

**7170 Burbank Dr**  
Baton Rouge, LA 70820

 **LOGO** COMING  
SOON

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**MLS# 2024000207**



**\$594**

**1,908 Sqft**

Newly renovated office building located directly off Burbank Drive for easy access and immediate visibility. We are offering move-in ready suites that are furnished and includes high-end finishes with open parking. Various suite sizes are available and tenant can rent individual office space or multiple suites depending on tenant needs. A large conference room is also available to host client meetings and other business engagements. It is a great location for accounting/law practices, insurance companies, counseling and consultative services, and other professional small businesses. Suite A is occupied by a primary care practice in long-term lease. **Monthly Rent = Base Rent + CAM.** CAM includes electricity, water & sewer, trash/dumpster services, internet, managed access to the building, security, custodial services, and landscaping. Tenants will only pay for telephone services (if needed). The lease amounts vary by office selected and lease term. The range of the rents vary from \$594 - \$792/mo.



**Antonio Cousin**  
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For full listing details, please scan:

