

FOR SALE



PROFESSIONAL OFFICE SPACE

9654 BROOKLINE AVENUE · BATON ROUGE, LA 70809

Highlights

Building SF:	7,406
Lease Rate:	\$12/sf/yr
Lot Size:	0.40 Acres
Offices:	12
Parish	EBR
Purchase Price:	\$525,000
Parking	18 Spaces
Zoning:	C2



DAVID VERCHER, CCIM, CCIM

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Louisiana

Property Description

Available for purchase or lease. Vacant office suites located on the first & second floor. Great location for accounting, law practices, consultative services, contractor offices and other professional services. Lease rate includes Water/Sewer & dumpster. Tenants pay electric. Shared restrooms in common area of each floor. Interior & exterior stairs. No elevator. Space is also under the surveillance of a professional security system. Contact Agent for more information or to schedule a showing.

Bullets

- Ste 100= 2,300 sf = Leased \$2,300 mo
- Ste 110= 1,100 sf = Vacant
- Ste 200 = 700 sf = Vacant
- Ste 210 = 1,198 sf = Leased \$1,198 mo
- Ste 230 = 1,198 sf = Vacant
- Ste 250 = 715 sf = Leased \$639 mo



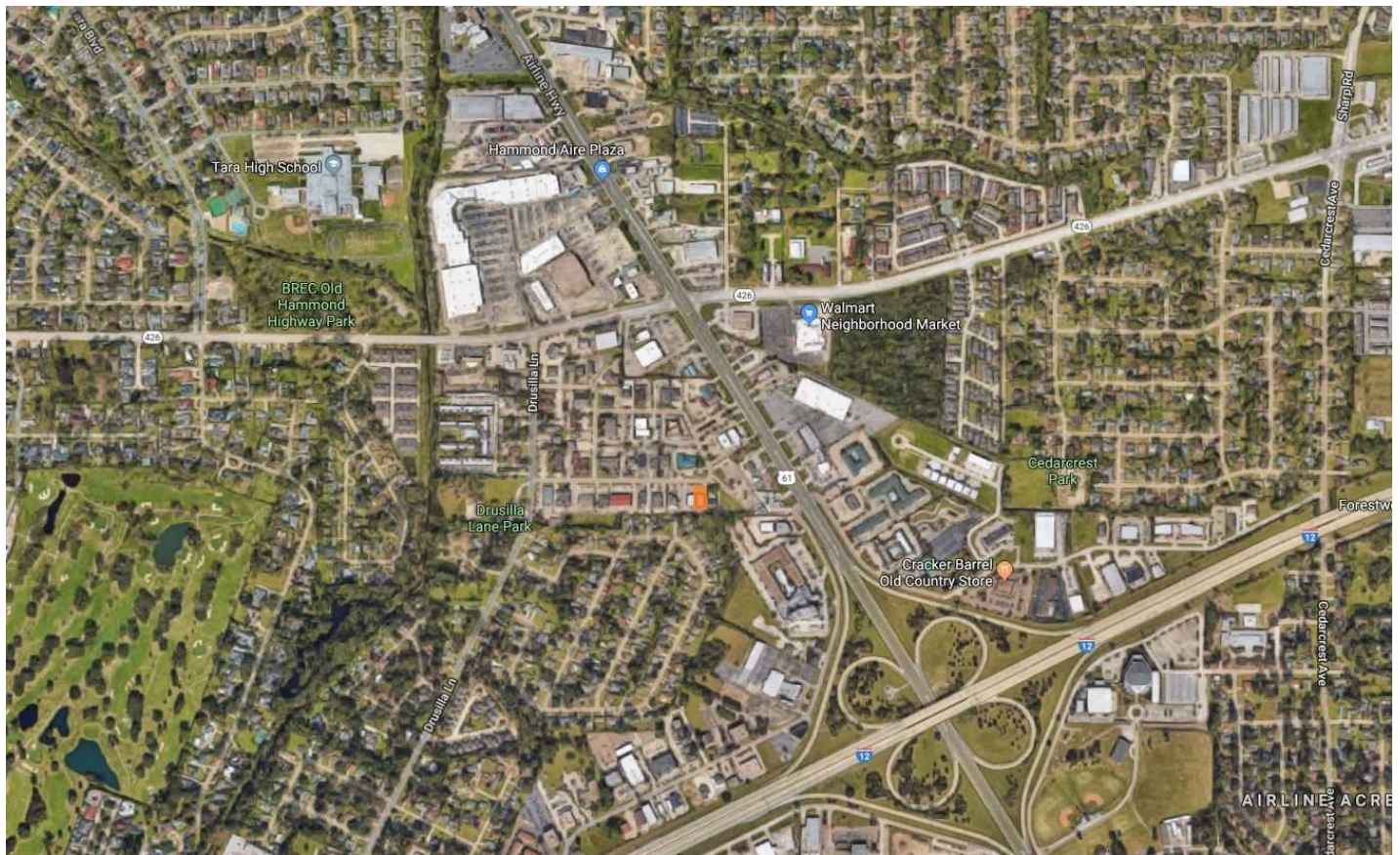
INTERIOR

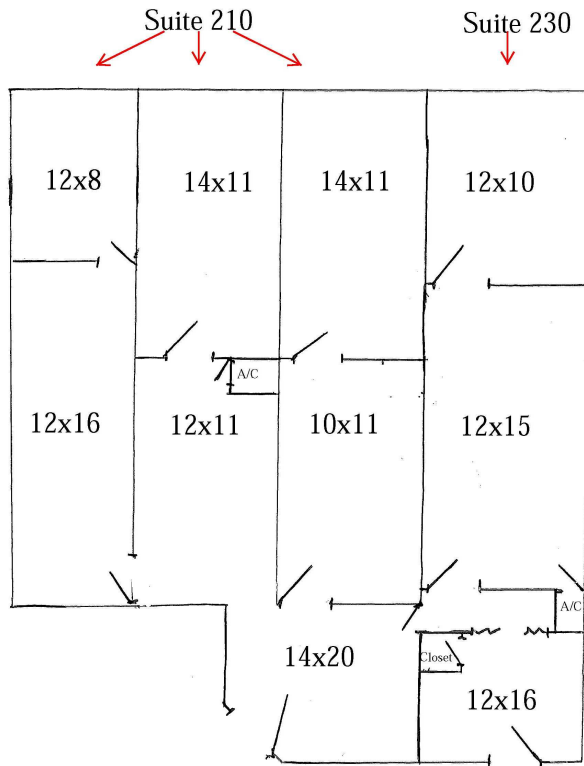
9654 BROOKLINE AVENUE



SATALITE

9654 BROOKLINE AVENUE



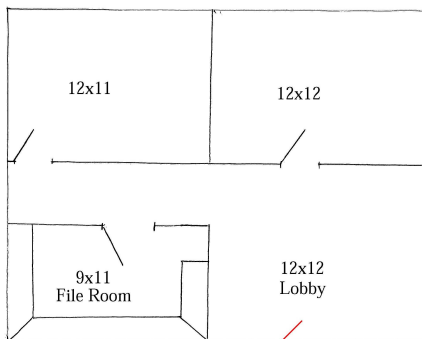


9654 Brookline Ave
 Baton Rouge, La 70809
 Suite 230 = 688sf +/-
 Suite 210 = 1,198sf +/-
 Suites 210 & 230 can be leased as one or two suites.
 Shared restroom is in the hall adjacent to the suites

 Both suites are 2nd floor
 Stair access only

Louisiana Flood Map
 9654 Brookline Ave Baton Rouge, LA

9654 Brookline Ave.
 Baton Rouge, La 70809
 Suite 200 = 700sf +/-



Visible Layers

- Effective FIRM
- Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4279, -91.0803

Flood information in this table is from the: Effective FIRM

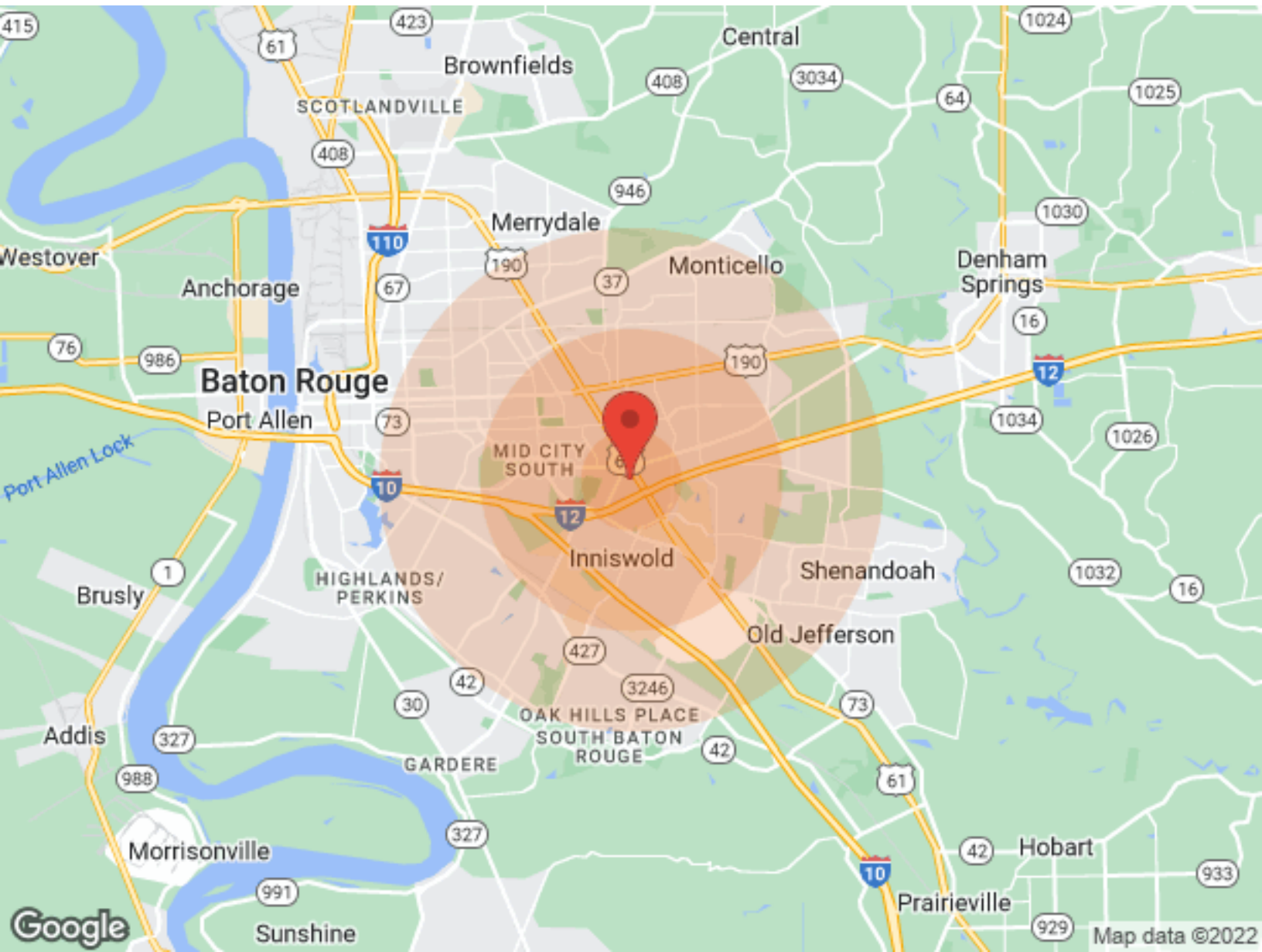
Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0265F 6/19/2012	X	out	48.1	

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
 2. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.fwsrcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

DEMOGRAPHICS

9654 BROOKLINE AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,391	38,722	100,024
Female	3,932	43,504	110,115
Total Population	7,323	82,226	210,139

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,050	14,172	38,950
Ages 15-24	809	9,697	27,308
Ages 55-64	990	10,008	25,896
Ages 65+	1,578	13,550	29,879

Race	1 Mile	3 Miles	5 Miles
White	5,805	49,206	111,725
Black	1,220	27,759	86,957
Am In/AK Nat	N/A	52	108
Hawaiian	N/A	15	20
Hispanic	169	4,774	10,577
Multi-Racial	236	5,704	12,252

Income	1 Mile	3 Miles	5 Miles
Median	\$55,104	\$54,253	\$52,235
< \$15,000	292	4,439	10,712
\$15,000-\$24,999	340	4,370	9,951
\$25,000-\$34,999	247	4,201	9,219
\$35,000-\$49,999	668	5,377	13,228
\$50,000-\$74,999	519	6,598	15,651
\$75,000-\$99,999	550	4,008	10,534
\$10,000-\$149,999	330	4,285	11,063
\$150,000-\$199,999	241	1,541	4,133
> \$200,000	115	1,576	3,860

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,748	40,062	96,303
Occupied	3,535	36,775	88,839
Owner Occupied	2,521	20,441	52,231
Renter Occupied	1,014	16,334	36,608
Vacant	213	3,287	7,464