

For Lease

Property Description

Well maintained office building located in Central, LA. The property is minutes from Baton Rouge, Denham Springs, Greenwell Springs and is located on Magnolia Bridge Road. Currently occupied by construction company.

The office suite includes four (4) offices, conference room/reception area, kitchenette, restroom. Parking is available in front and rear of building. The space is in excellent condition and was recently renovated.

Ideal for professional office user. Current tenants include Edward Jones, Dr. Rodrigue (chiropractor) and State Farm Insurance

Property Highlights

- Well maintained office building
- Located in City of Central, Louisiana
- Professional office space / Quiet neighbors
- Highly visible and centrally located
- Monument signage as well as signage on building available

Available SF:

- 1,250 SF

Lease Rate

- \$16.50 SF/yr (NNN)

Building Size

- 5,500 SF

Year Built

- 2009

Lot Size

- 0.66 Acres

Renovated

- 2016





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Central Commons Office Building

18522 Magnolia Bridge Road, Greenwell Springs, LA

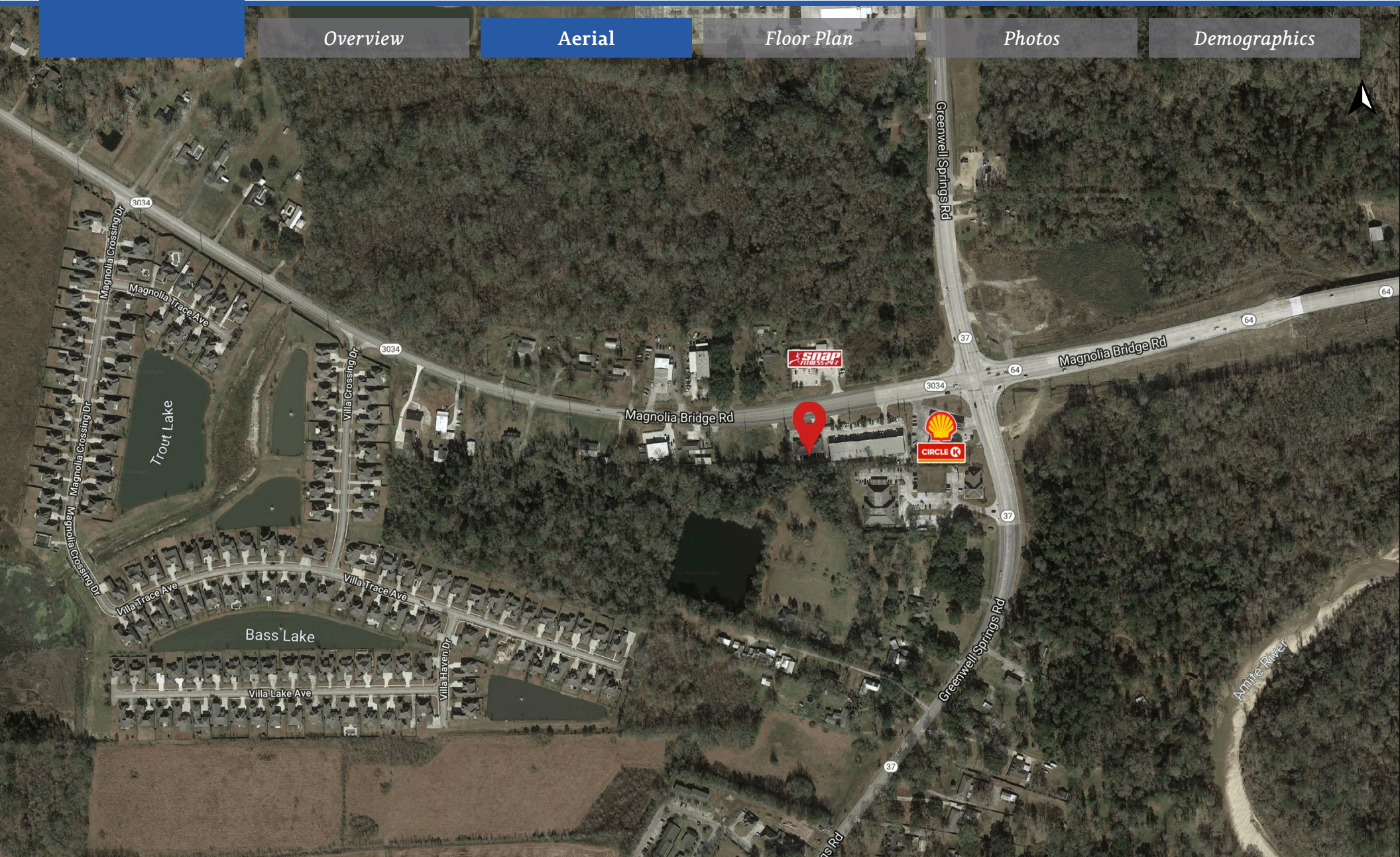
Overview

Aerial

Floor Plan

Photos

Demographics



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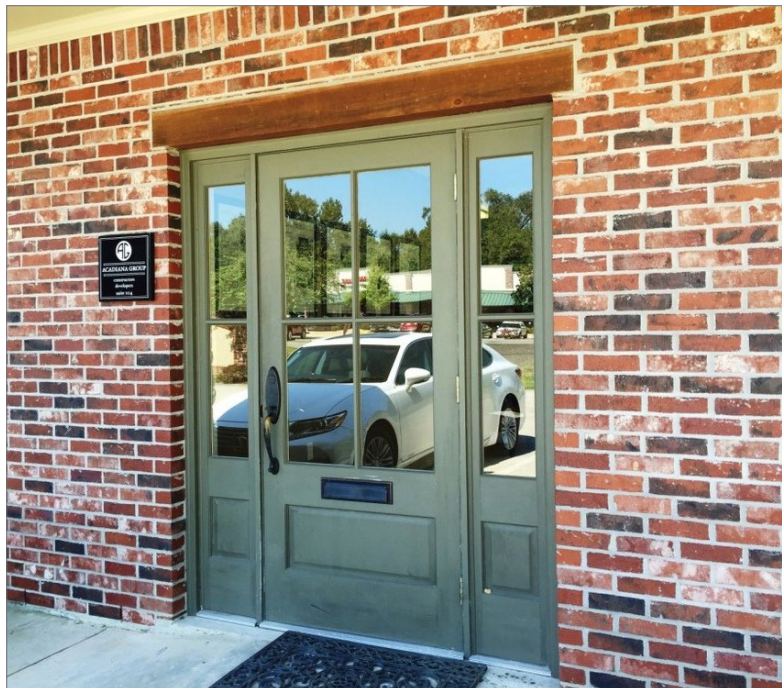
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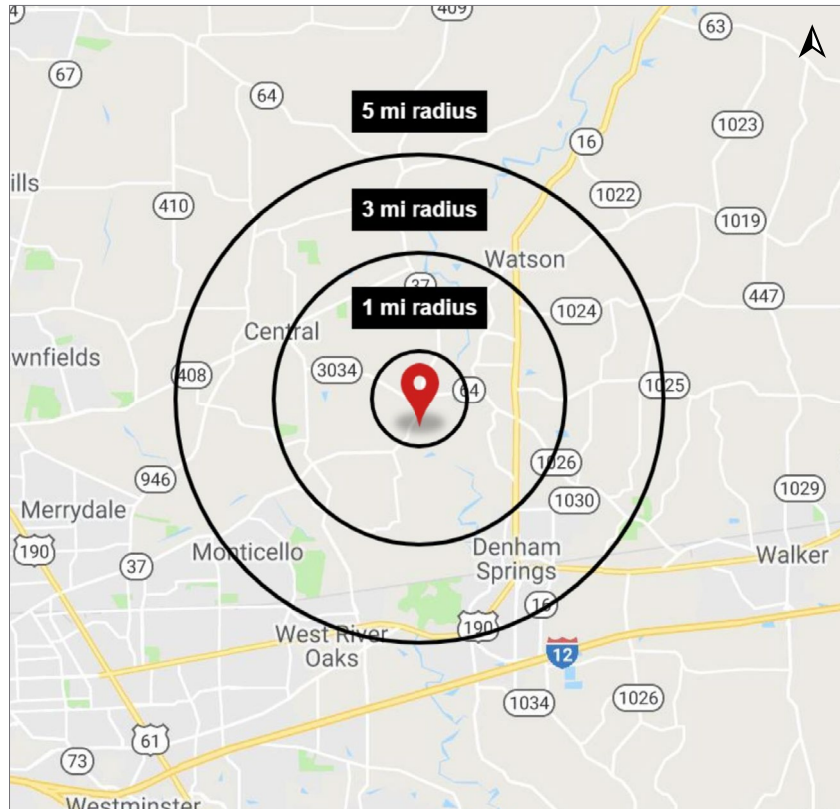
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Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	1,489	19,791	67,077
Avg. HH Income	\$86,049	\$76,248	\$73,634