



FOR SALE OR LEASE

13348 COURSEY BLVD.
BATON ROUGE, LA 70816



PROPERTY OVERVIEW

- Fronts Coursey with additional access on Millwood Drive.
- Four individually metered Suites. Opportunity for owner occupant with partial rental income if desired.
- Over \$100,000.00 in interior upgrades to countertops, painting, flooring and hardware.
- Monument Signage on Coursey.
- 10 foot ceilings. Lots of natural light.
- New roof April 2022.

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

OFFERING SUMMARY

Building Size: 9,560+/- SF

Zoning: HC-1

Sale Price: \$1,577,400.00 (\$165.00/sf)

Lease Rate: \$13,424.00 (\$16.85/sf)

Parking: 40 Space Paved Lot

Not a part of a condominium regime

Lot 4-B-1, Coursey Commercial Park

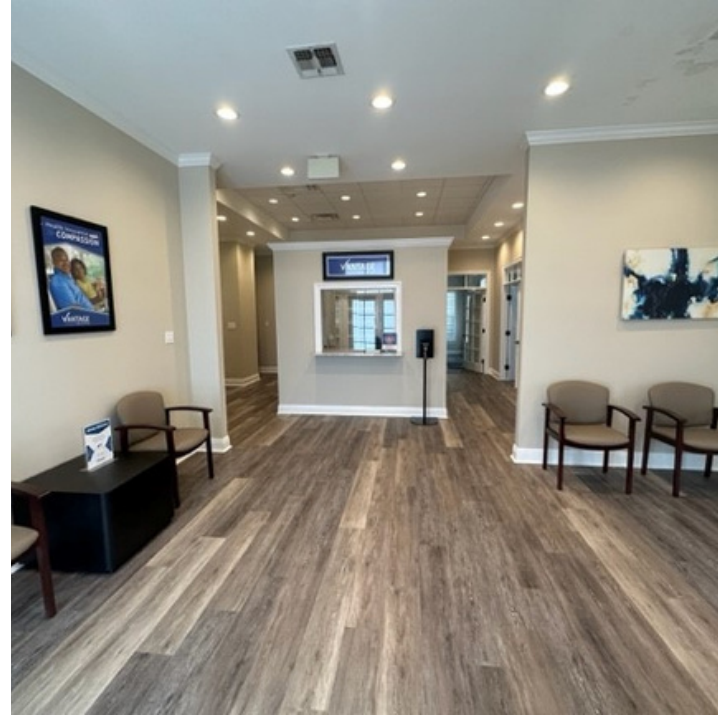
SCOT GUIDRY, CCIM
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(225) 405-9400





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Includes:

- Over \$100,000.00 in Interior Improvements
- Roof replaced April 2022
- 10-Foot Ceilings with New Flooring & Hardware
- Windows throughout providing ample natural light
- Total Private Offices = 20
- Training Room
- Bullpen
- 2 Large Conference Rooms
- 4 Suites Individually Metered (see floorplan)
- Network I.T. Closet with Independent AC system
- Private Side Porch
- 40 Parking Spaces
- Monument Sign on Coursey

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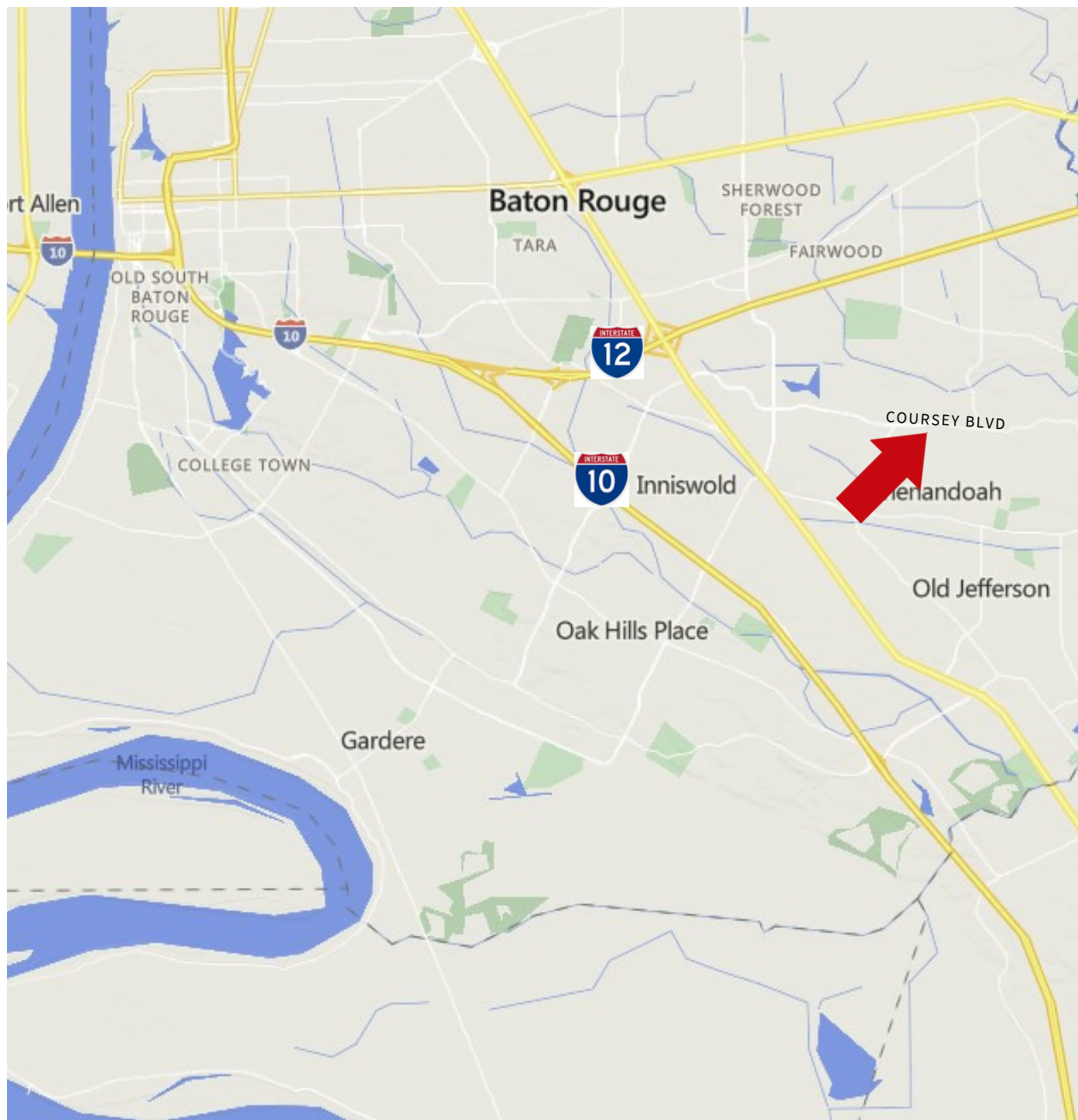
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