



HUGE TENANT IMPROVEMENT ALLOWANCE - OFFICE SPACE OFF FLORIDA BLVD

660 N FOSTER DR BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$1,030 - 3,289 PER MONTH

±1,000 - ±11,305 SF | MULTIPLE OPTIONS AVAILABLE

- **Significant Tenant Improvement Allowance available for qualified tenants**
- Flexible space offerings – ±1,000 SF to ±18,000 SF available
- Minutes from BRCC Campus, new Rouses, and Downtown
- Building C offers full availability for large organization

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | May 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

- Great Fosters Office Park is an accessible and centrally-located office park ideal for businesses seeking flexibility and convenience in Baton Rouge.
- The landlord is willing to contribute significant tenant improvement toward renovations and buildout for qualified tenants. Please contact broker for more information.
- The complex is 1/3 mile north of Florida Blvd, five minutes from Downtown, and a few minutes from Baton Rouge Community College and the new Rouses Market.
- Buildings A & B offer partial availability while Building C offers full availability, making it suitable for both small enterprises and larger organizations.
- The property also boasts a well-maintained parking lot and access drives.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A101	Available	1,400 - 11,305 SF	Full Service	\$1,400 per month
A102	Available	1,030 - 11,305 SF	Full Service	\$1,030 per month
A201	Available	1,500 - 11,305 SF	Full Service	\$1,500 per month
A202	Available	1,345 - 11,305 SF	Full Service	\$1,345 per month
B202	Available	1,160 - 11,305 SF	Full Service	\$1,160 per month
B204	Available	1,350 - 11,305 SF	Full Service	\$1,350 per month
C101	Available	1,767 - 11,305 SF	Full Service	\$1,767 per month
C102	Available	1,757 - 11,305 SF	Full Service	\$1,757 per month
C201	Available	1,767 - 11,305 SF	Full Service	\$1,767 per month
C202	Available	3,289 - 11,305 SF	Full Service	\$3,289 per month

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SAMPLE INTERIOR PHOTOS



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SAMPLE INTERIOR PHOTOS – UNIT C-101



CONTACT:

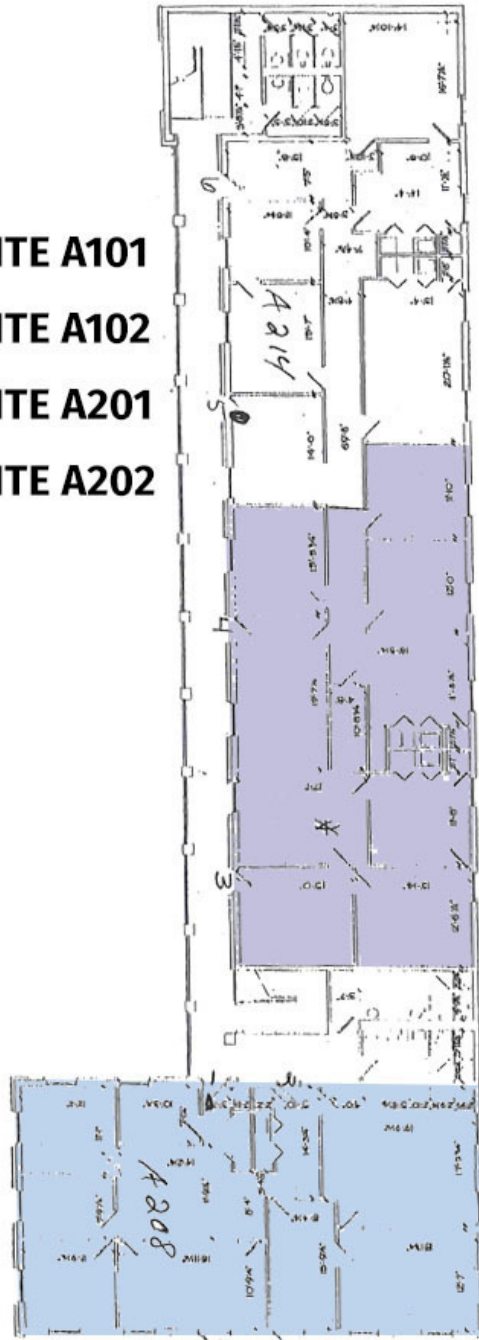
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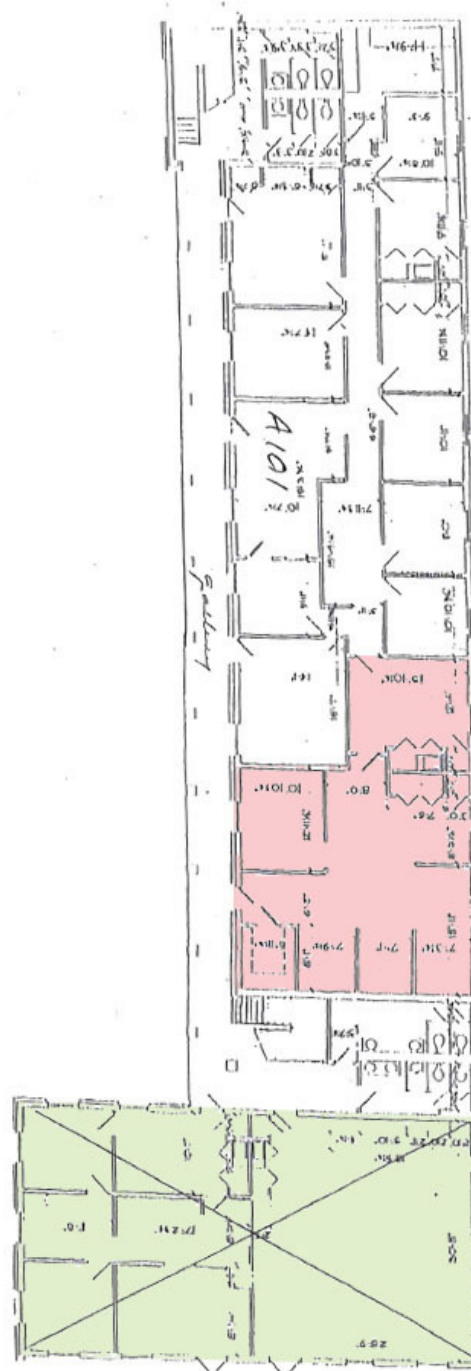
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FLOORPLAN - BUILDING A

-  SUITE A101
-  SUITE A102
-  SUITE A201
-  SUITE A202



**BUILDING A
SECOND FLOOR**



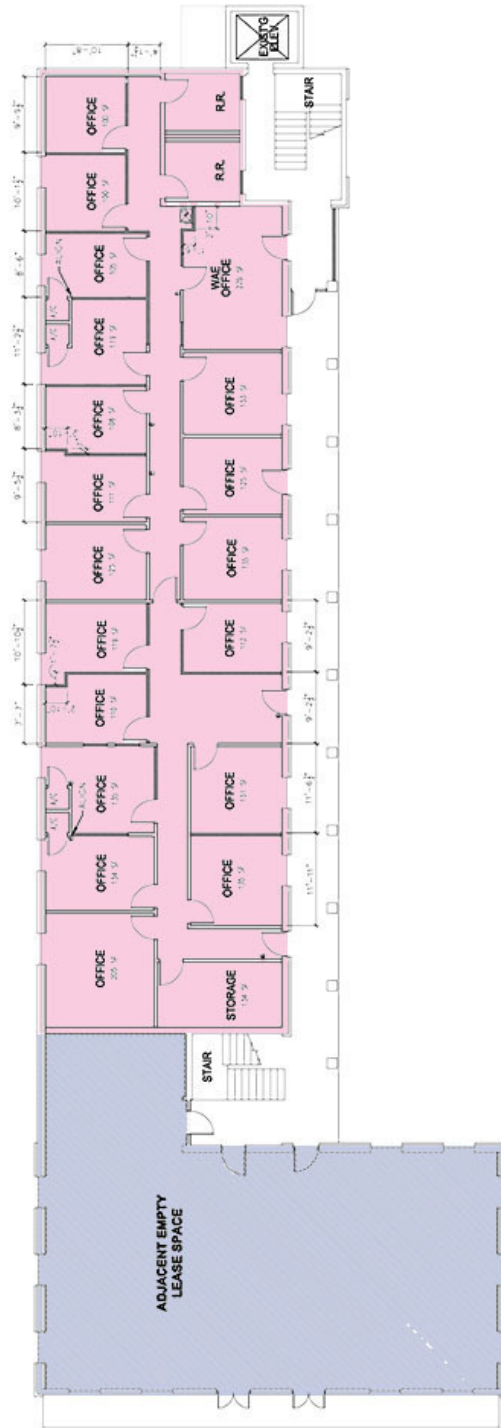
**BUILDING A
FIRST FLOOR**

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FLOORPLAN - BUILDING C

- SUITE C101
- SUITE C102
- SUITE C103
- SUITE C201
- SUITE C202



**BUILDING C
SECOND FLOOR**

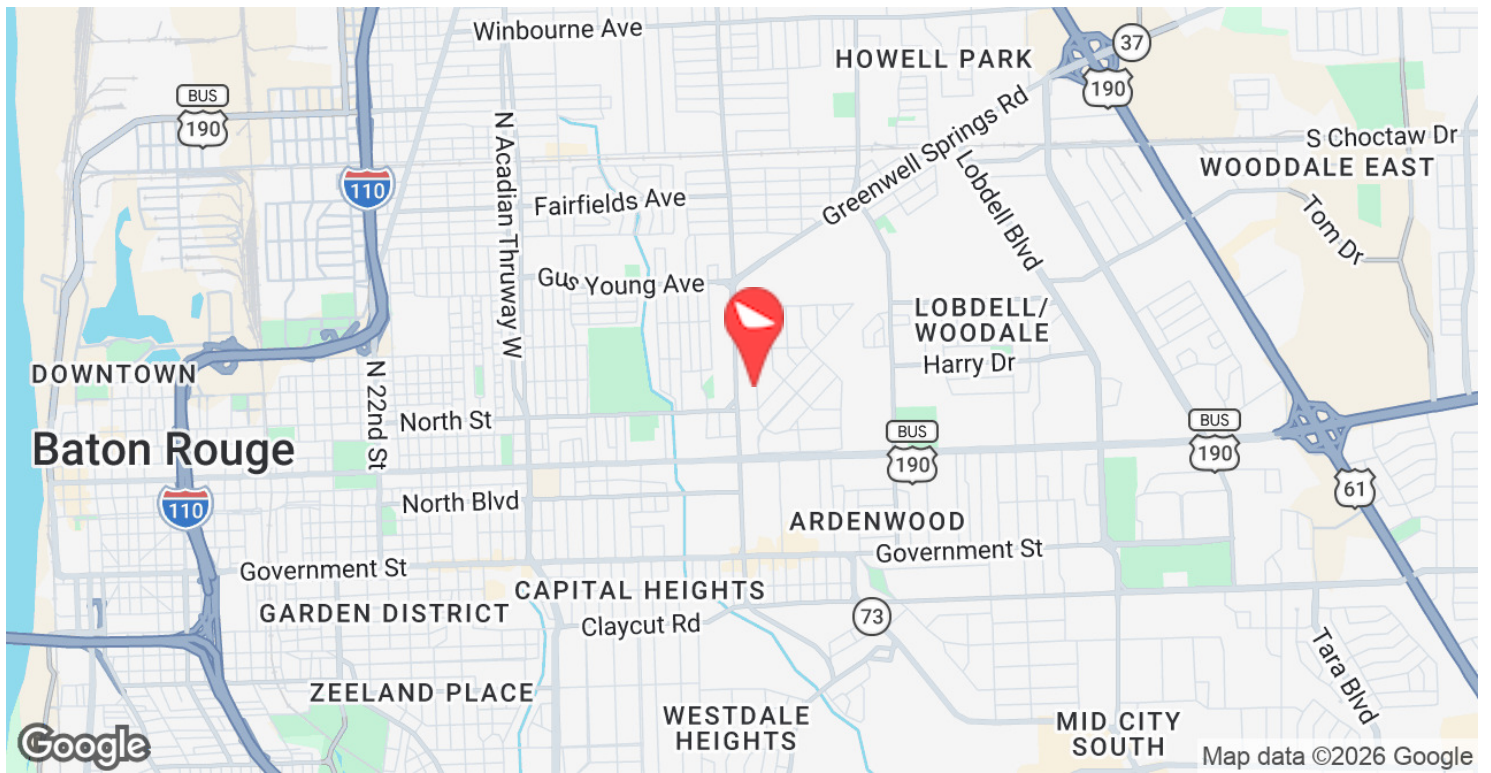


**BUILDING C
FIRST FLOOR**

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LOCATION MAP



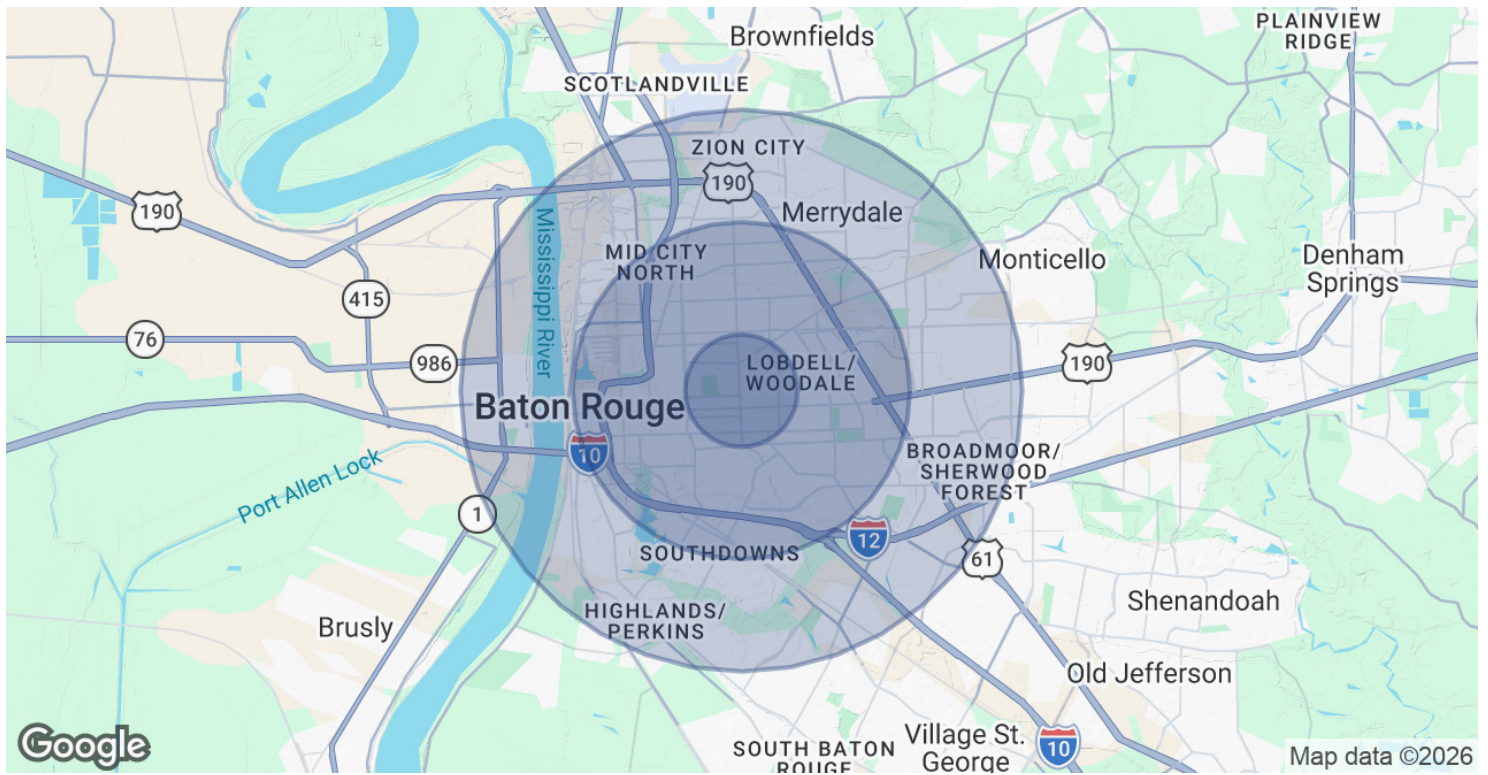
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,875	84,708	187,532
Average Age	33.5	37.5	35.9
Average Age (Male)	32.7	36.5	34.5
Average Age (Female)	35.0	38.5	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,473	42,990	88,829
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$46,471	\$65,006	\$62,090
Average House Value	\$144,169	\$178,726	\$179,245

2020 American Community Survey (ACS)

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