

FOR LEASE



"A" CLASS OFFICE FOR LEASE

4021 WEST EAST HECK COURT · BATON ROUGE, LA 70816

Highlights

Building SF:	1,200
Lease Rate:	\$14.75 sf/yr
Class:	A
Zoning:	C1



DAVID VERCHER, CCIM
Director
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Louisiana

Property Description

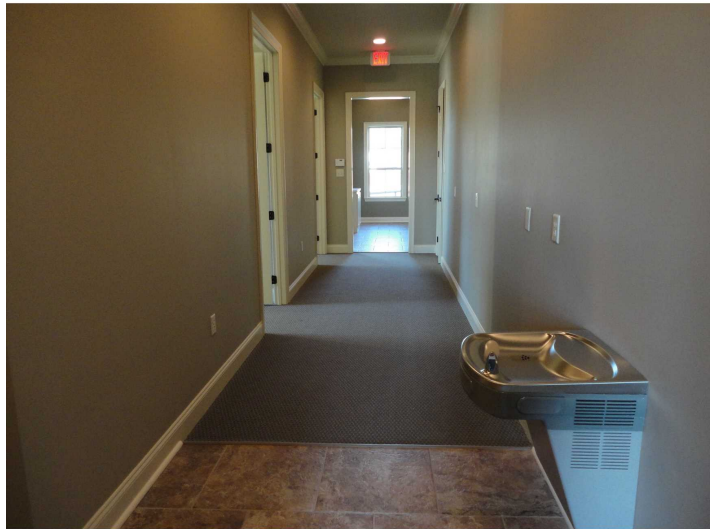
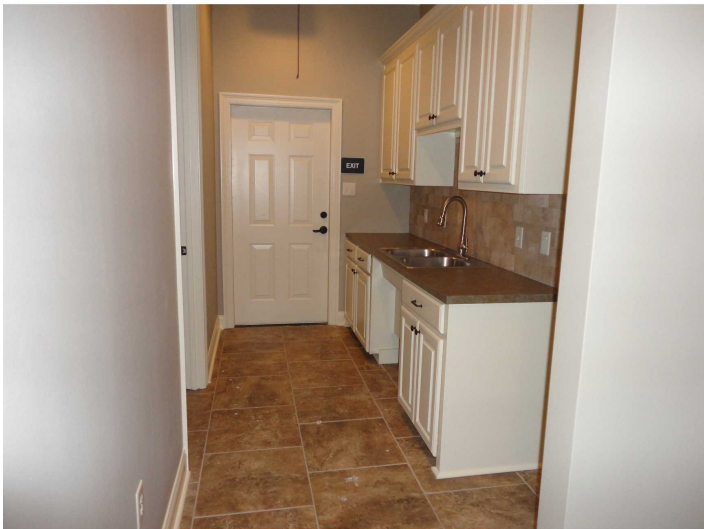
PREMIUM FINISHES!!! Like New "A" class professional office space available for lease. 1,200 sf available having reception area, 3 private offices, conference room and kitchenette. Beautiful premium finishes throughout. Offered for lease only.

- 3 Private Offices
- 1 Conference Room
- 1 Kitchenette



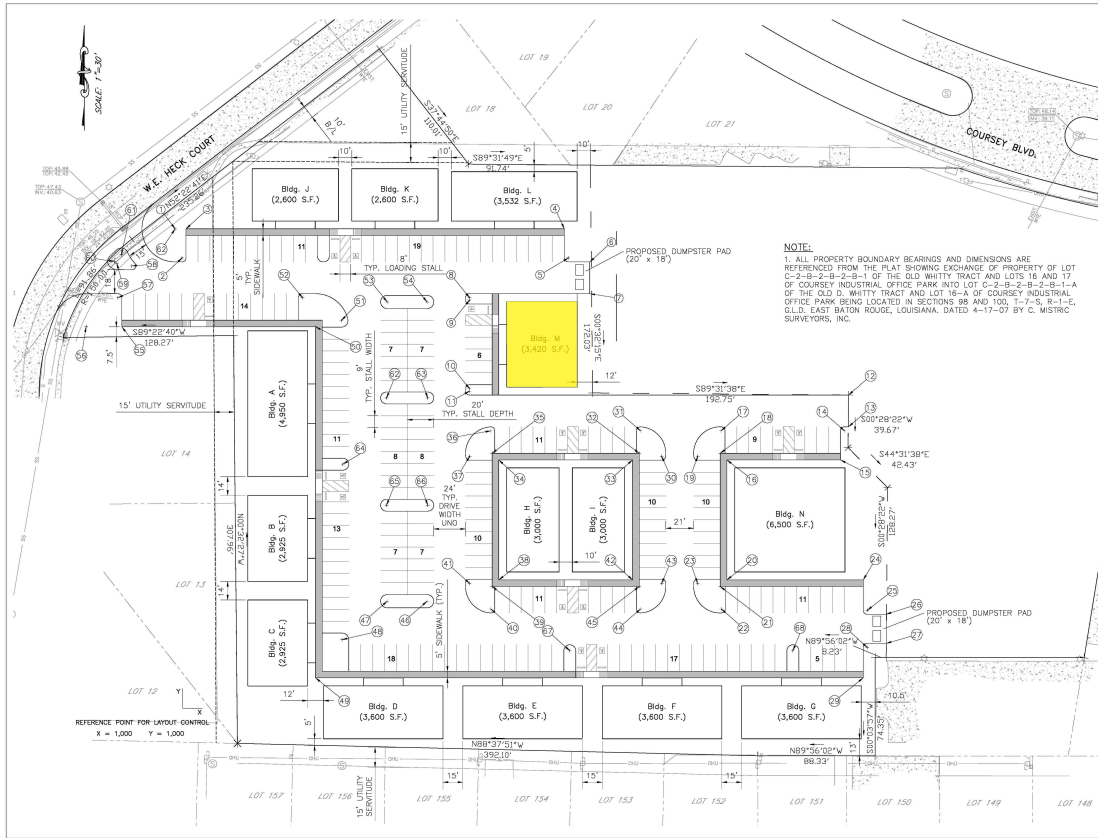
INTERIOR

4021 WEST EAST HECK COURT



FLOOR AND SITE PLAN

4021 WEST EAST HECK COURT



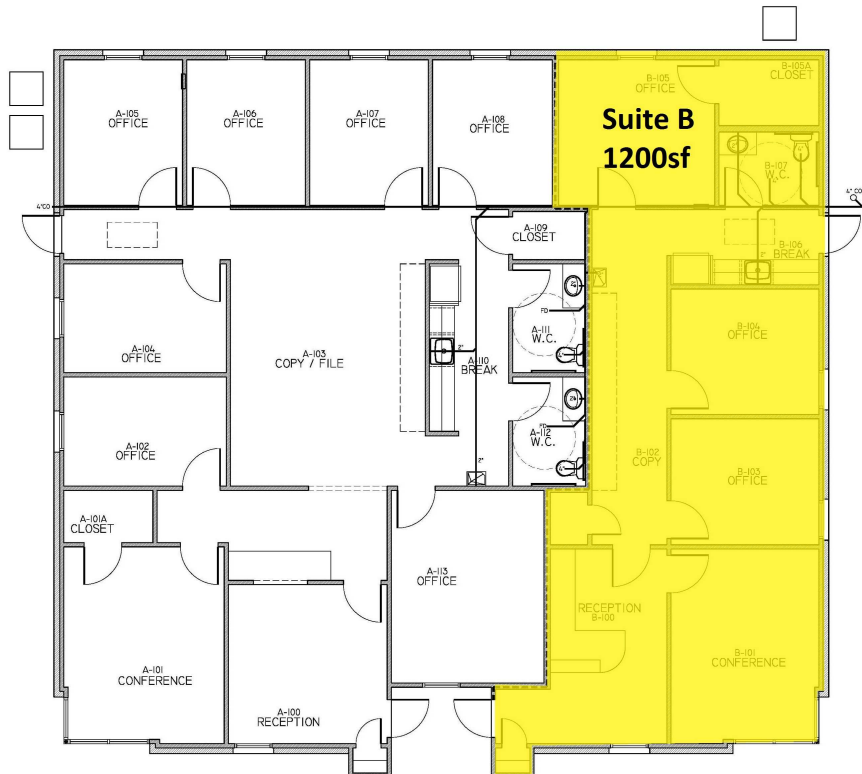
JOHN T. WATSON
ENGINEER
STATE OF LOUISIANA
NO. 10718
COURSEY INDUSTRIAL OFFICE PARK
3000 MARKET BLVD., SUITE 100
METairie, LA 70002
Tel: (504) 885-1878
Fax: (504) 885-1879

DATE	DESCRIPTION

MARKET PLAZA
SITE PLAN AND LAYOUT

SHEET NO
C1.2

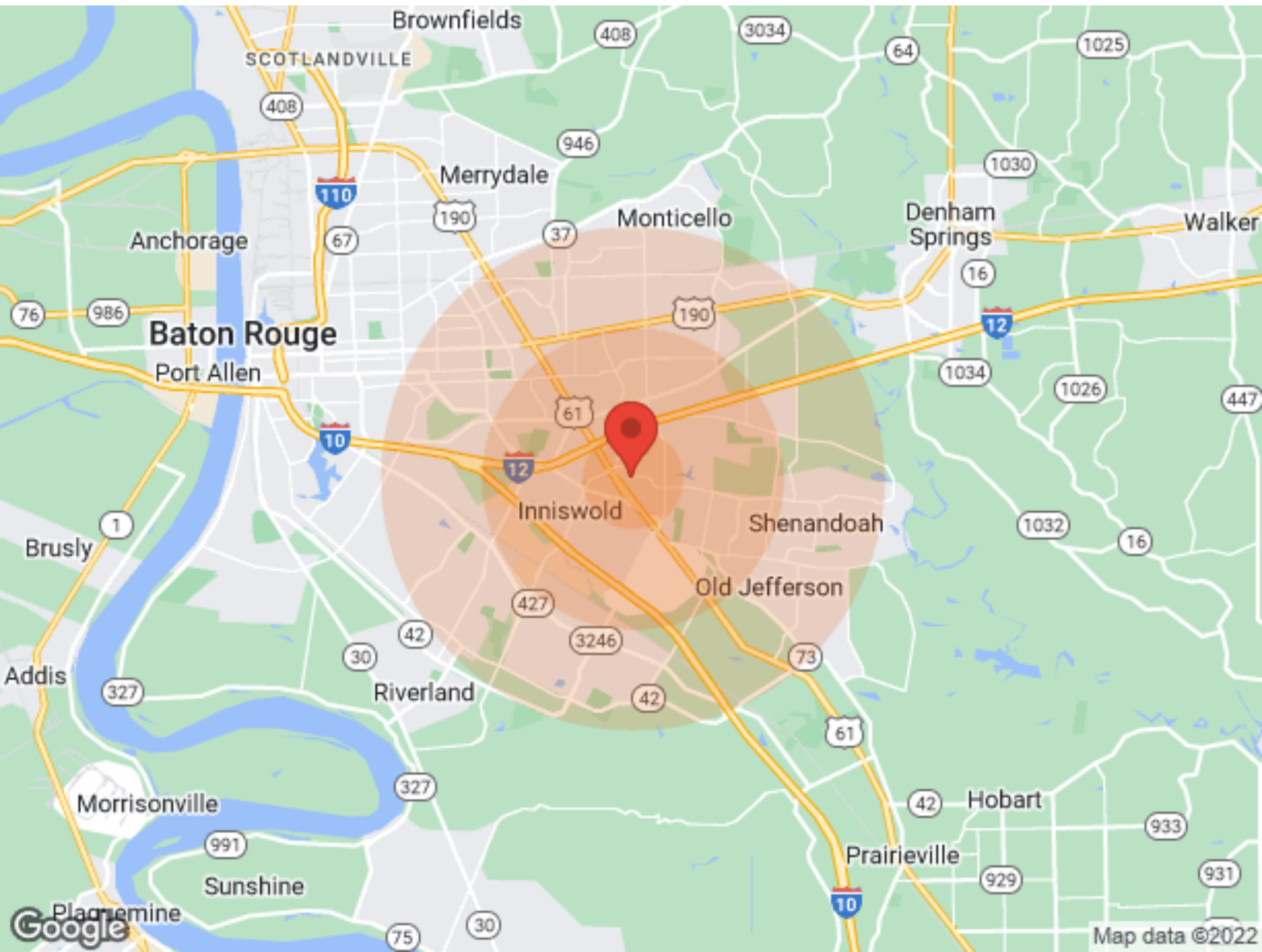
DATE: APRIL 15, 2008
DRAWN BY: JTW
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DATE: APRIL 15, 2008
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DEMOGRAPHICS

4021 WEST EAST HECK COURT



Population	1 Mile	3 Miles	5 Miles
Male	5,432	34,329	95,178
Female	5,905	38,055	103,620
Total Population	11,337	72,384	198,798
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,916	12,104	36,673
Ages 15-24	1,133	8,494	26,298
Ages 55-64	1,258	9,202	24,745
Ages 65+	1,262	11,691	28,217
Race	1 Mile	3 Miles	5 Miles
White	6,349	48,405	117,744
Black	4,035	19,855	68,852
Am In/AK Nat	13	33	132
Hawaiian	N/A	5	25
Hispanic	1,229	3,465	10,371
Multi-Racial	1,466	4,042	12,366

Income	1 Mile	3 Miles	5 Miles
Median	\$48,502	\$55,252	\$57,737
< \$15,000	712	2,933	9,162
\$15,000-\$24,999	703	3,389	8,720
\$25,000-\$34,999	840	3,663	8,171
\$35,000-\$49,999	769	5,108	12,111
\$50,000-\$74,999	1,310	6,262	14,208
\$75,000-\$99,999	526	3,933	10,398
\$10,000-\$149,999	380	4,540	11,533
\$150,000-\$199,999	113	1,619	4,680
> \$200,000	72	999	3,888

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,915	35,377	89,585
Occupied	5,425	32,959	83,152
Owner Occupied	2,112	19,007	50,470
Renter Occupied	3,313	13,952	32,682
Vacant	490	2,418	6,433