



## RECENTLY RENOVATED OFFICE WAREHOUSE

10221 PATRIOT DR BATON ROUGE, LA 70816



# OFFERED: FOR LEASE

## LEASE RATE: \$10.00 SF/YR (\$2,979.17/MO)

### 3,575 SF

- Ideal gym / studio space
- Large ±30'x60' room, private office, kitchen, spacious lobby
- 14+ parking spaces
- MG Lease + Shared Dumpster Expense

#### CONTACT:

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | [elifinrealty.com](http://elifinrealty.com) | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Suite A is a versatile space that would be ideal for a gym or studio. It consists of a spacious lobby / welcome area, a private office, a kitchen, and a large open room approximately 30ft x 65ft.
- The space is oriented on the eastern end of the building facing arriving visitors on Emmet Bourgeois Ln. The parking lot for the building is shared among tenants with approximately 14 spaces available near Suite A.

## LOCATION SUMMARY

- Patriot drive is located just off Airline Hwy behind Celebration Station and Cracker Barrel, near the Airline Hwy / I-12 interchange.

## LEASE TERMS SUMMARY

- \$10/SF/YR (MG)
- Plus shared dumpster expense

### CONTACT:

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | elifinrealty.com | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.



# INTERIOR PHOTOS

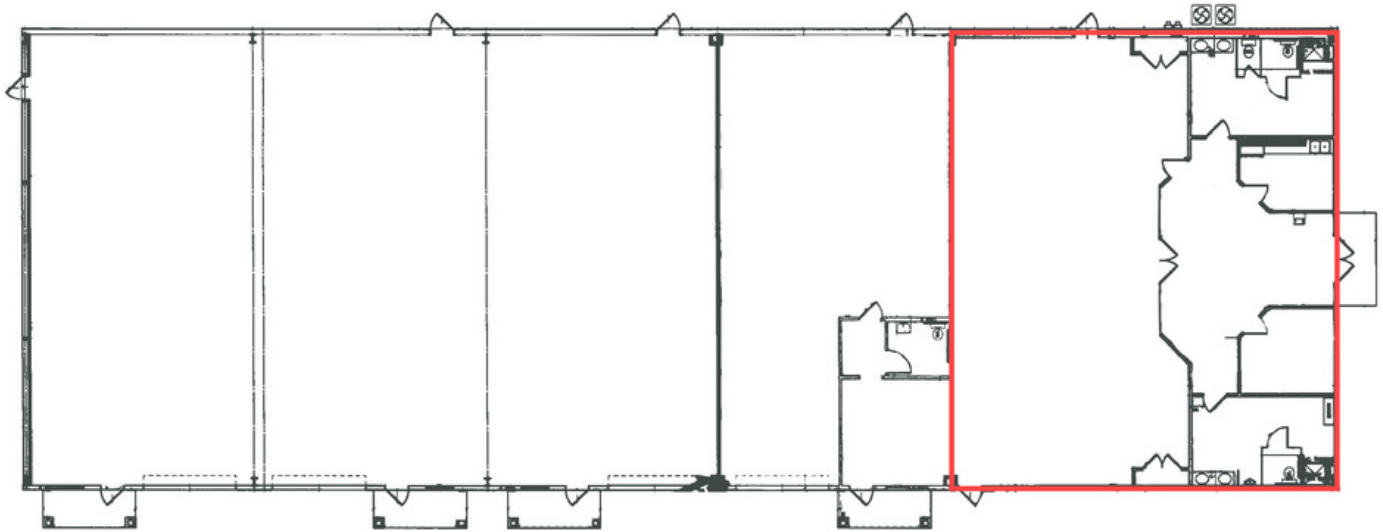
**CONTACT:**

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | [elifinrealty.com](http://elifinrealty.com) | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

# FLOORPLAN + AVAILABLE SPACE



## LEASE INFORMATION

Lease Type:	MG: Flat Rent + Shared Dumpster	Lease Term:	Negotiable
Total Space:	3,575 SF	Lease Rate:	\$10.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RENT
Suite A	Available	3,575 SF	+ Shared Dumpster	\$10.00 SF/yr	\$2,979.17/mo

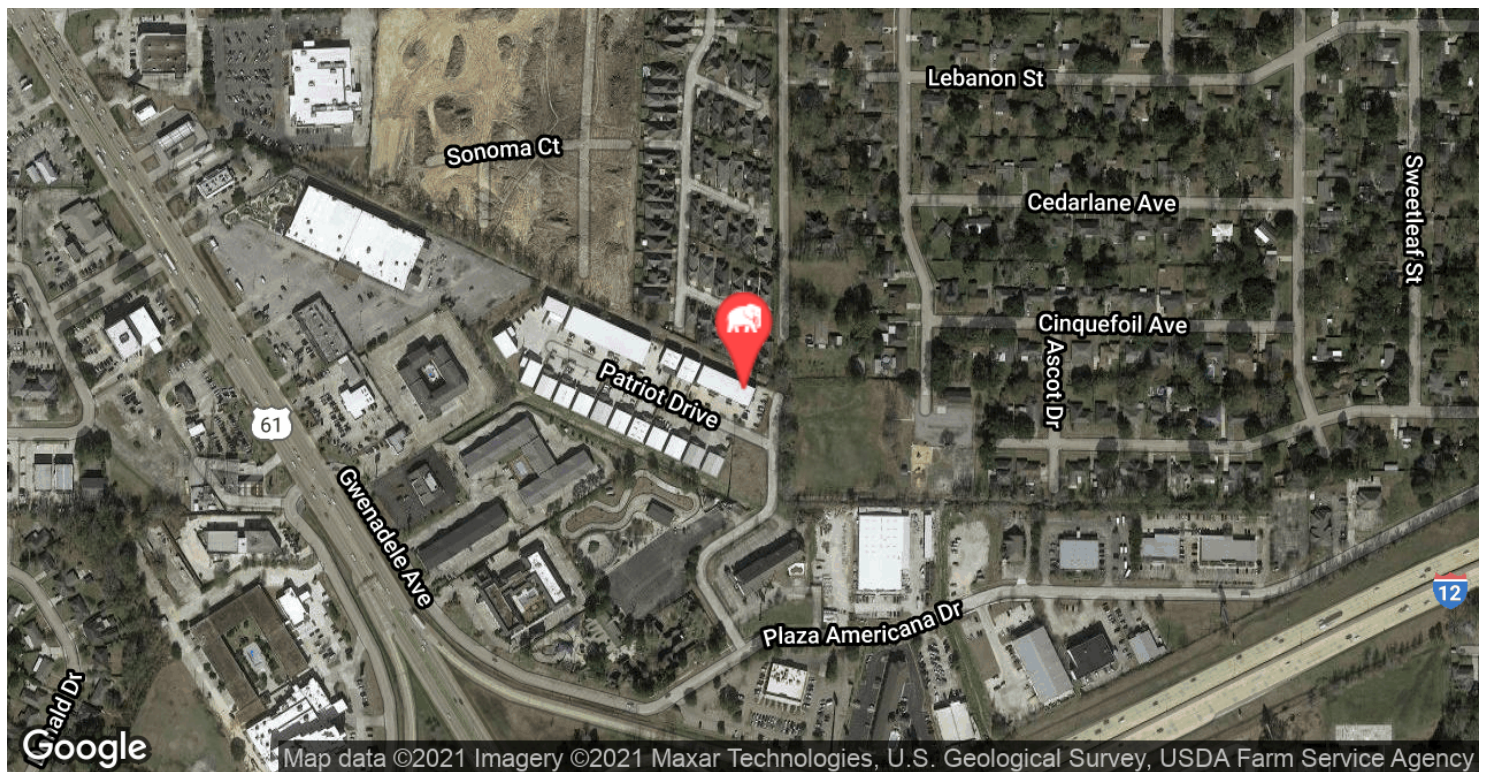
## CONTACT:

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | elifinrealty.com | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.



# LOCATION MAPS



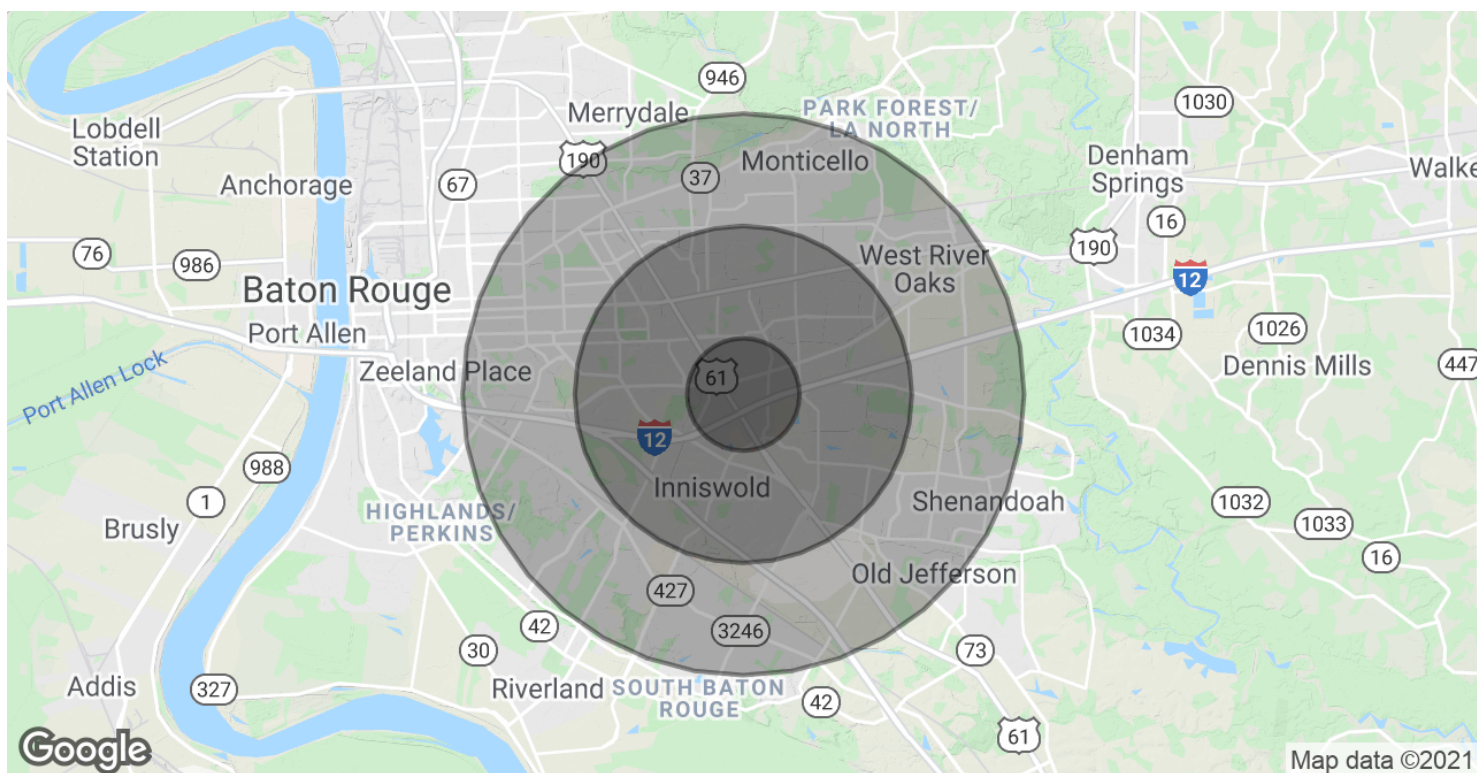
## CONTACT:

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | elifinrealty.com | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,087	76,895	188,515
Average age	38.3	36.6	35.8
Average age (Male)	33.7	33.9	33.6
Average age (Female)	41.1	38.9	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,312	33,241	78,116
# of persons per HH	2.1	2.3	2.4
Average HH income	\$64,532	\$68,404	\$71,021
Average house value	\$149,702	\$212,726	\$229,526

\* Demographic data derived from 2010 US Census

## CONTACT:

GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | elifinrealty.com | February 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.