



SPACIOUS OFFICE SUITE ON O'NEAL LANE

2380 O'NEAL LANE, STE B BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$13/SF/YR (\$1,986/MO)

±1,833 SF | MODIFIED GROSS

- 5 private offices, a conference room, a lobby, and a restroom
- Dedicated entrance, monument signage, and on-site parking
- Located seconds from I-12
- Surrounding amenities include Walmart, Starbucks, AMC Theatres, and more

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

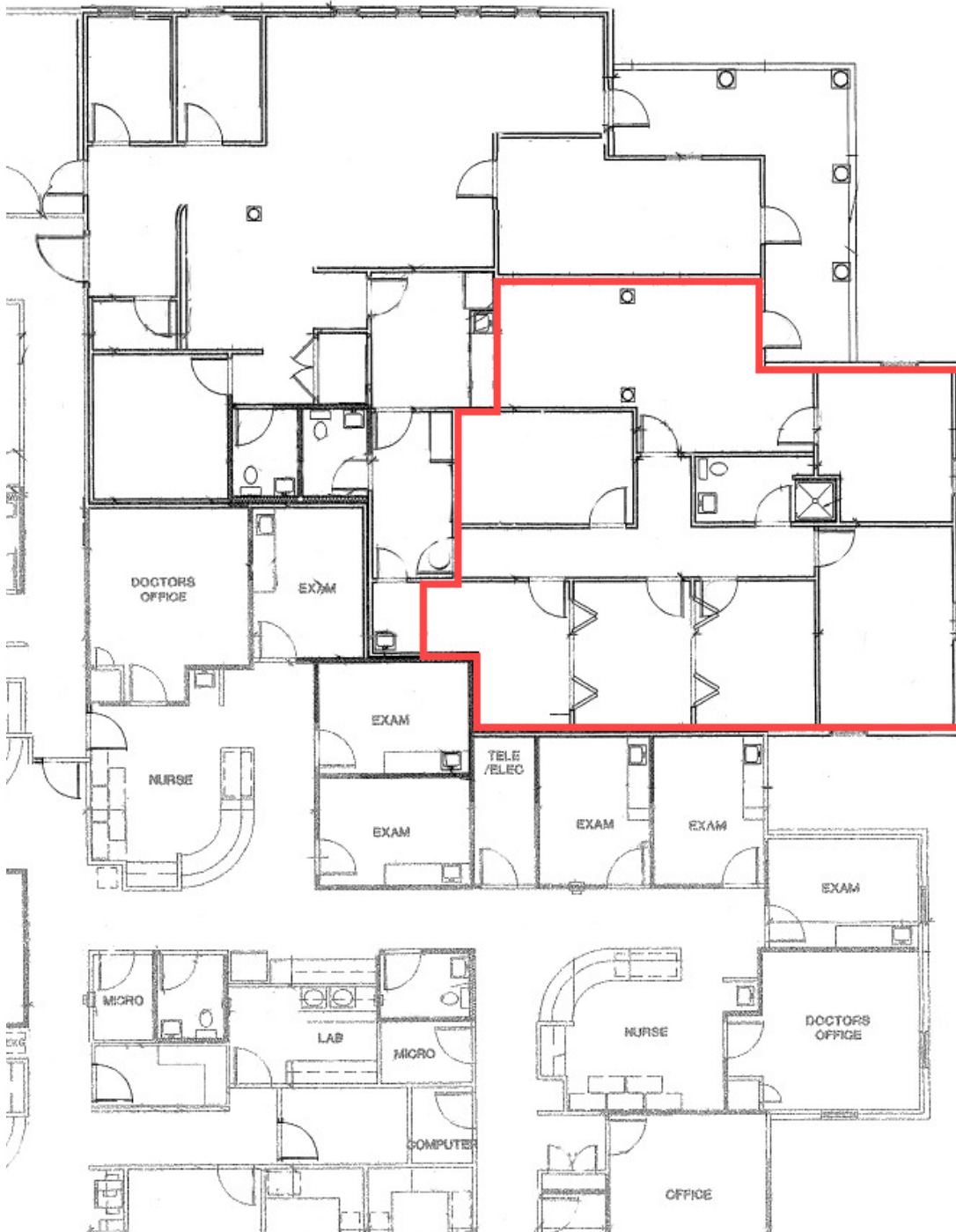
- Now for lease, Suite B at 2380 O'Neal Lane offers a $\pm 1,833$ SF office suite with a functional layout for a variety of professional users.
- The space includes five private offices, a conference room, a lobby, and a restroom. The suite features a dedicated entrance, monument signage facing O'Neal Lane, and ample on-site parking through a shared parking lot.
- Located seconds from I-12, the property is surrounded by numerous retail and dining amenities including Walmart, Dollar Tree, Starbucks, Popeyes, AMC Theatres, and more.
- Modified Gross lease type.

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FLOOR PLAN

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EXTERIOR PHOTOS

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AERIAL PHOTOS

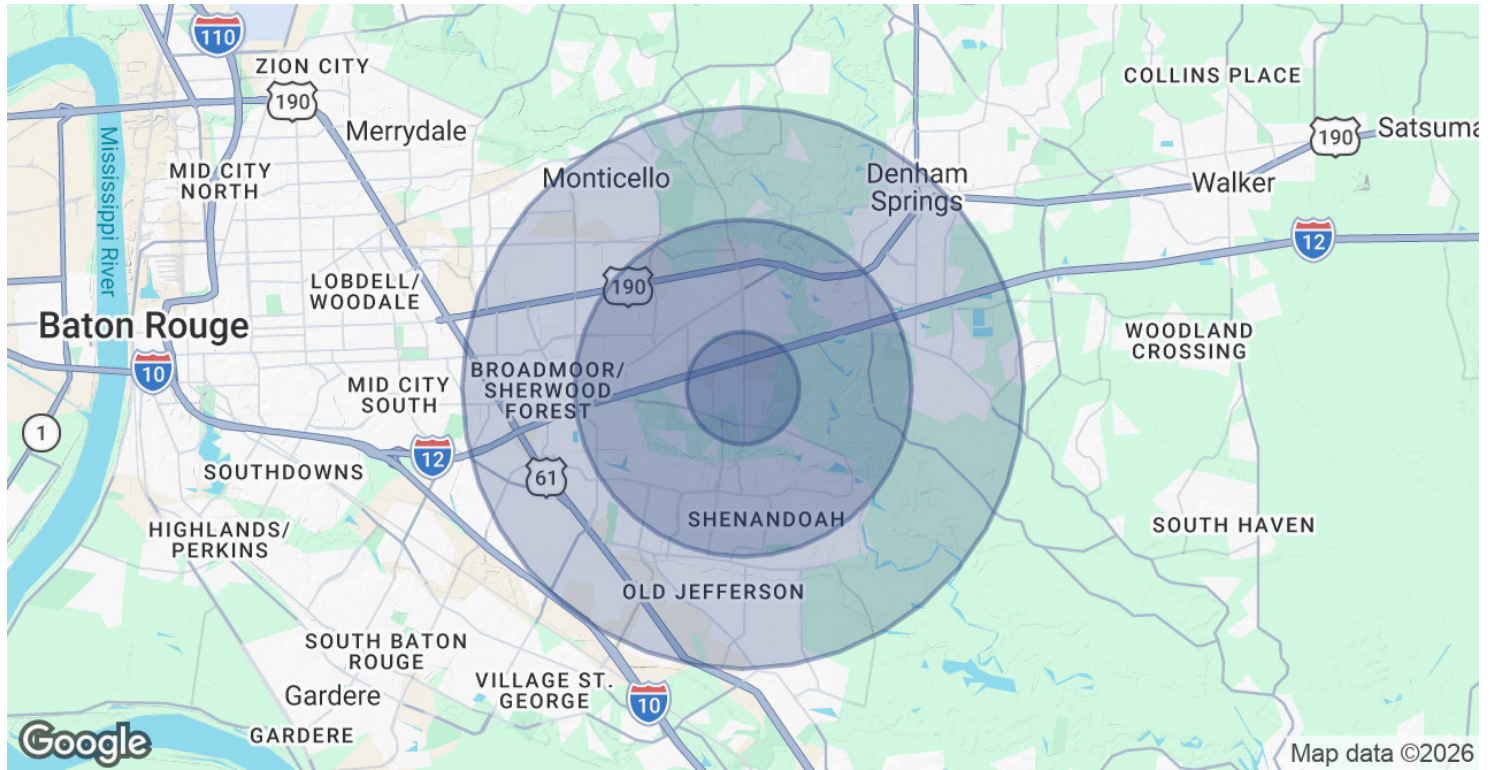
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,510	66,299	142,770
Average Age	32.0	36.2	35.9
Average Age (Male)	32.0	35.4	35.2
Average Age (Female)	35.6	37.8	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,260	24,933	54,535
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$82,137	\$101,753	\$98,631
Average House Value	\$229,262	\$267,672	\$259,122

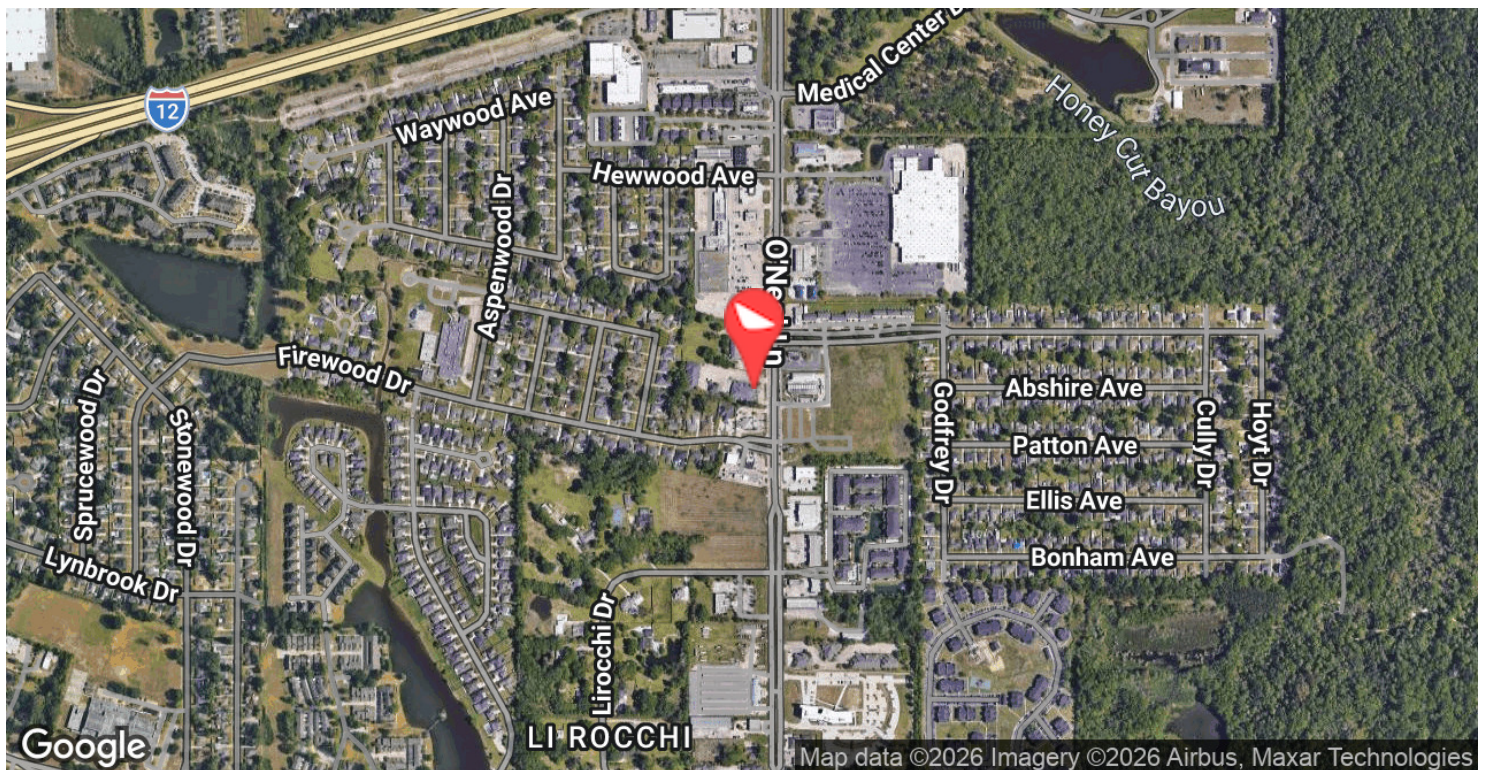
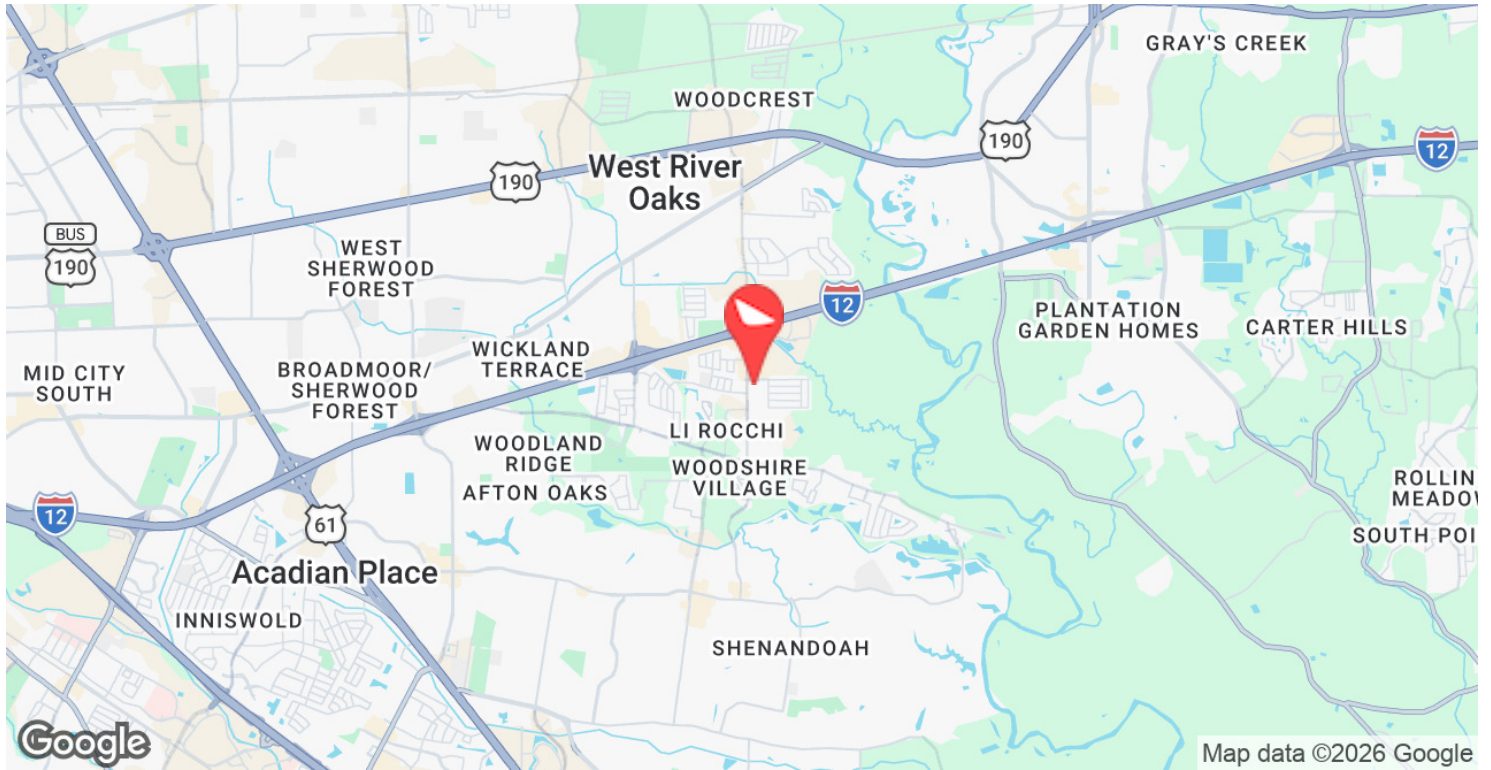
2023 American Community Survey (ACS)

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LOCATION MAPS



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