



# FULL-SERVICE OFFICE SUITE FOR LEASE NEAR BON CARRE

6554 FLORIDA BLVD BATON ROUGE, LA 70806



## OFFERED FOR LEASE

## LEASE RATE: \$15.43 SF/YR

### ±1,400 SF | 1 SUITE AVAILABLE

- Two-story professional office building with on-site management
- Equipped with an elevator and a garage with covered parking
- Suite will be renovated with new carpet and paint upon occupancy
- Full Service lease type

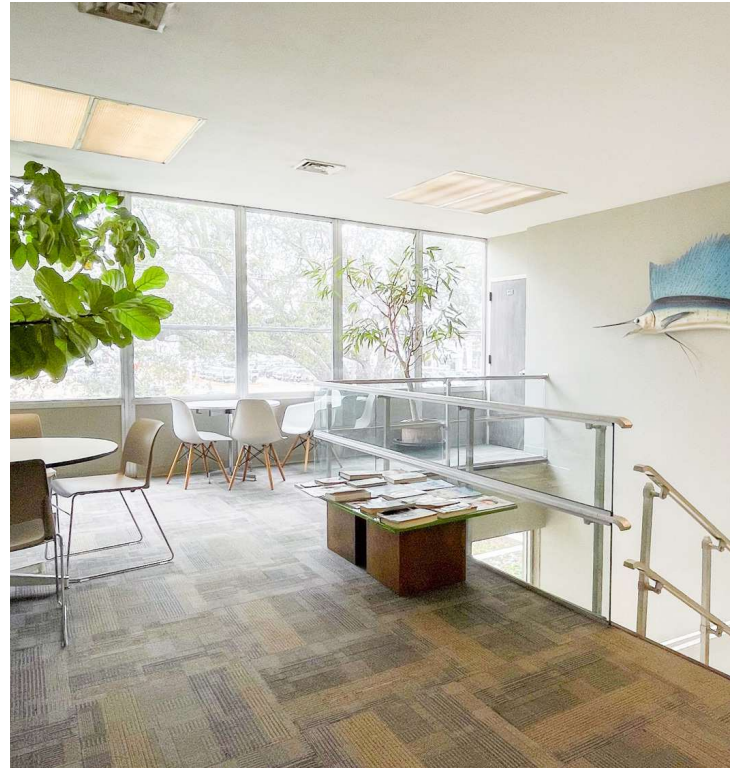
#### CONTACT:

LINDSAY REDHEAD, MBA  
225.938.3148

800.895.9329 | <https://elifinrealty.com> | August 2025

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



## PROPERTY SUMMARY

- Now available for lease, 6554 Florida Blvd is a two-story professional office building with on-site management and excellent visibility along high-traffic Florida Blvd.
- The building features an elevator and a garage with ample covered parking.
- **Suite 112** (±1,400 SF) is a first-floor space available now. It includes a reception area, a large open workspace, a private office, and a break area with a private restroom.
- Suite will be renovated with new carpet and paint upon occupancy.
- Full Service lease type.

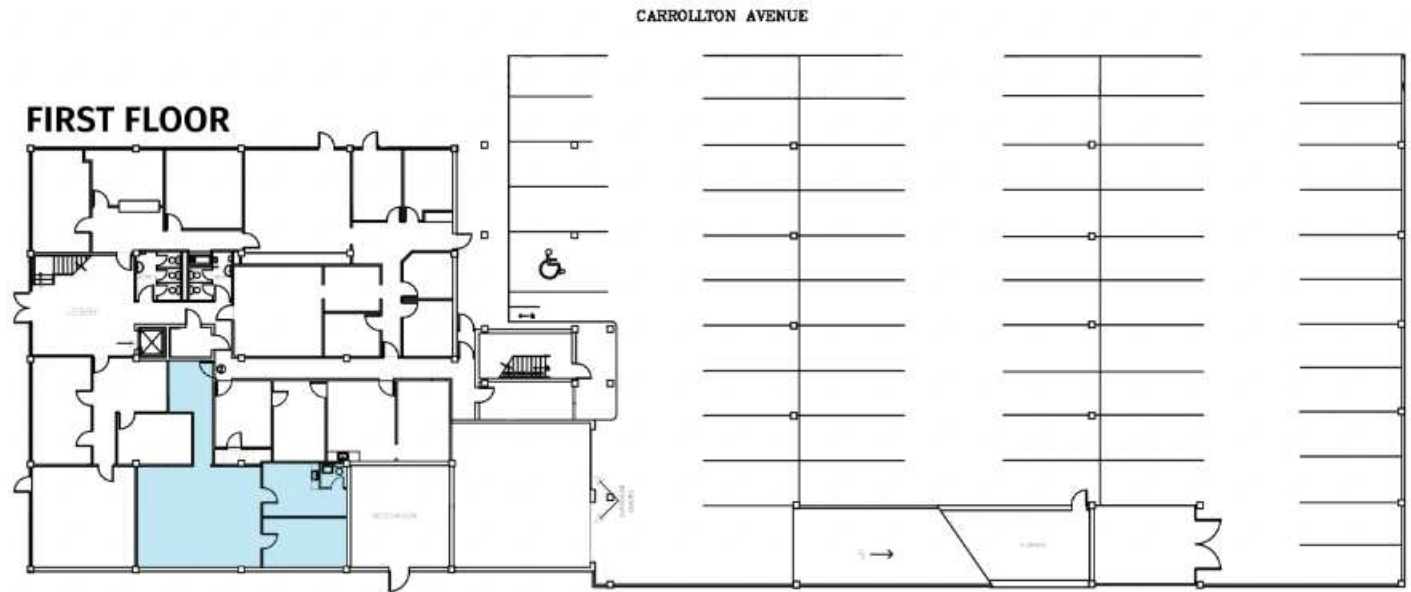
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# LEASE SPACES



## AVAILABLE SPACES

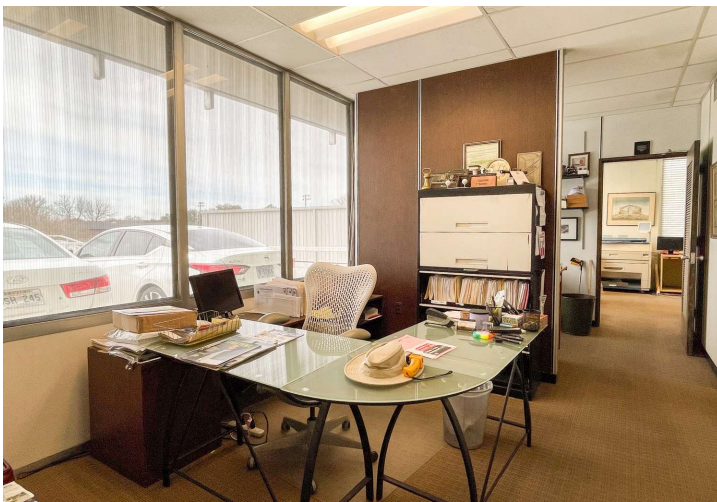
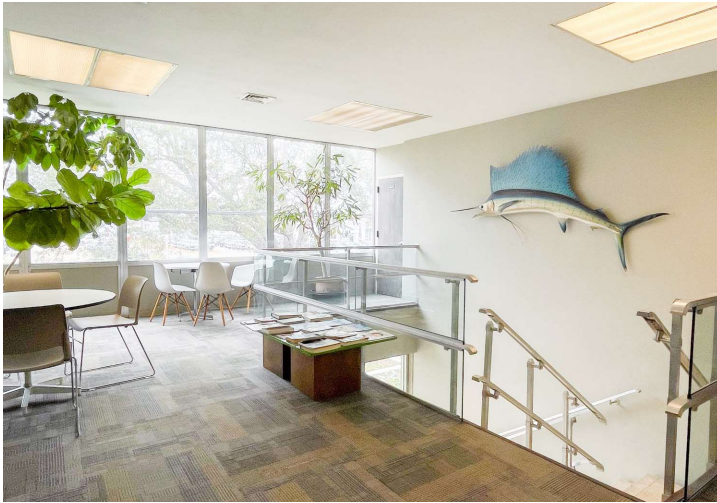
| SUITE     | STATUS    | SIZE (SF) | LEASE TYPE   | LEASE RATE    | MONTHLY RENT |
|-----------|-----------|-----------|--------------|---------------|--------------|
| Suite 112 | Available | 1,400 SF  | Full Service | \$15.43 SF/yr | \$1,800/Mo   |

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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS

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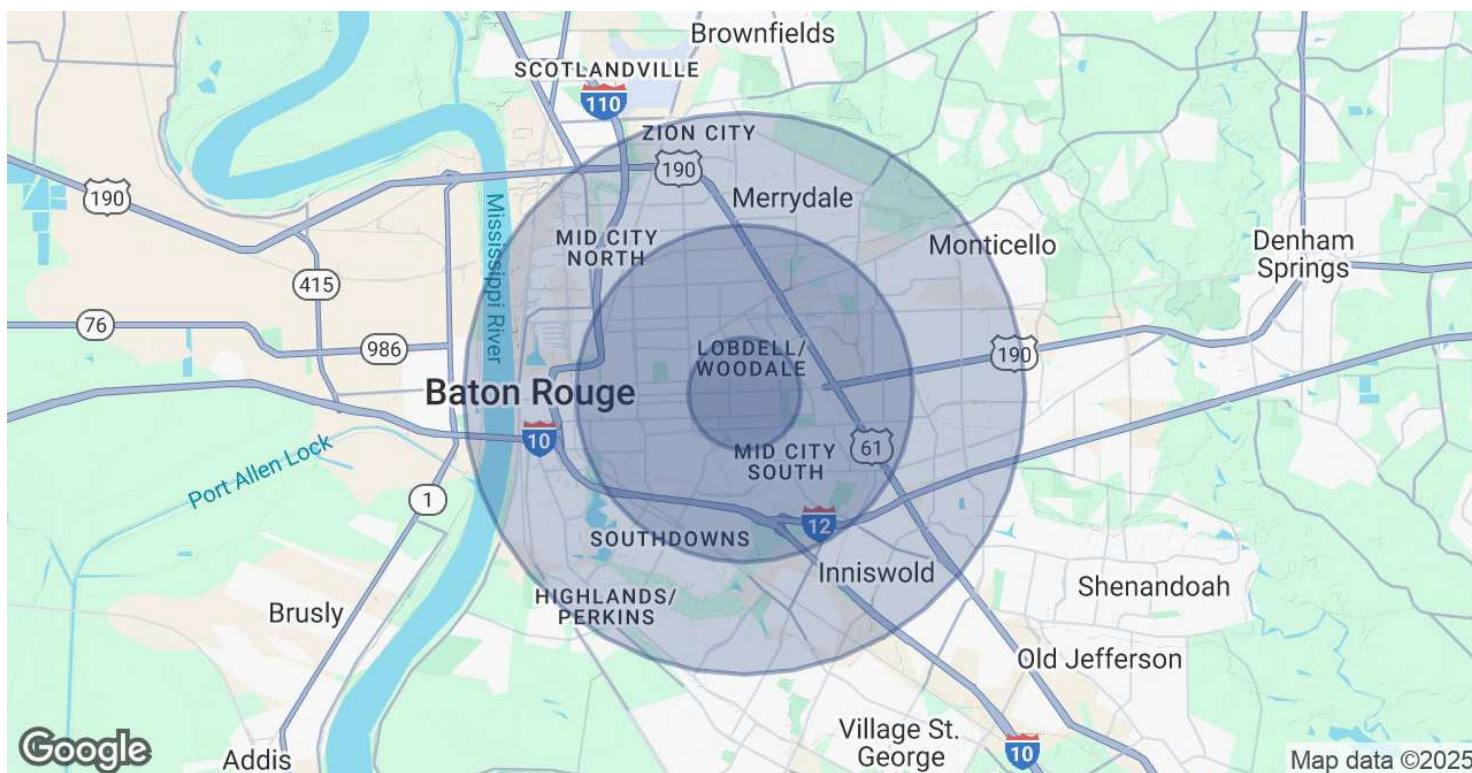
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,579  | 77,129  | 200,635 |
| Average Age          | 38     | 40      | 39      |
| Average Age (Male)   | 36     | 39      | 38      |
| Average Age (Female) | 40     | 41      | 40      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,393     | 33,594    | 83,143    |
| # of Persons per HH | 2.2       | 2.3       | 2.4       |
| Average HH Income   | \$57,364  | \$75,096  | \$76,572  |
| Average House Value | \$265,454 | \$291,809 | \$292,936 |

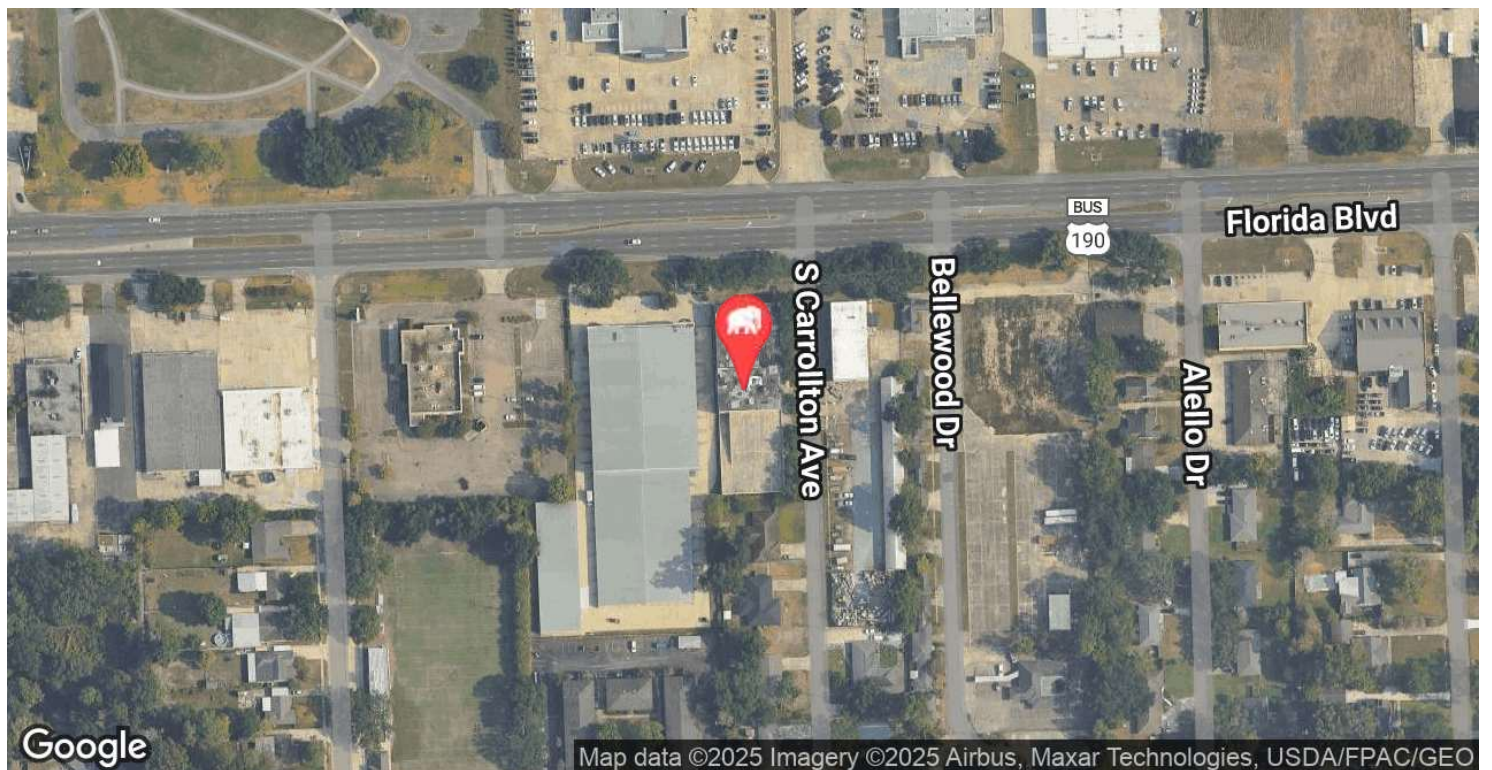
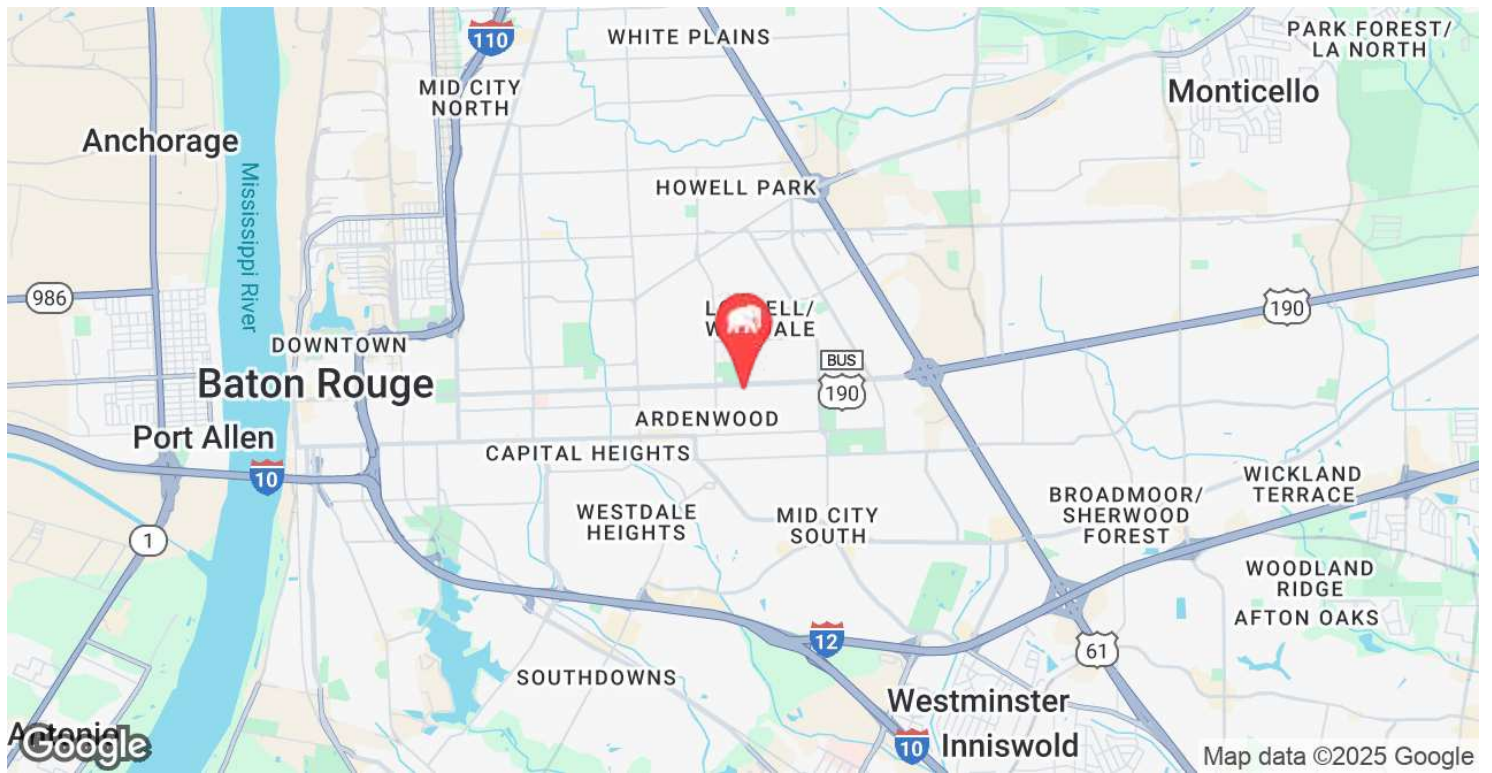
Demographics data derived from AlphaMap

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# LOCATION MAP



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