



QUIET OFFICE SUITE JUST NORTH OF AIRLINE HWY

5525 SUPERIOR DR, SUITE C-2 BATON ROUGE, LA 70816



OFFERED: FOR SALE AND LEASE

SALE PRICE: \$80,000 LEASE RATE: \$983.00

±740 SF

- Features reception / lobby, two private offices, a kitchenette, and a restroom
- Convenient access to Airline, Siegen, Coursey, and I-12
- Ample parking and monument signage
- Modified Gross lease type

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 sale and lease at 5525 Superior Dr, Suite C-2 offers a ±740 SF office suite.
- The space includes a welcoming reception / lobby area, two private offices, a kitchenette, and a restroom.
- Ample parking is available in a dedicated, off-street lot.
- Monument signage opportunity.
- Just off S Sherwood Forest, the property is perfectly situated to capitalize on the location's amenities while maintaining a quiet atmosphere ideal for office operations.
- The office is nestled between Siegen Lane / Airline Hwy and Coursey Blvd, an area rich with all that daytime workers could need— restaurants, coffee shops, grocery stores, office supply stores, pharmacies, and more.
- Strategic positioning ensures easy access to Airline Hwy (±2 min), Siegen Lane (±2 min), Coursey Blvd (±2 min), and I-12 (±7 min), providing convenience for both staff and clients.
- Modified Gross lease type – tenant responsible for electrical, water/sewer, janitorial services, and phone/cable/internet.

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INTERIOR PHOTOS



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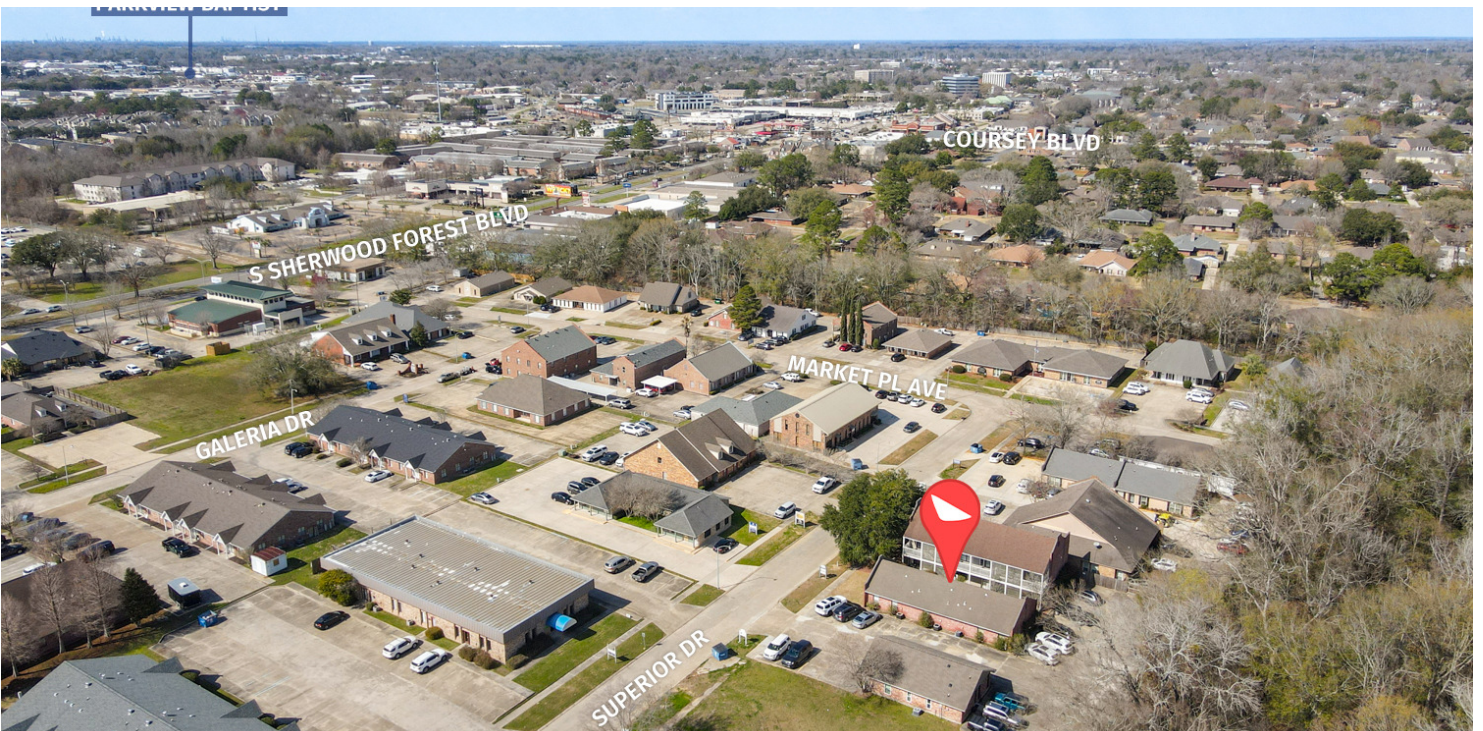
EXTERIOR PHOTOS



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AERIAL PHOTOS



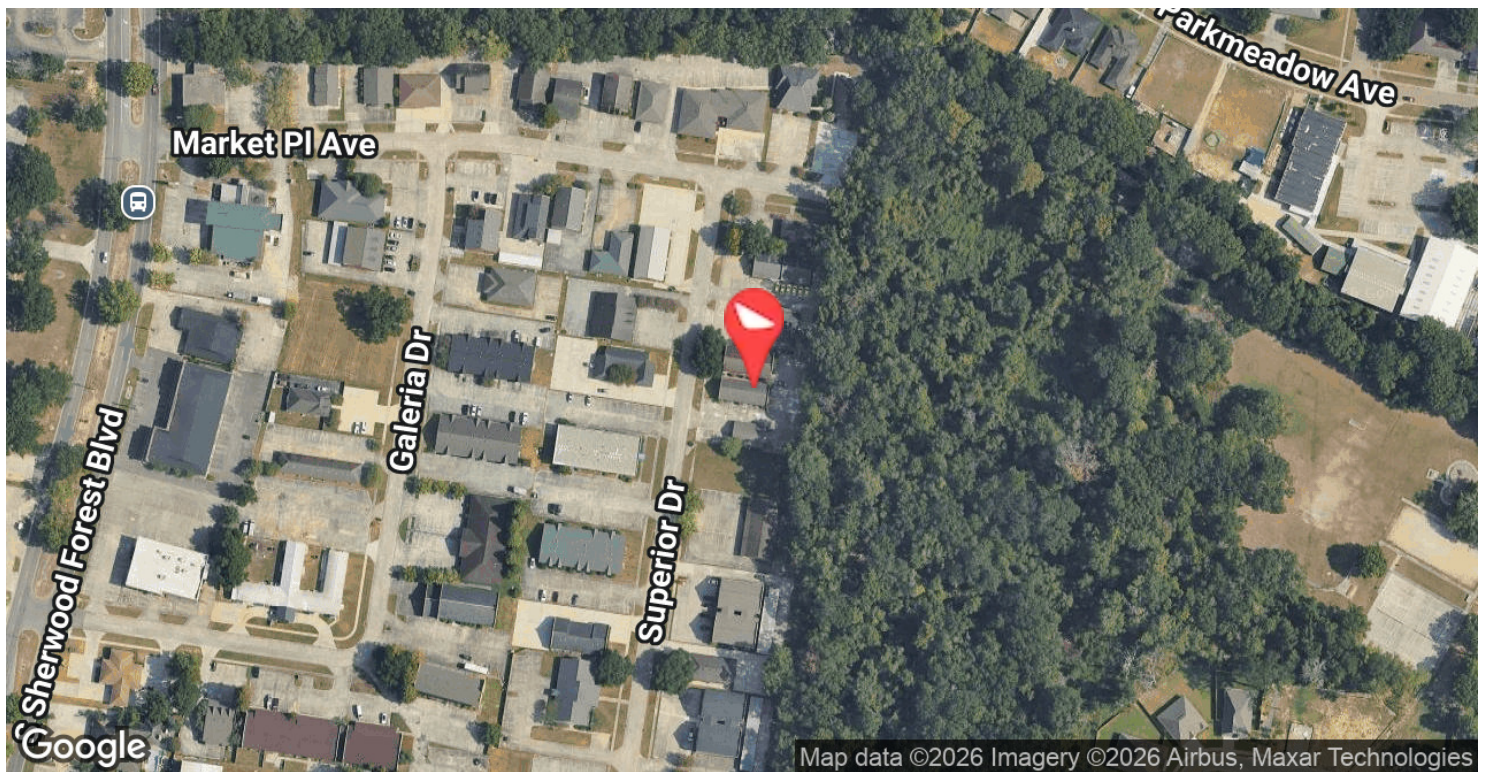
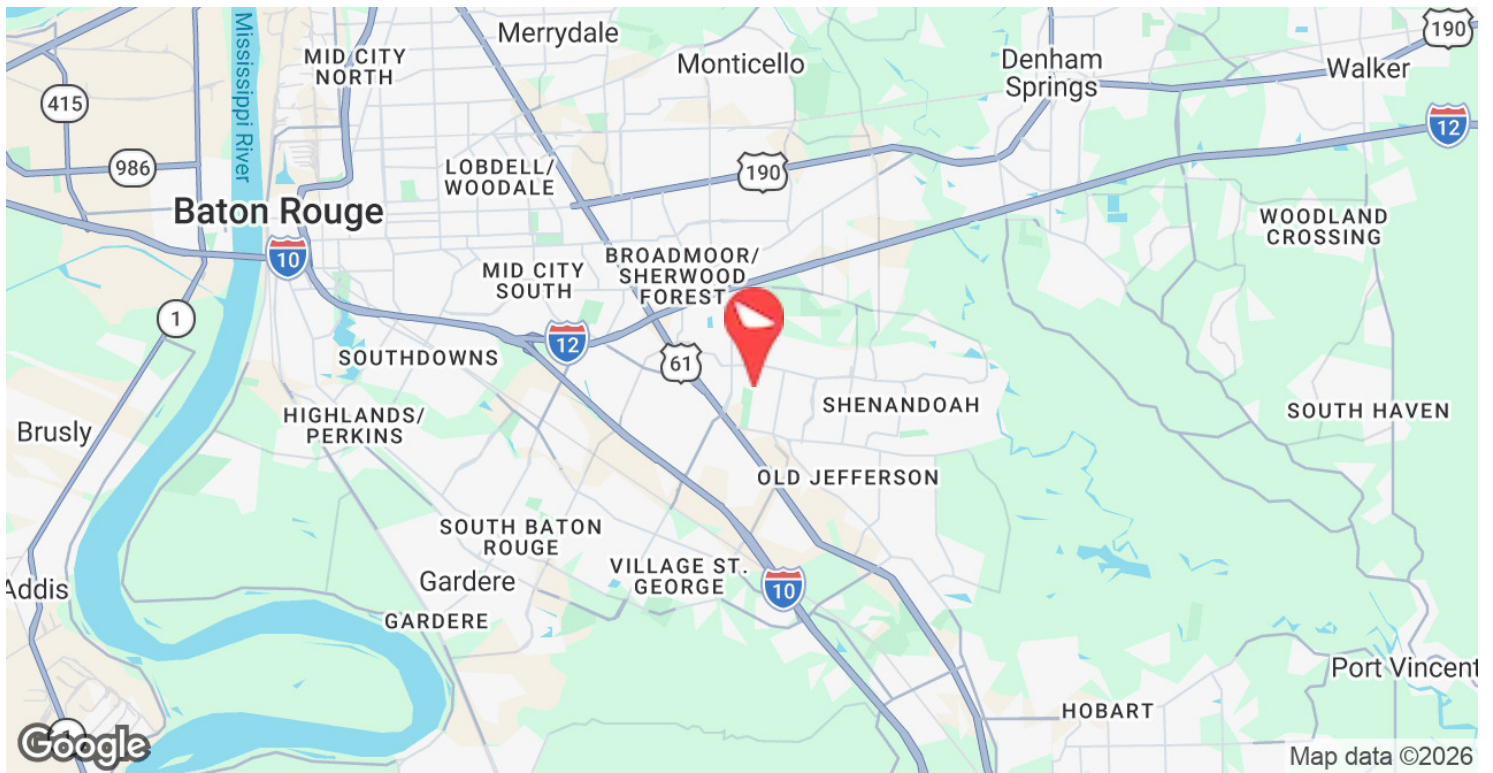
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LOCATION MAP



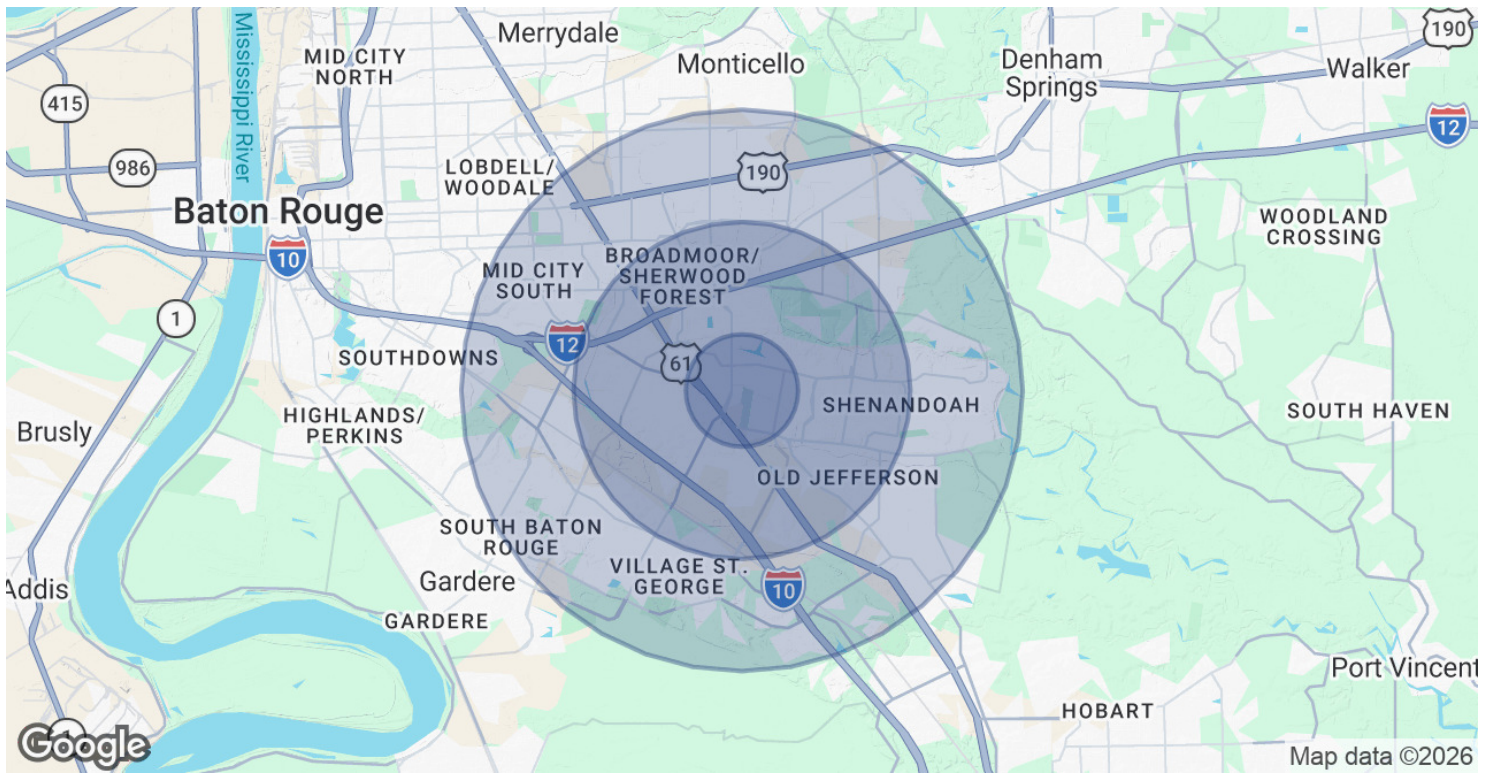
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,519	73,272	172,827
Average Age	36.1	37.9	38.4
Average Age (Male)	30.1	35.1	36.3
Average Age (Female)	38.5	39.6	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,799	33,105	76,049
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,294	\$78,468	\$84,340
Average House Value	\$204,569	\$201,770	\$226,975

2020 American Community Survey (ACS)

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