



# OFFICE SUBLEASE NEAR AIRLINE AT BURNSIDE - IDEAL FOR

1702 N BURNSIDE AVE GONZALES, LA 70737



OFFERED: FOR LEASE

LEASE RATE: \$15.00 SF/YR (\$1,305-\$3,960)

1,044 - 2,127 SF | NNN LEASE TYPE

- High visibility + Pylon signage opportunity
- Located 350' from Airline Hwy @ Hwy 44
- Sublease opportunity - **Master lease runs through 1/31/2029**

**CONTACT:**

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800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for sublease, 1702 N Burnside Ave offers two office suites well-suited for medical practices or professional services.
- Suite B ( $\pm 2,127$  sqft) & Suite C ( $\pm 1,044$  sqft) can be leased individually or together for a combined  $\pm 3,171$  sqft.
- The suites feature layouts that accommodate individual patient or client rooms, making them an ideal fit for healthcare users.
- The property provides excellent visibility with monument signage and is located just a few hundred feet from the intersection of Airline Hwy and N Burnside Ave (Hwy 44), one of Gonzales' busiest intersections.
- The sublease runs through January 31, 2029, offering a long-term occupancy opportunity in a prime location.

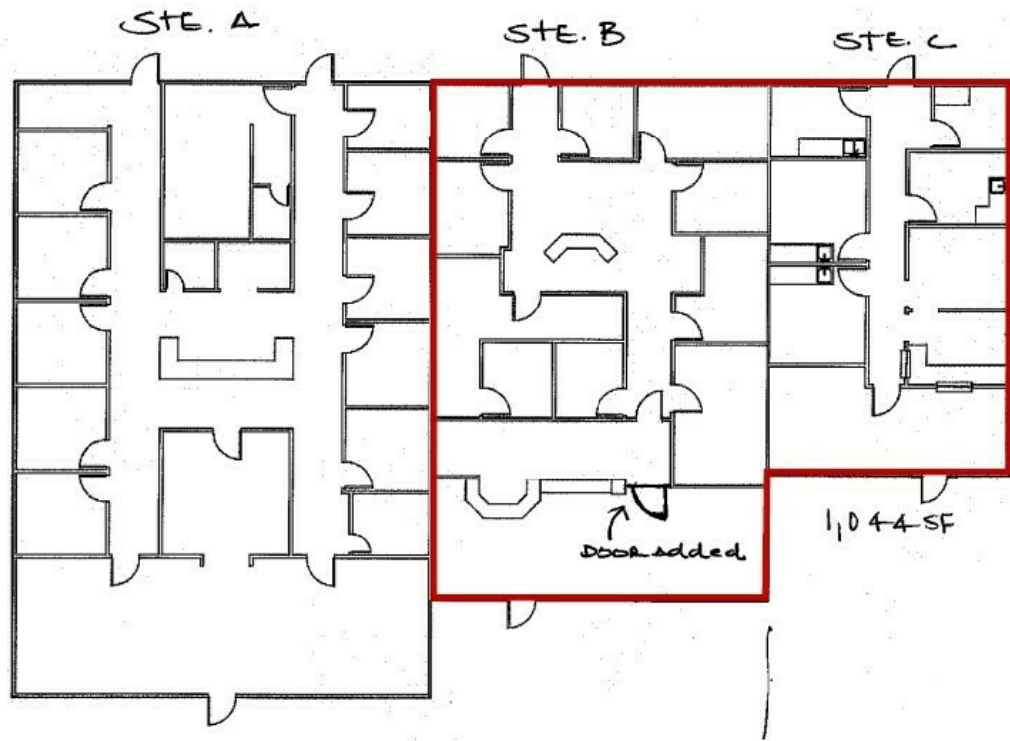
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# LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,044 - 2,127 SF	Lease Rate:	\$15 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
Suite B	Available	2,127 SF	NNN	\$15.00 SF/yr	\$2,659/mo
Suite C	Available	1,044 SF	NNN	\$15.00 SF/yr	\$1,305/mo

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# INTERIOR PHOTOS



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# ADDITIONAL PHOTOS



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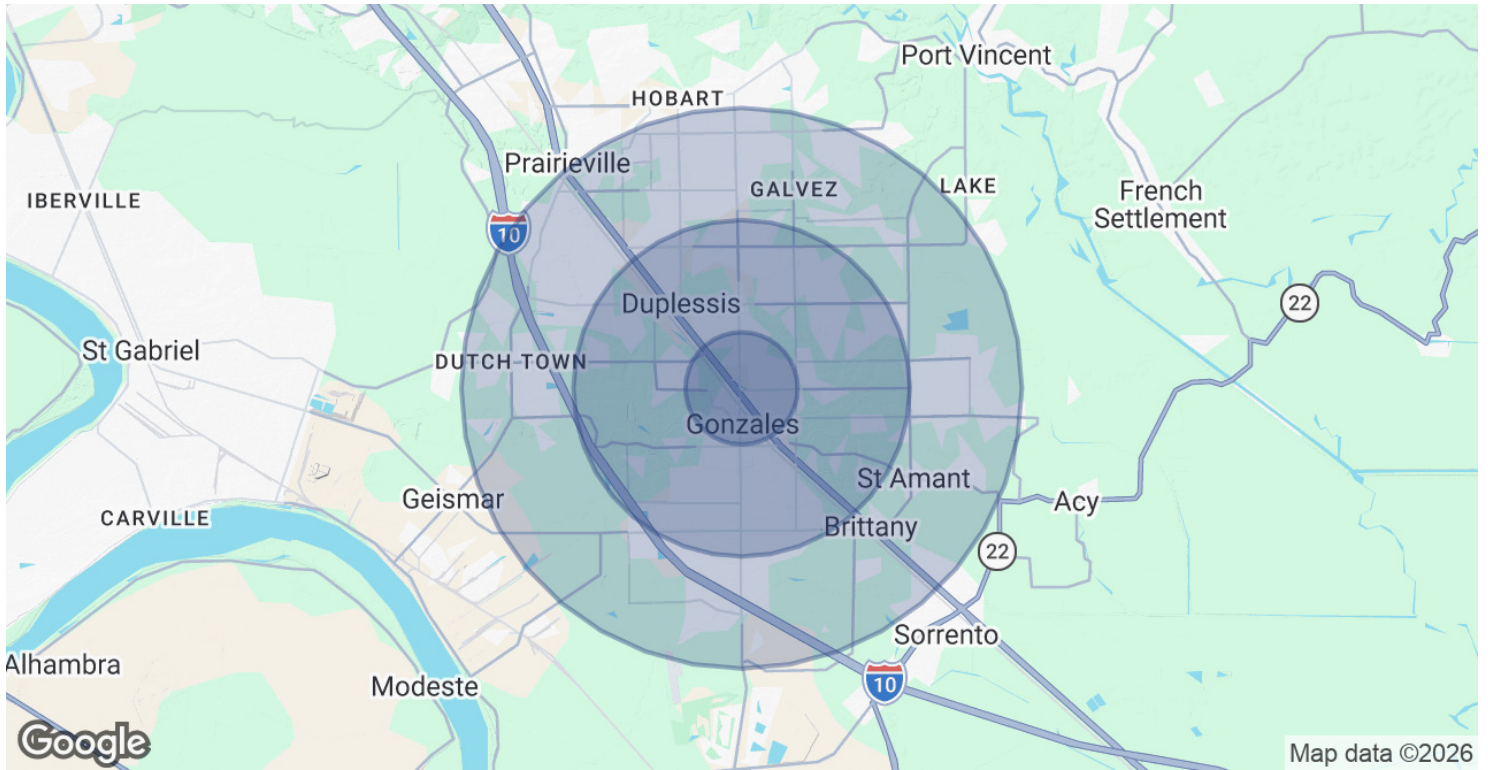
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# DEMOGRAPHICS MAP & REPORT



Map data ©2026

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,300	36,185	81,988
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,732	13,936	30,018
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,244	\$88,264	\$104,365
Average House Value	\$217,263	\$235,919	\$266,810

2020 American Community Survey (ACS)

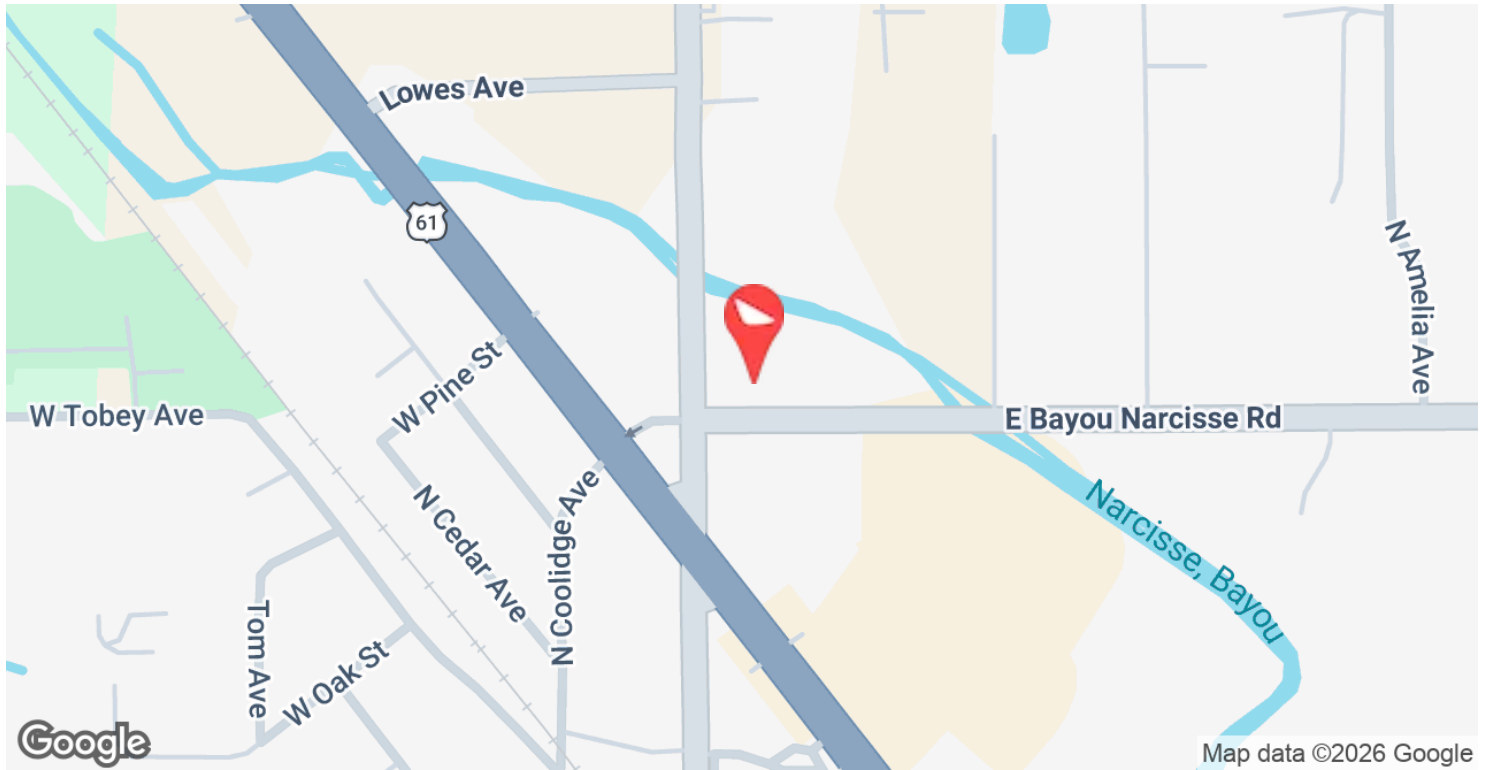
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# LOCATION MAP



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