

18215 Hoo Shoo Too Rd
Baton Rouge, LA 70817



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MLS# 2026017252



\$3,441

2,485 Sqft

VERSATILE STANDALONE COMMERCIAL LEASE OPPORTUNITY ON HOO SHOO TOO ROAD! Excellent opportunity to lease a freestanding property situated on approximately 1.22 acres at 18215 Hoo Shoo Too Road in Baton Rouge. Offering approximately 2,485 square feet, this property provides a flexible layout that could work well for a variety of professional, administrative, service-based, or office users, subject to zoning and local parish and city approval. The existing layout includes multiple private rooms that can easily function as individual offices, conference or meeting rooms, three full bathrooms, kitchen space, open common areas, and ample room for storage or additional work areas. The single-story design provides convenient access throughout the building. A large lot and existing driveway provide additional flexibility rarely found with traditional office space. Located along Hoo Shoo Too Road in the 70817 area, this property offers the opportunity for a business seeking a standalone location rather than a traditional office suite. Lease Structure: Triple Net (NNN) Base Rent: \$2,500/month Estimated Monthly Expense Reimbursement: \$941.00 Estimated Total Monthly Occupancy: \$3,441.00, plus utilities and other tenant-specific expenses. New business responsible for utilities and other expenses as outlined in



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Dream Home Realty

For full listing details, please scan:

