



OFFICE / WAREHOUSE SUITE NEAR I-12

2736 O'NEAL LANE BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$9.17-\$11.33/SF/YR & \$1.50 /SF/YR CAM

2 SUITES | ±1,800 SF | MODIFIED GROSS

- Large roll-up door and private entrance for the office
- ±4 minutes from I-12
- Nearby amenities include Aldi, Walmart, AMC, and more
- Tenant responsible for electricity and Wi-Fi

CONTACT:

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

640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

- Now for lease, Suites A and B at 2736 O'Neal Lane each offer a ±1,800 SF office warehouse space.
- The warehouse includes a large roll-up door, and the office portion features a separate private entrance, providing flexibility for users.
- The property is located ±4 minutes from I-12 along a strong retail corridor featuring Aldi, Walmart, AMC Theatres, Starbucks, and more.
- The complex is accessible through the Brakes for Less location.
- Modified Gross lease type – base rent plus \$1.50 PSF CAM, with the tenant responsible for electricity and Wi-Fi.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,600 SF	Lease Rate:	\$9.17 - \$11.33 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,800 SF	Modified Gross	\$11.33 SF/yr	\$1.50 PSF CAM fees
Suite B	Available	1,800 SF	Modified Gross	\$9.17 SF/yr	\$1.50 PSF CAM fees

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



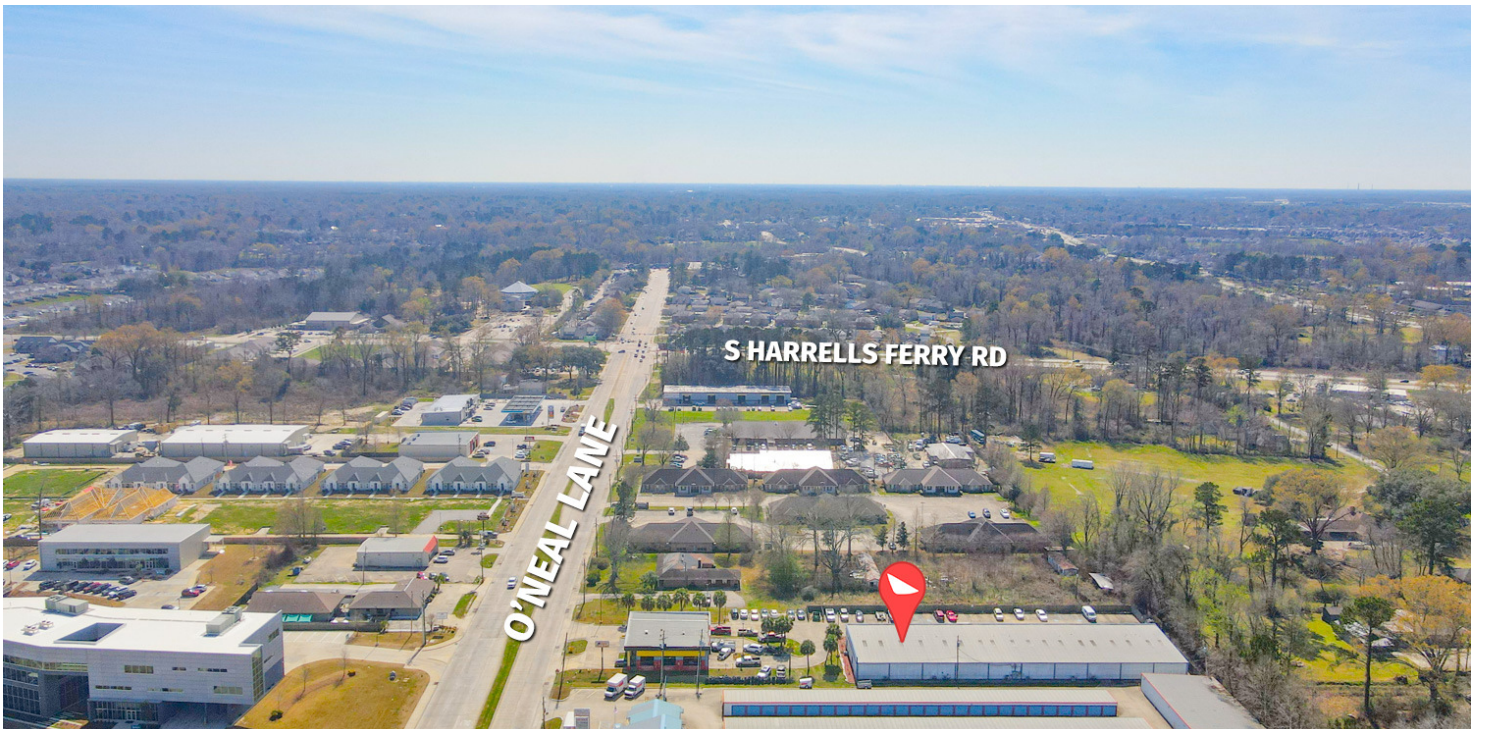
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AERIAL PHOTOS



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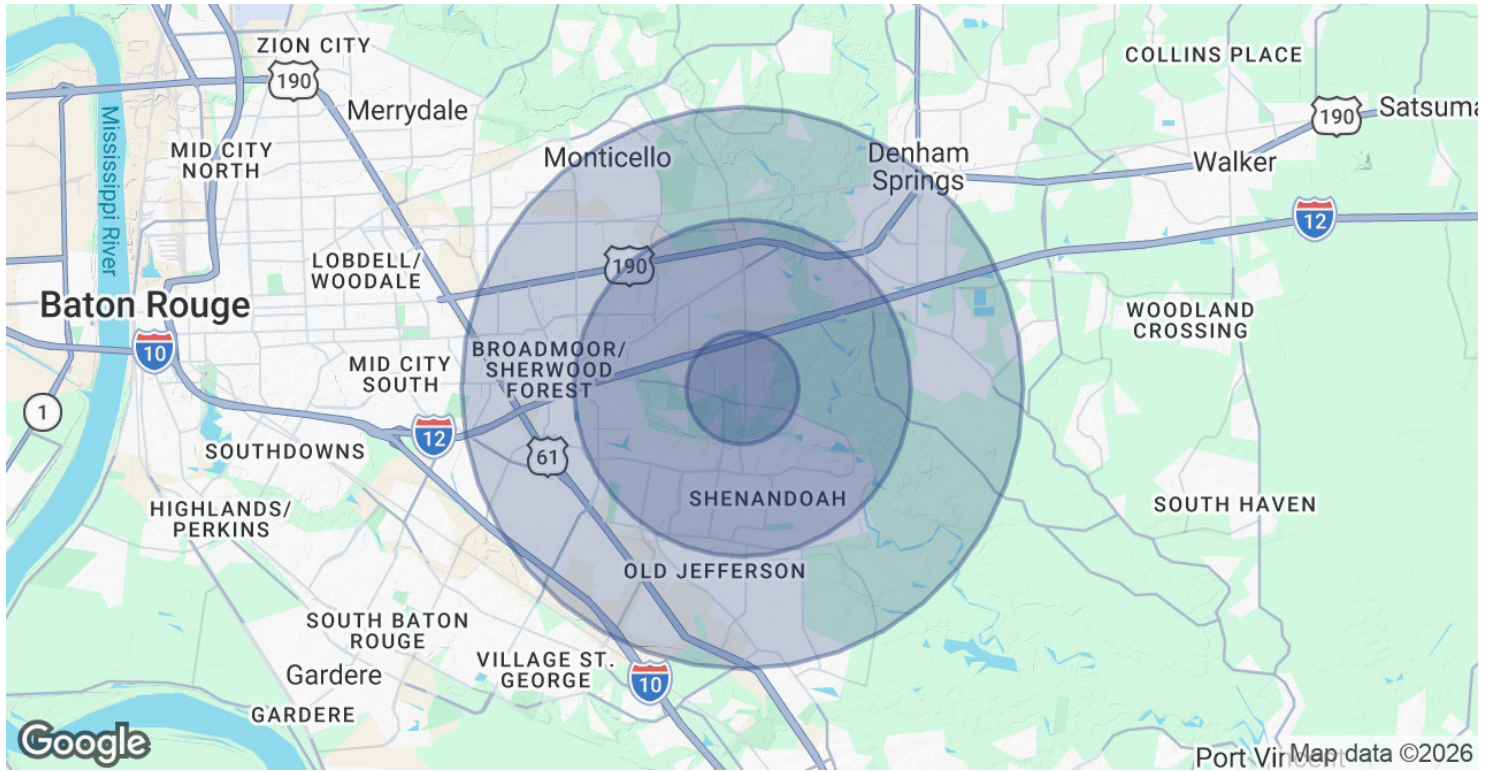
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,853	66,035	139,943
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	41

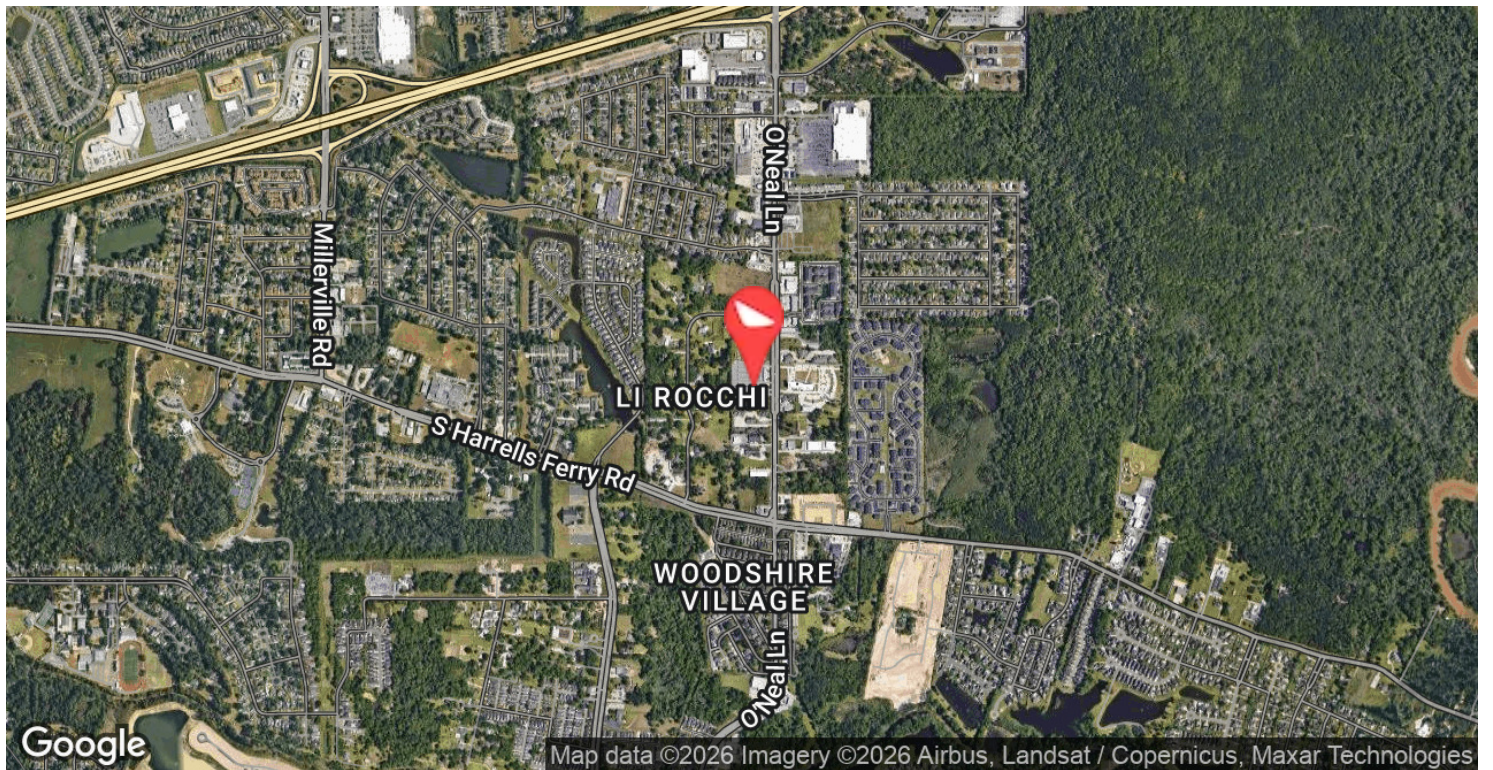
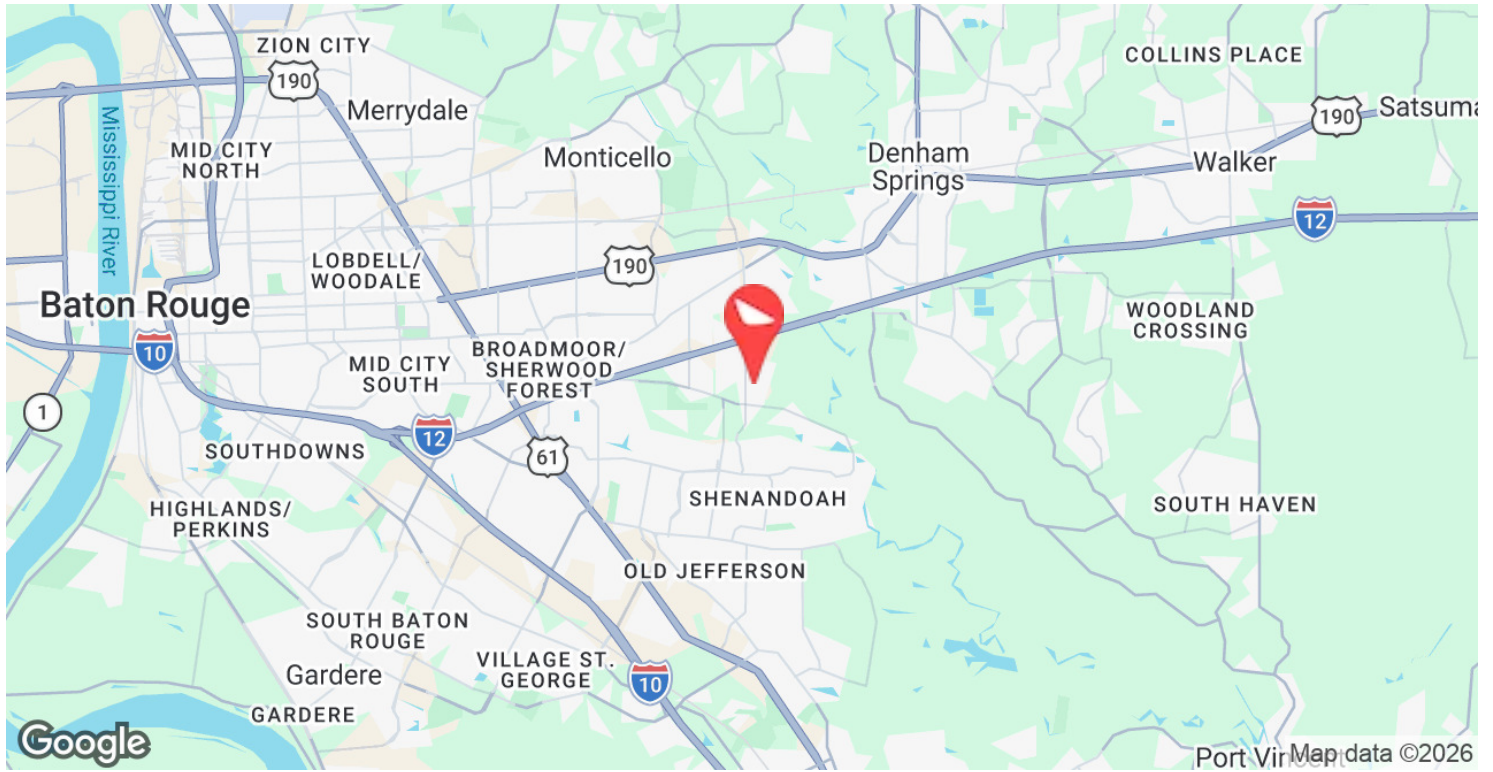
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,168	26,291	55,858
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,148	\$97,881	\$97,065
Average House Value	\$329,949	\$291,213	\$277,087

2020 American Community Survey (ACS)

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LOCATION MAPS



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