



FOR LEASE | OFFICE

11737 WENTLING AVENUE

11737 Wentling Avenue | Baton Rouge, LA 70816



PROPERTY SUMMARY

AVAILABLE SF: 672 - 1,344 SF

LEASE RATE: \$12.50 SF/Yr (MG)

BUILDING SIZE: 1,344 SF

BUILDING CLASS: B

PROPERTY HIGHLIGHTS

- 1,500 SF office suite or 2, 750 SF suites available
- Located with convenient access to Airline, I-10 and I-12
- Ample parking [28 spaces plus 3 handicapped]
- Street signage available
- 6,000 SF warehouse also available for lease

CROSS STREETS: Sherwood Forest At Wentling



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<http://svngll.com>



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite C	Office Building	\$12.50 SF/YR	Modified Gross	672 - 1,344 SF	Negotiable	Office
Suite D	Office Building	\$12.50 SF/YR	Modified Gross	672 - 1,344 SF	Negotiable	Office



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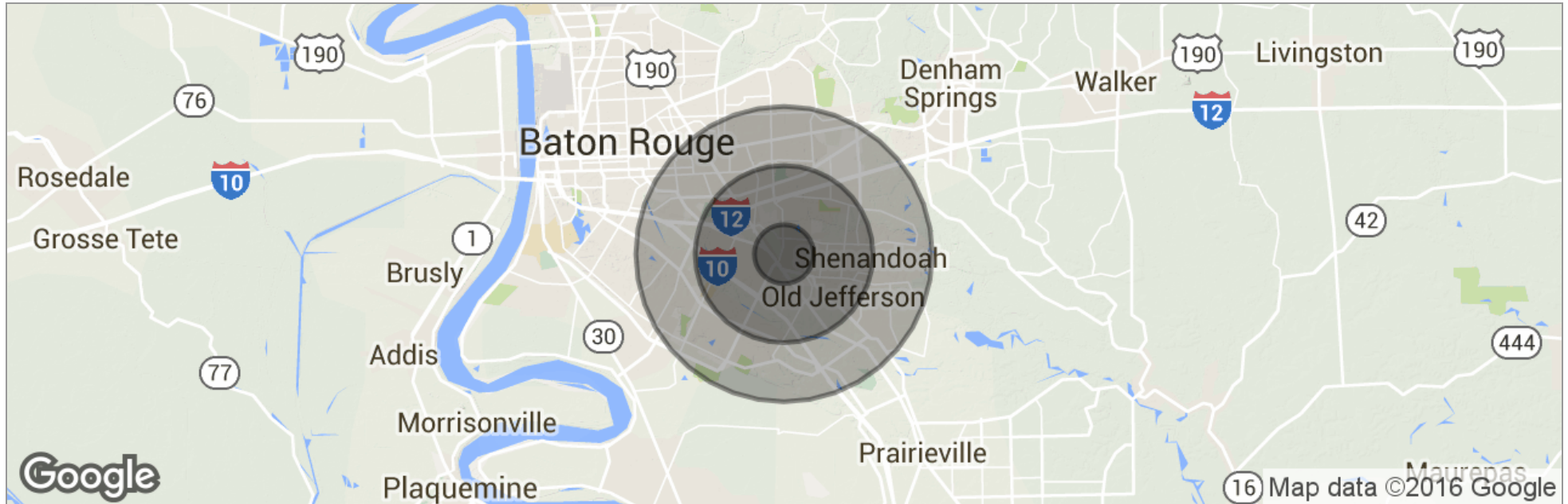
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	1 Mile	3 Miles	5 Miles
Total Population	8,973	68,270	164,586
Population Density	2,856	2,415	2,096
Median Age	36.8	36.5	36.4
Median Age (Male)	36.6	34.7	34.1
Median Age (Female)	36.3	38.0	38.5
Total Households	3,774	29,501	67,837
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$70,790	\$74,374	\$78,654
Average House Value	\$223,117	\$228,534	\$237,616

* Demographic data derived from 2010 US Census



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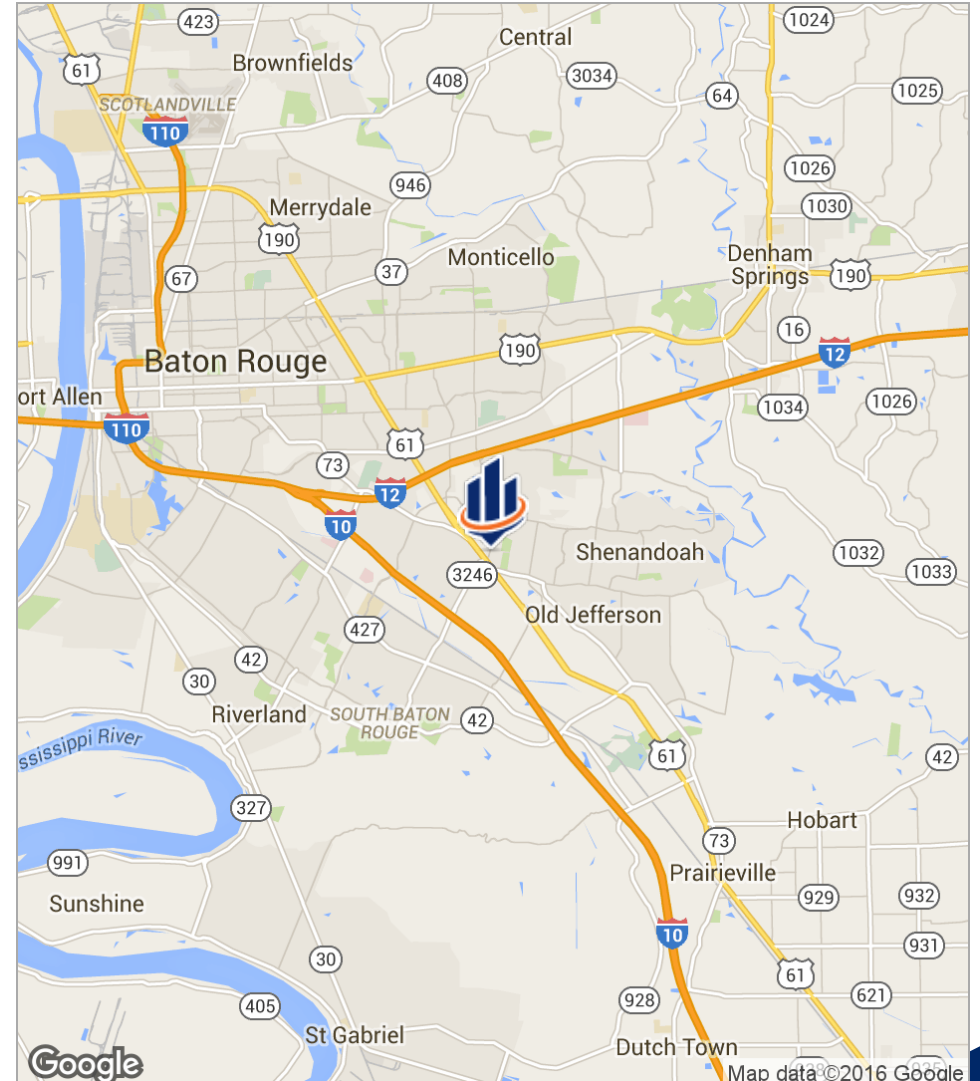
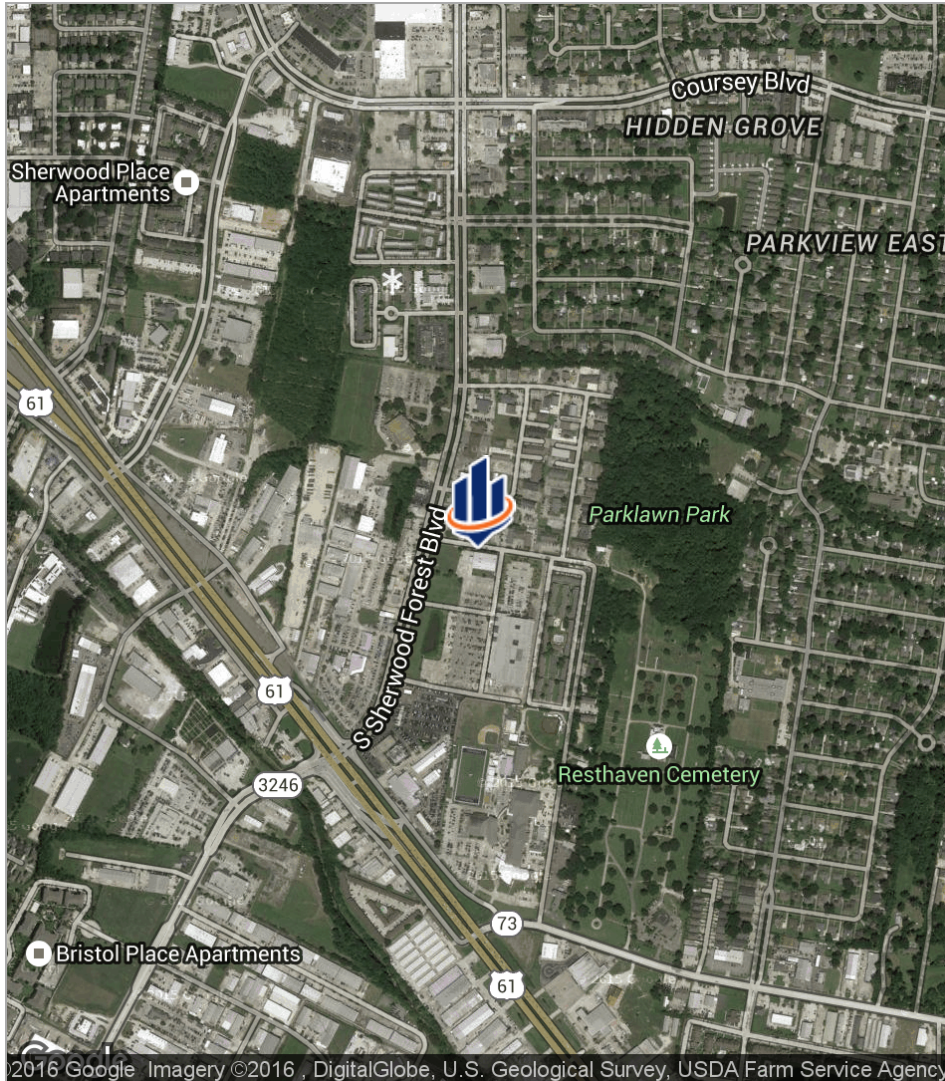
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