



PROFESSIONAL OFFICE SUITE FOR LEASE ON GOODWOOD BLVD

8211 GOODWOOD BLVD BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$16.91 SF/YR (\$1,385/MO)

±983 SF | SUITE C1

- Reception area, 3 large offices, storage closet, shared restrooms, kitchenette
- Janitorial services three times a week
- Situated on the high-traffic corner of Goodwood Blvd and E Airport Ave
- Modified Gross lease type

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

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

- Now available for lease is Suite C1 at 8211 Goodwood Blvd, a ±983 SF office suite available May 11, 2026.
- This well-maintained and professional space features a reception area, 3 large offices, a storage closet, shared restrooms, and a kitchenette.
- Tenants will have access to janitorial services three times a week.
- The suite features abundant natural light with windows overlooking landscaped greenery.
- Situated on the high-traffic corner of Goodwood Blvd and E Airport Ave, the location offers excellent visibility and access to Airline Hwy.
- Modified Gross lease type. Water and trash services are included, with tenants responsible for electricity and WiFi.

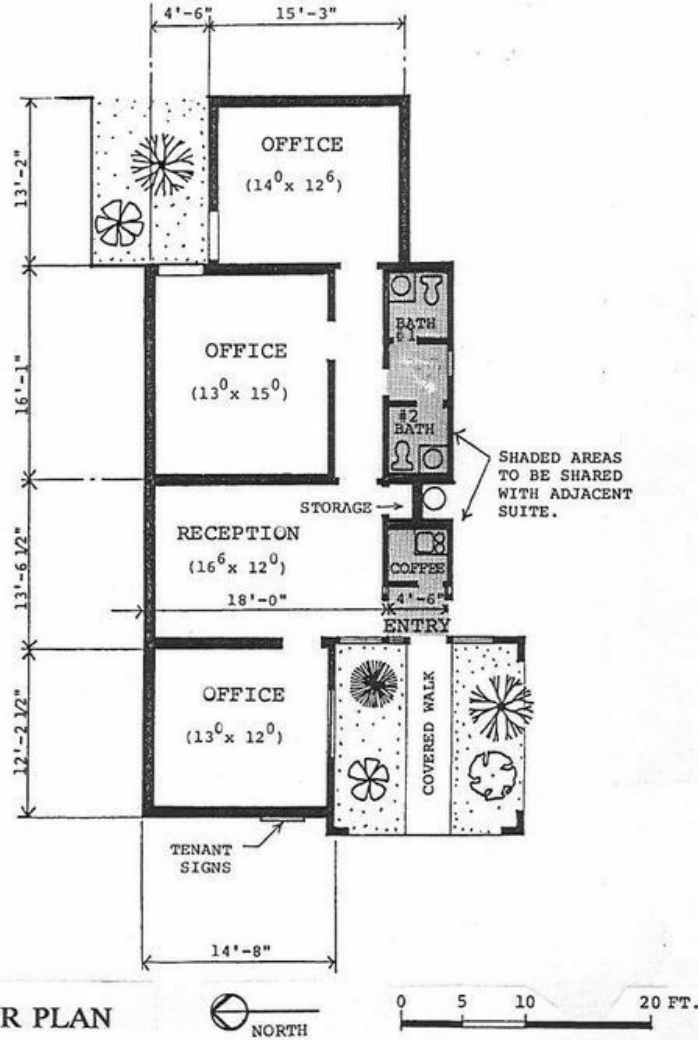
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FLOOR PLAN



SUITE _____

983 SQUARE FEET @ \$ _____ PER SQUARE FOOT PER YEAR

\$ _____ PER YEAR, \$ _____ PER MONTH.



8211 GOODWOOD BOULEVARD
BATON ROUGE, LOUISIANA

EXHIBIT 2
ONE PAGE

INTERIOR PHOTOS



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AERIAL PHOTOS



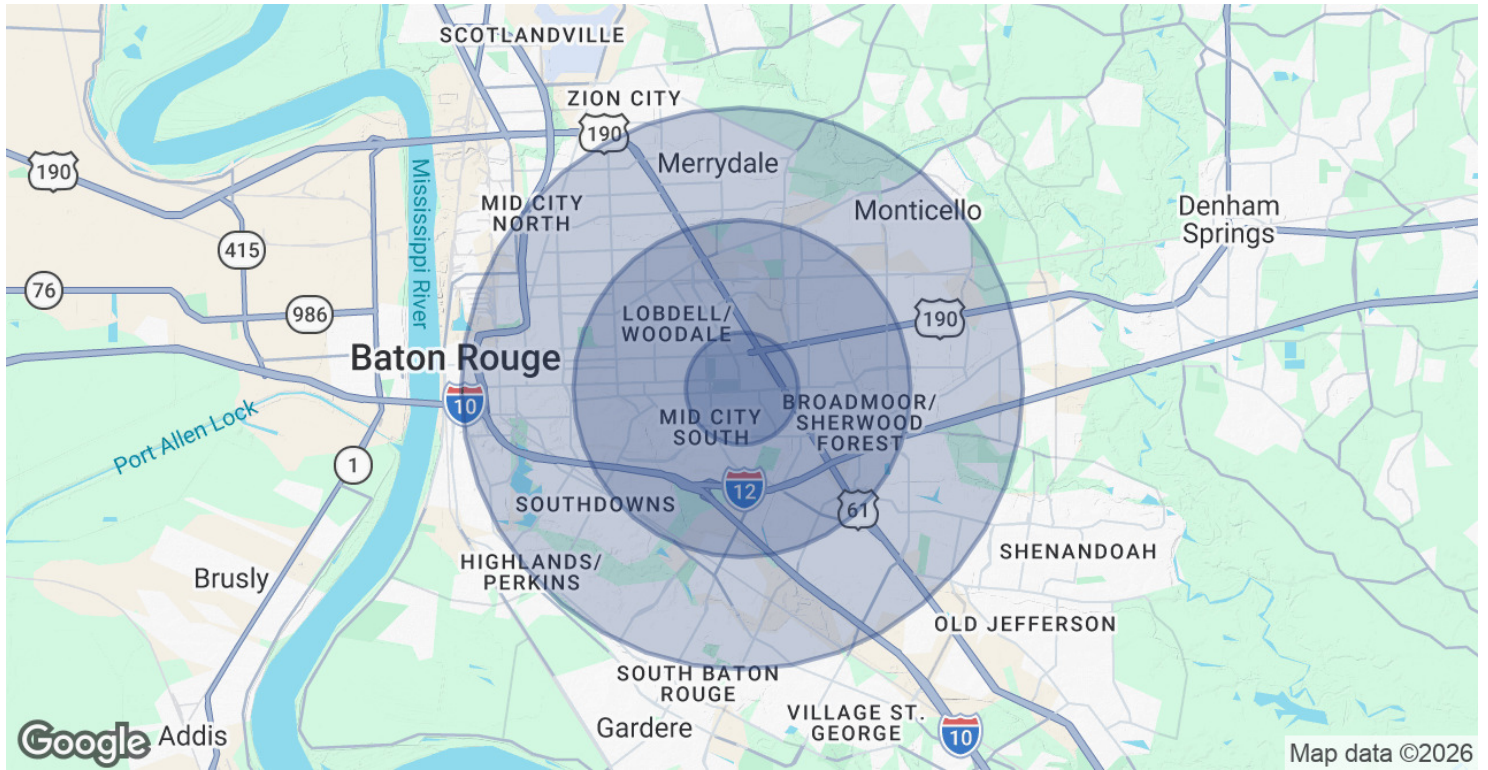
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,811	72,463	218,412
Average Age	44	40	39
Average Age (Male)	42	39	38
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,038	32,051	91,589
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$101,004	\$81,217	\$78,959
Average House Value	\$410,948	\$304,183	\$281,441

2020 American Community Survey (ACS)

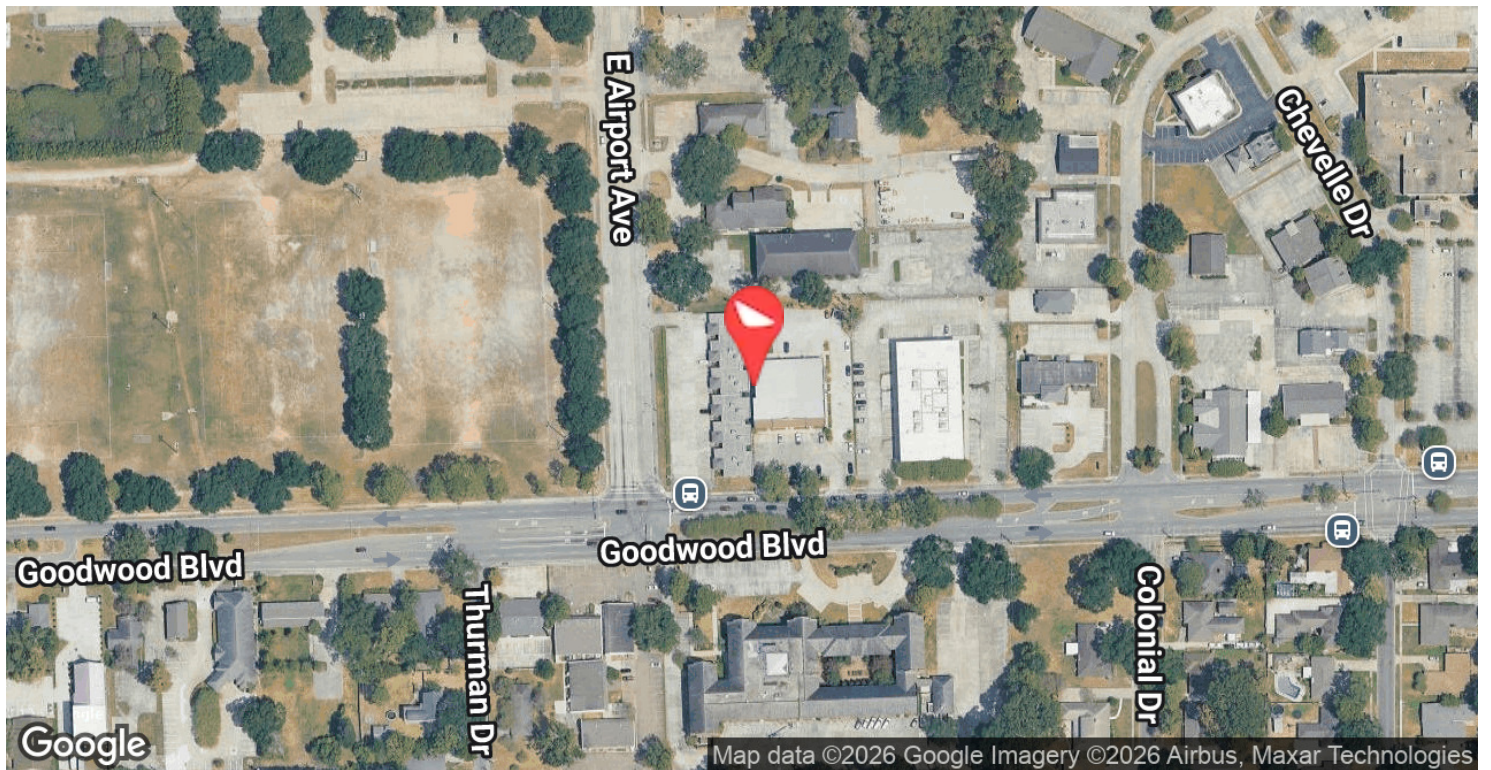
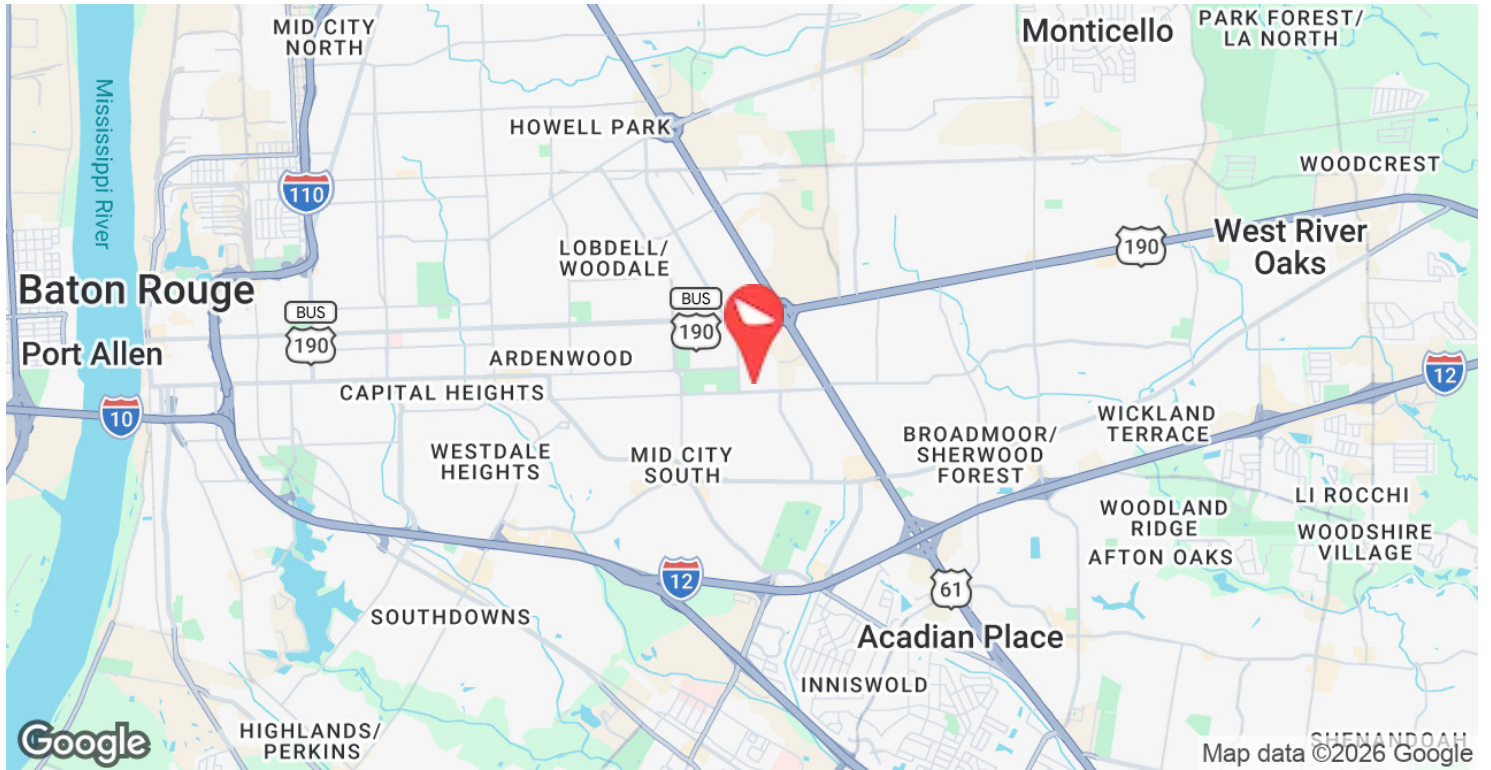
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LOCATION MAP



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