

FOR SALE OR LEASE



16851 JEFFERSON HWY, SUITE 4A, BATON ROUGE, LA 70817

SUMMARY

Building SF:	1,802
Lot Size:	0.01 Acres
Parking:	8 Spaces
Sales Price:	\$369,000
Lease Price:	\$22.50 SF/Yr
Year Built:	2007



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Property Description

Located at the prestigious intersection of Jefferson Hwy and Highland Rd, Suite 4A is a +/-1,802SF Class A end-unit offering a rare turnkey opportunity in a quiet, professionally maintained office park. This suite is ideal for professional services—including law, accounting, insurance, and counseling—seeking an upscale, move-in-ready environment with zero deferred maintenance.

The property boasts excellent connectivity to Airline Hwy and I-10, providing easy access for clients and employees alike. The park offers ample surface parking and is minutes away from the area's premier shopping and dining amenities.

For buyers seeking a strategic expansion or a high-yield investment, the nearby Suite 4C is also available for purchase. Suite 4C is currently occupied, providing immediate rental income and making this a unique opportunity to own both an operational headquarters and an income-producing asset within the same development.

Property Highlights

- 7 Private Offices, Lobby, Reception Area, Kitchenette, and dedicated IT/Storage Closet
- Recent Upgrades with New Paint & New Carpet Throughout
- Two private entrances & Two ADA-Compliant Restrooms
- New Roof Installation set for April



Exterior Photos



Interior Photos

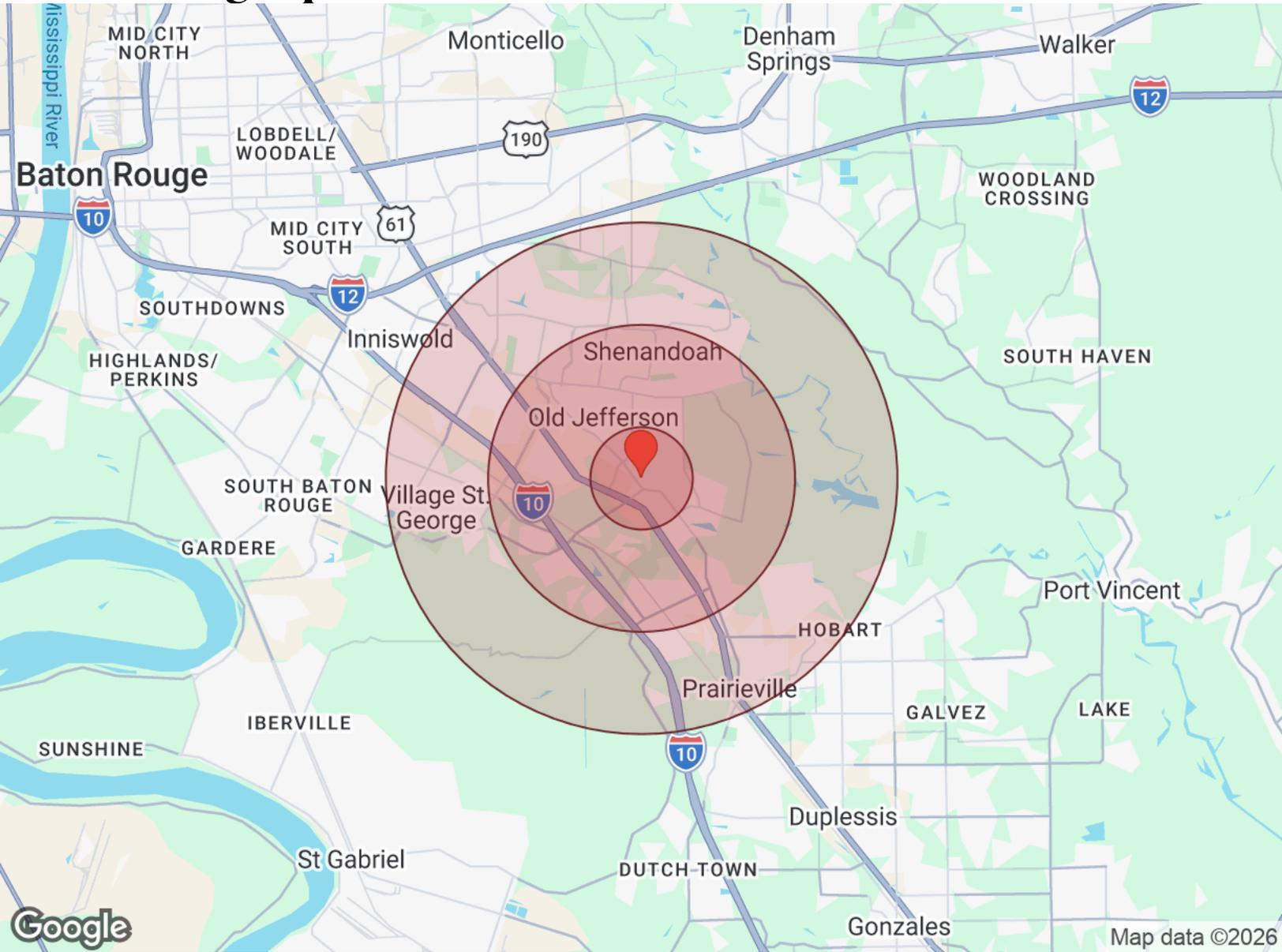


Floor Plans



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,619	19,956	49,920
Female	2,779	21,076	53,450
Total Population	5,398	41,032	103,370

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,151	25,038	59,572
Black	1,562	10,160	27,931
Am In/AK Nat	7	37	72
Hawaiian	1	4	10
Hispanic	350	2,963	8,549
Asian	234	2,089	5,437
Multiracial	89	722	1,737
Other	3	21	62

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,570	18,082	47,000
Occupied	2,278	16,054	41,547
Owner Occupied	1,585	12,267	28,244
Renter Occupied	693	3,787	13,303
Vacant	292	2,027	5,453

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	983	7,992	20,097
Ages 15 - 24	738	5,423	14,189
Ages 25 - 54	2,119	15,175	38,678
Ages 55 - 64	623	4,962	11,739
Ages 65+	937	7,480	18,668

Income	1 Mile	3 Miles	5 Miles
Median	\$113,750	\$109,322	\$98,469
Under \$15k	120	880	2,613
\$15k - \$25k	33	481	1,304
\$25k - \$35k	85	718	2,372
\$35k - \$50k	167	1,335	3,808
\$50k - \$75k	385	2,017	5,594
\$75k - \$100k	248	1,957	5,415
\$100k - \$150k	287	3,110	7,793
\$150k - \$200k	222	1,742	4,930
Over \$200k	731	3,814	7,719