



10755 Linkwood Court

Baton Rouge, LA
70810

**OFFICE BUILDING FOR
SALE & LEASE**

Prepared By:

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PROPERTY HIGHLIGHTS

- 3,560 SF of office space for Sale or Lease.
- This property is located on the end of a quiet cul de sac on Linkwood Court, just off Bluebonnet Blvd.
- The building has a receptionist area, 5 offices, conference room, large open sales/multi-use area, copy room, a kitchen, and 2 private restrooms.
- Site size is 0.57 ± acre and has super adequate parking (30 spaces).
- Property is not located in a flood zone.
- Lease rate includes the following expenses: Real Estate Taxes, Hazard Insurance, Bone Structure Maintenance, HVAC repairs in excess of \$1,000 per incident.

OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$16.50 SF/yr (MG)
Available SF:	3,560 SF
Building Size:	3,560 SF

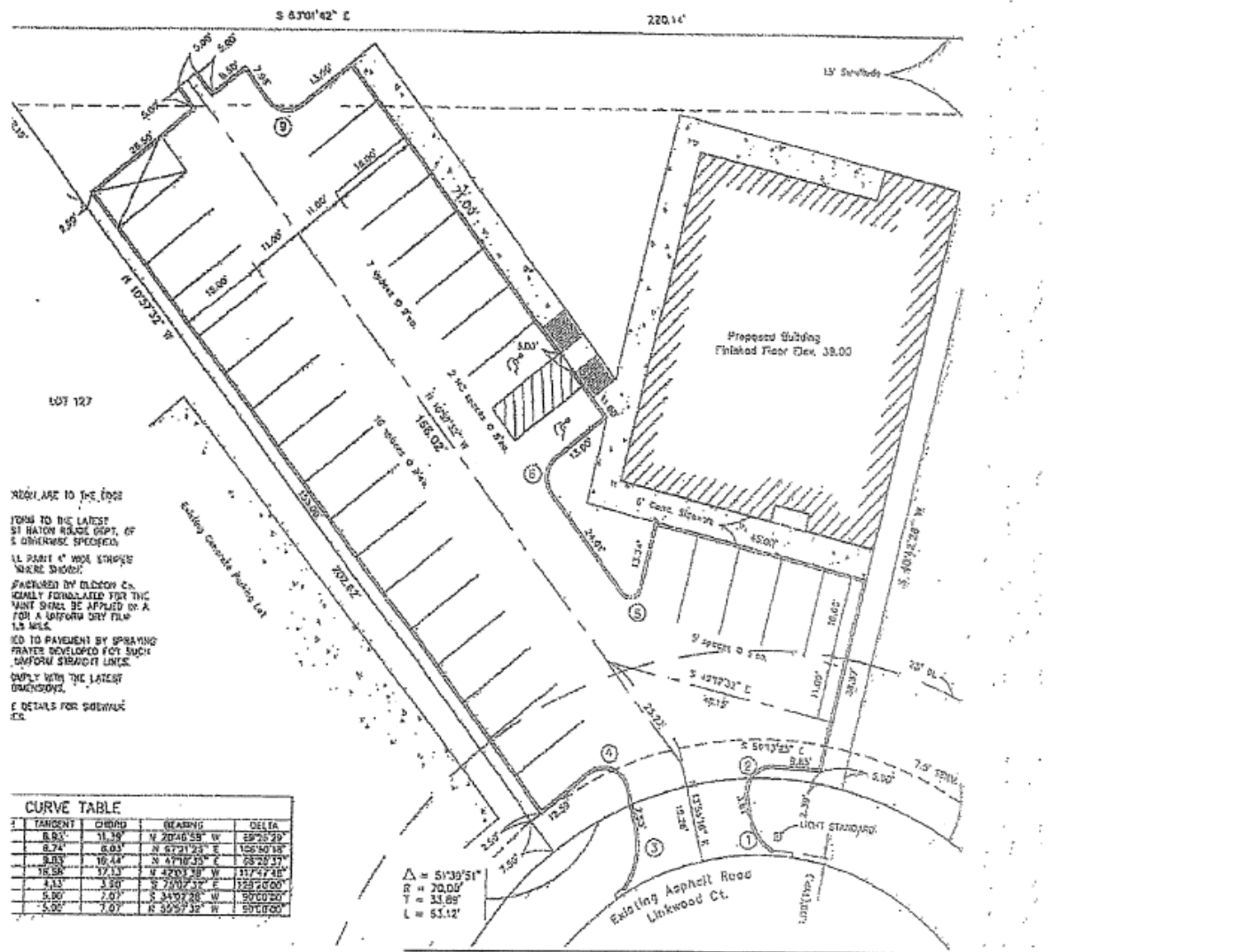
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,311	4,513
Total Population	532	2,119	7,713
Average HH Income	\$77,933	\$79,621	\$85,394

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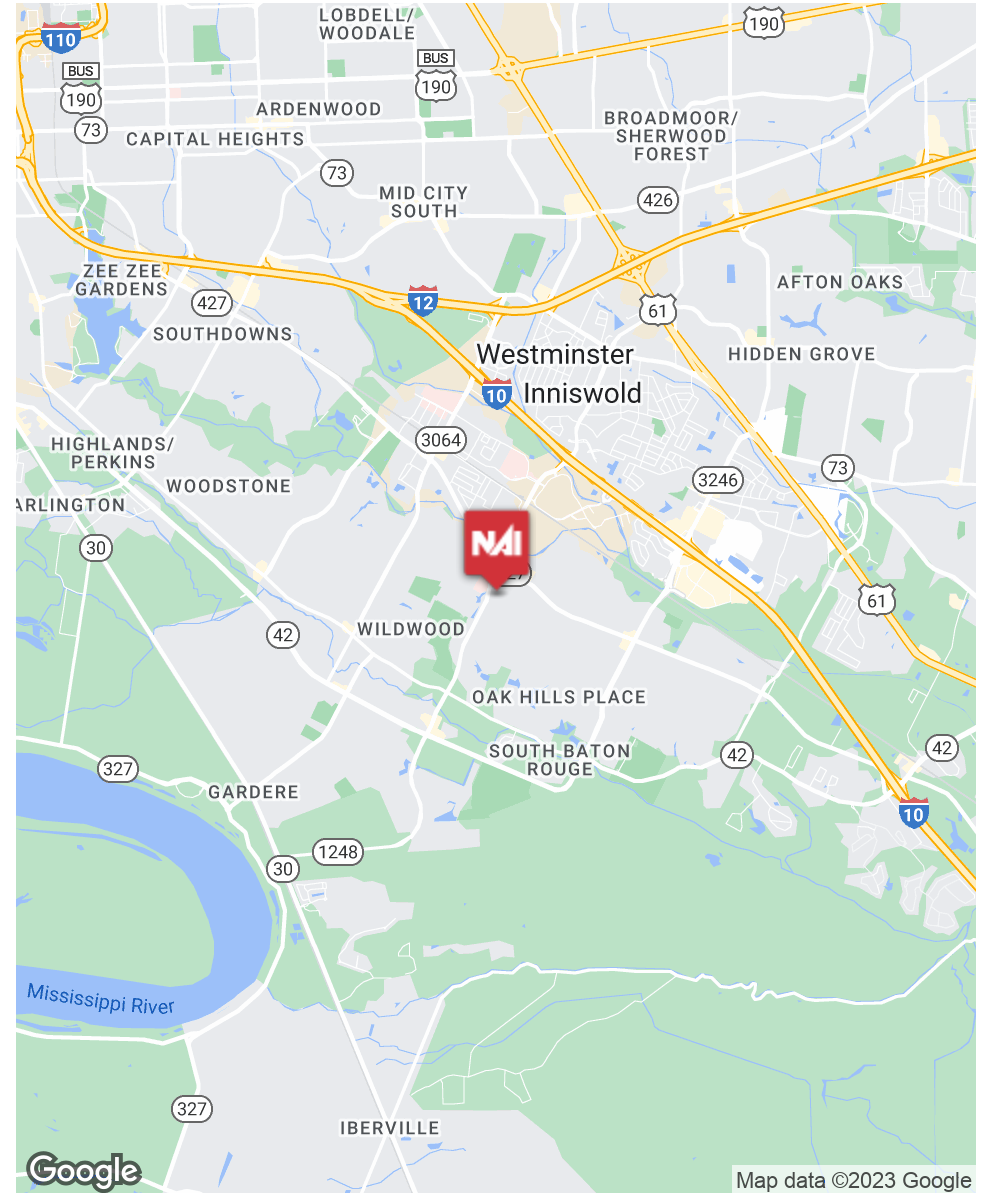
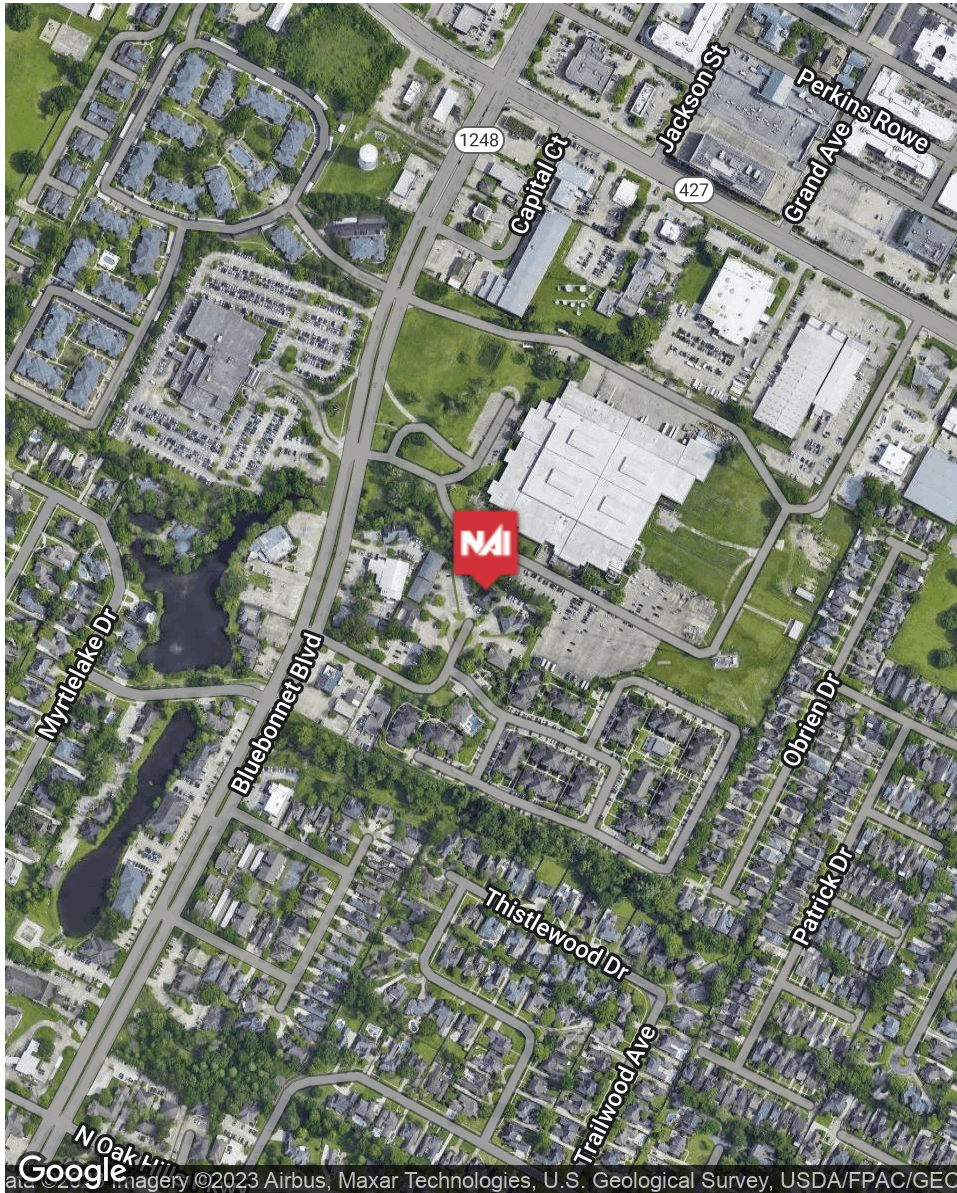
Site plan



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For More Information:

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