3,623	9,489
\$100k - \$150k	439	4,148	12,725
\$150k - \$200k	285	1,892	5,413
Over \$200k	519	3,260	9,703