



SECOND FLOOR OFFICE SPACE IN QUIET AIRLINE HWY BUSINESS

1415 DELPLAZA DR BATON ROUGE, LA 70815



FOR LEASE

LEASE RATE: \$10.00 SF/YR (\$911.67/MO)

±1,094 | 1 SUITE AVAILABLE

- Quiet office building just ±500 FT off Airline Hwy
- Reception area, 5 offices, restroom, kitchenette
- Dedicated, off-street parking
- Modified Gross lease type

CONTACT:

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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

- 1415 Delplaza Dr is a quiet office building just ± 500 ft off of Airline Hwy.
- There is one $\pm 1,094$ SF suite available on the second floor.
- The property features a dedicated, off-street parking lot.
- This office is conveniently located between Airline Hwy at Florida Blvd and Airline Hwy at I-12. The property has $\pm 3-4$ minute access to both of these interchanges.
- Modified Gross lease type.

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AERIAL PHOTOS



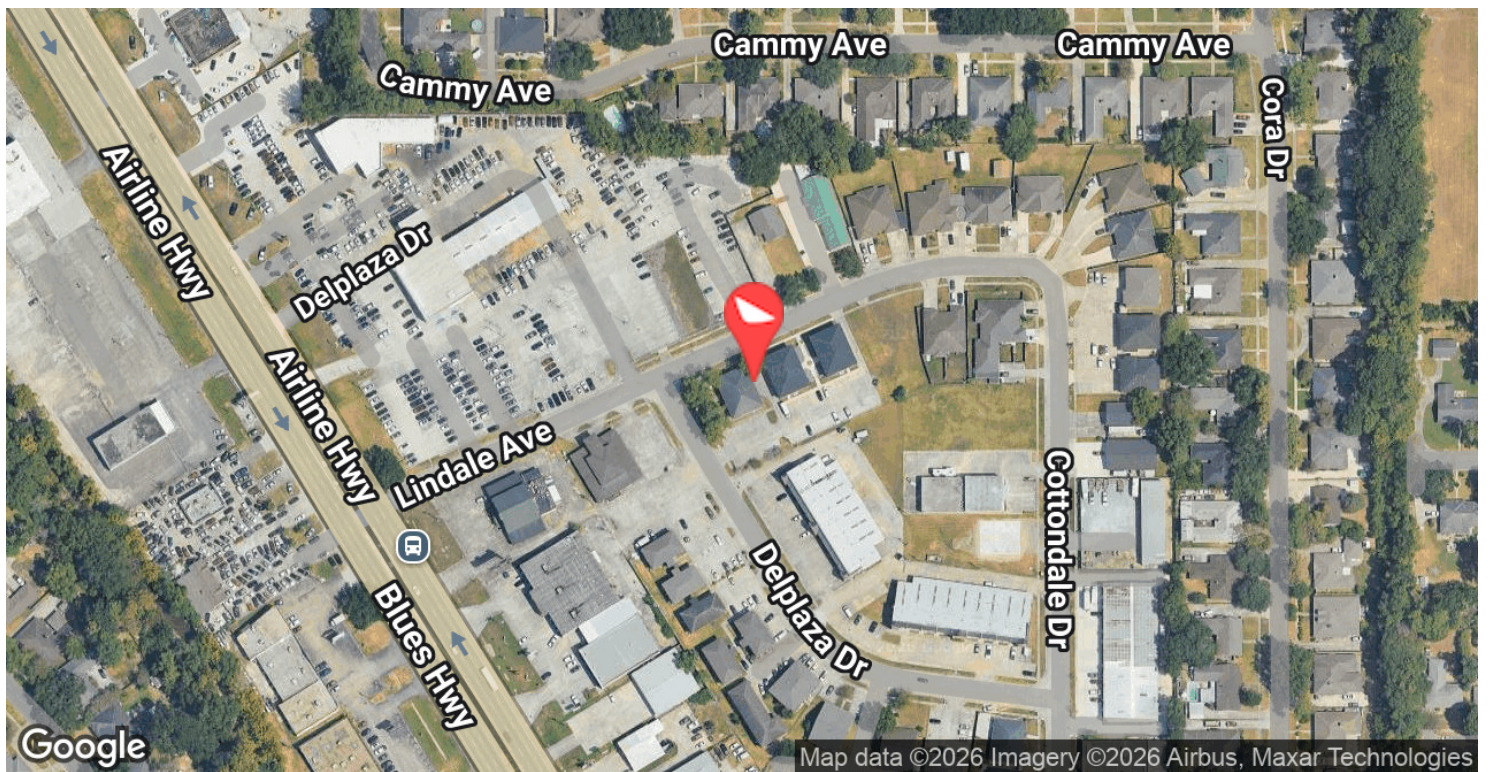
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LOCATION MAP



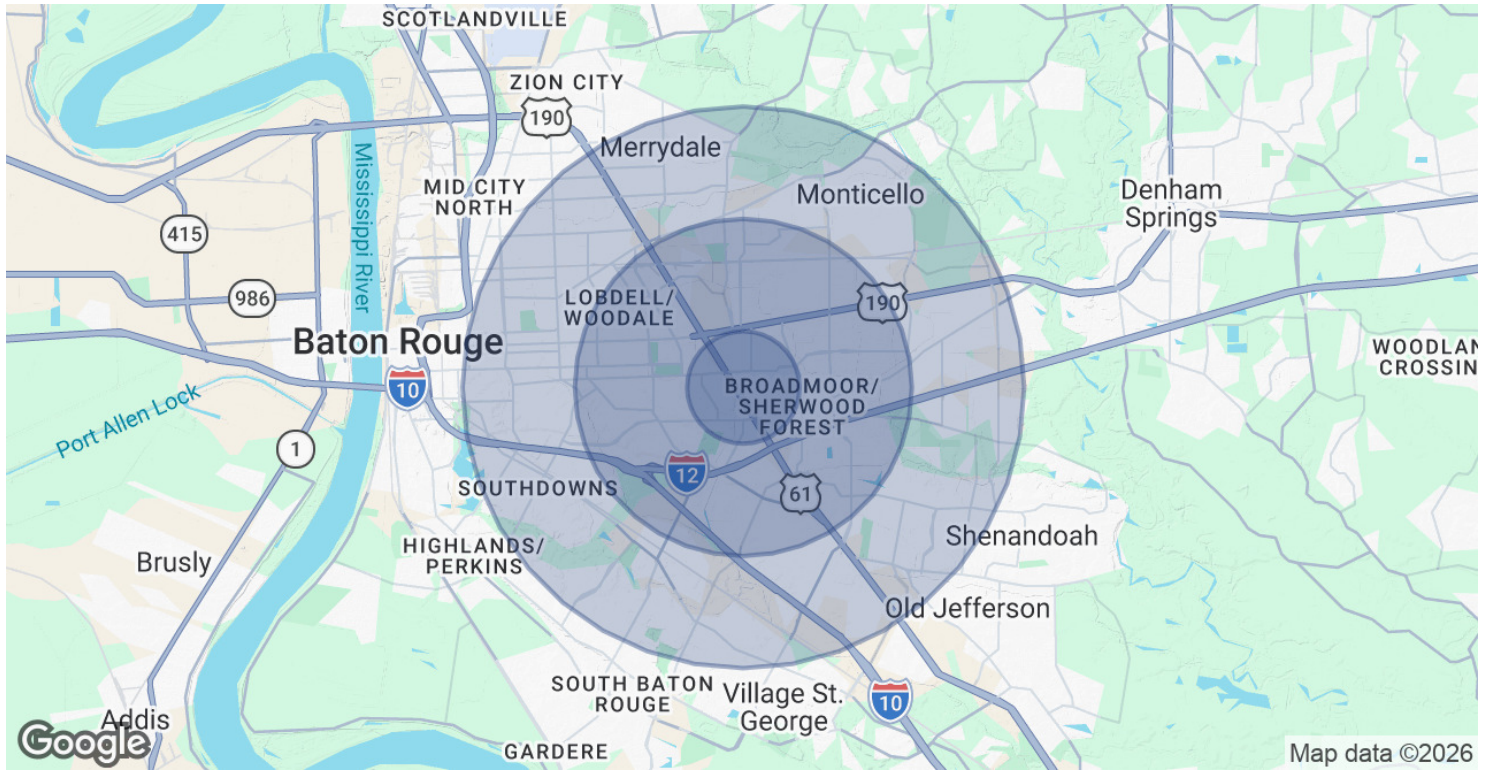
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,437	82,933	212,093
Average Age	43	40	40
Average Age (Male)	42	38	38
Average Age (Female)	45	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	35,919	90,041
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$111,246	\$82,037	\$85,430
Average House Value	\$293,072	\$280,708	\$292,213

2020 American Community Survey (ACS)

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