



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE OFFICE SPACE NEAR S. SHERWOOD FOREST BLVD.

11822 JUSTICE AVE., BATON ROUGE, LA 70816

1,480 SF

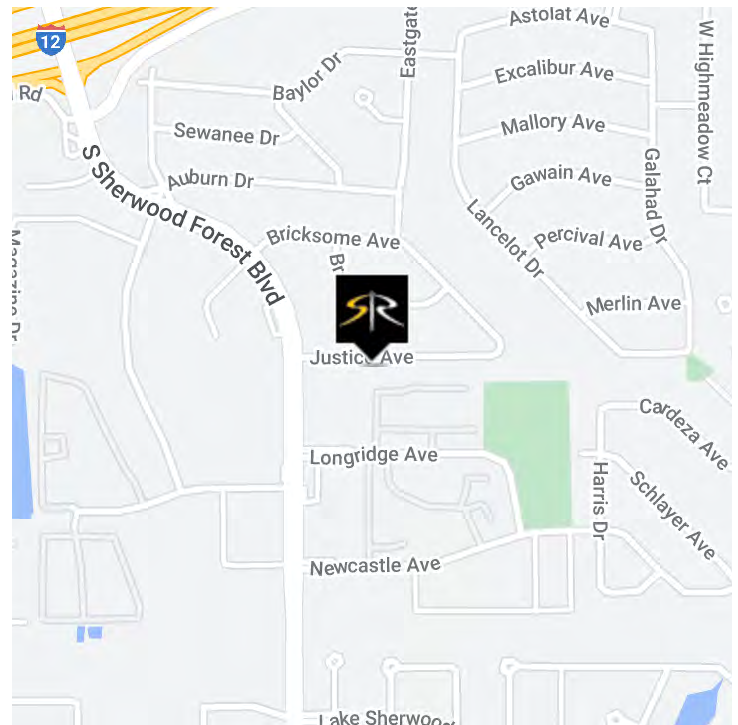


OFFERING SUMMARY

Lease Rate:	\$11.35 SF/yr (Modified Gross)
Building Size:	5,180 SF
Available SF:	1,480 SF
Zoning:	LC2 (Light Commercial)

PROPERTY HIGHLIGHTS

- Small affordable clean office space within serene 14-unit office park condo development on Justice Ave. near Sherwood Forest Blvd.
- Ample parking
- **Suite B6-B7, 1,480 SF available 1/1/2027**
- Flood Zone "X"
- Two-Year Lease (Modified Gross)
- Tenant pays their own utilities



CARMEN AUSTIN, MBA, CCIM
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

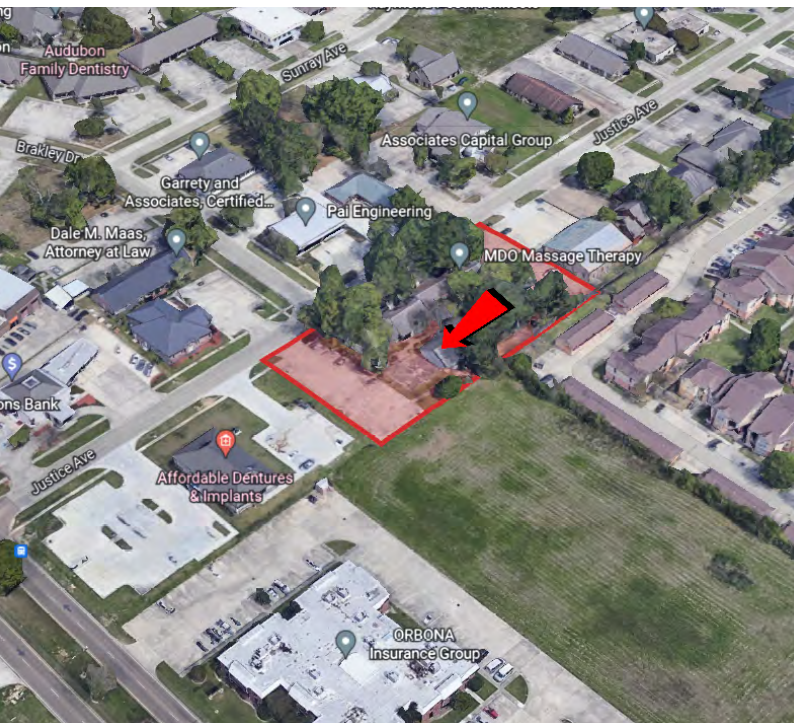


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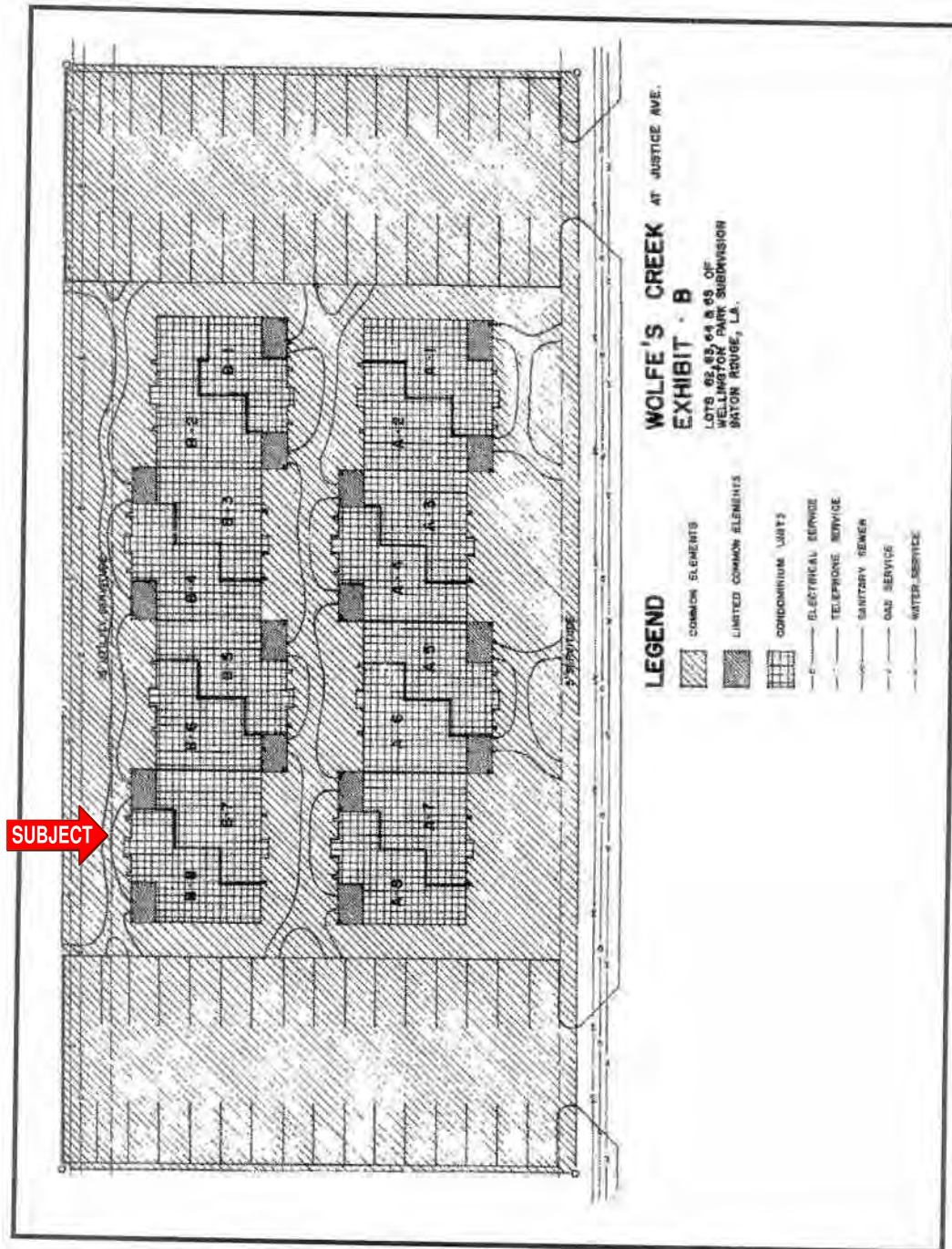
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1,480 SF

SITE PLAN



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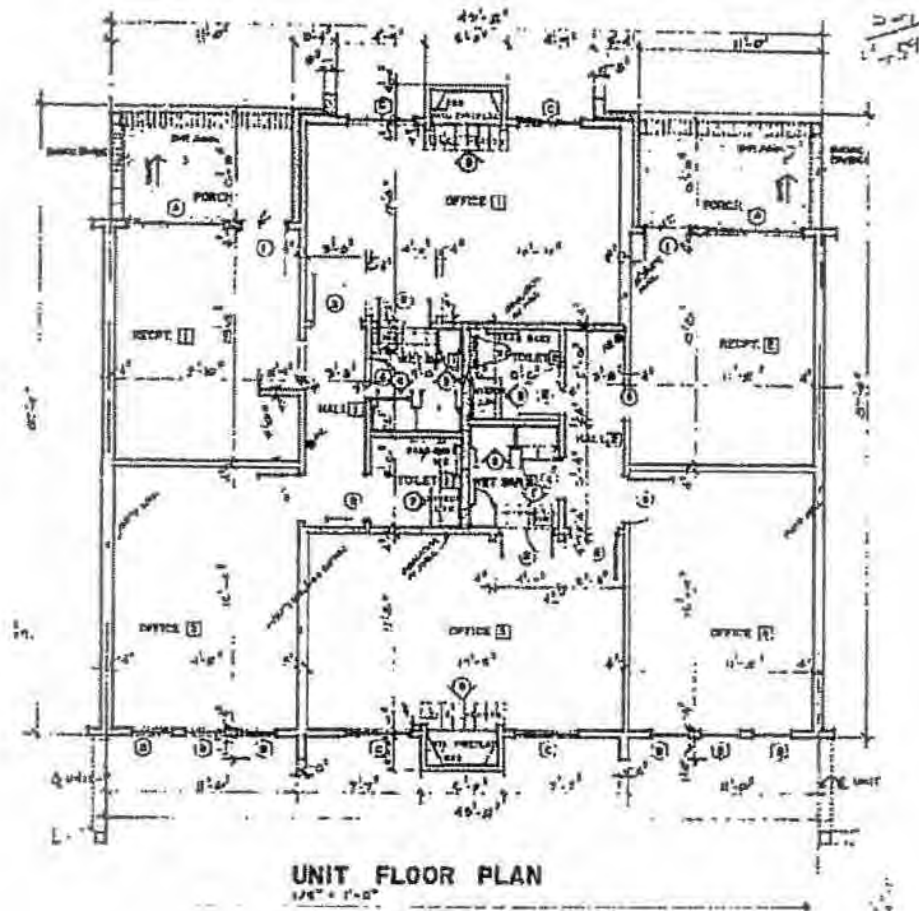
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TYPICAL FLOOR PLAN OFFICE SPACE NEAR S. SHERWOOD FOREST BLVD.

11822 JUSTICE AVE., BATON ROUGE, LA 70816

1,480 SF

FLOOR PLAN



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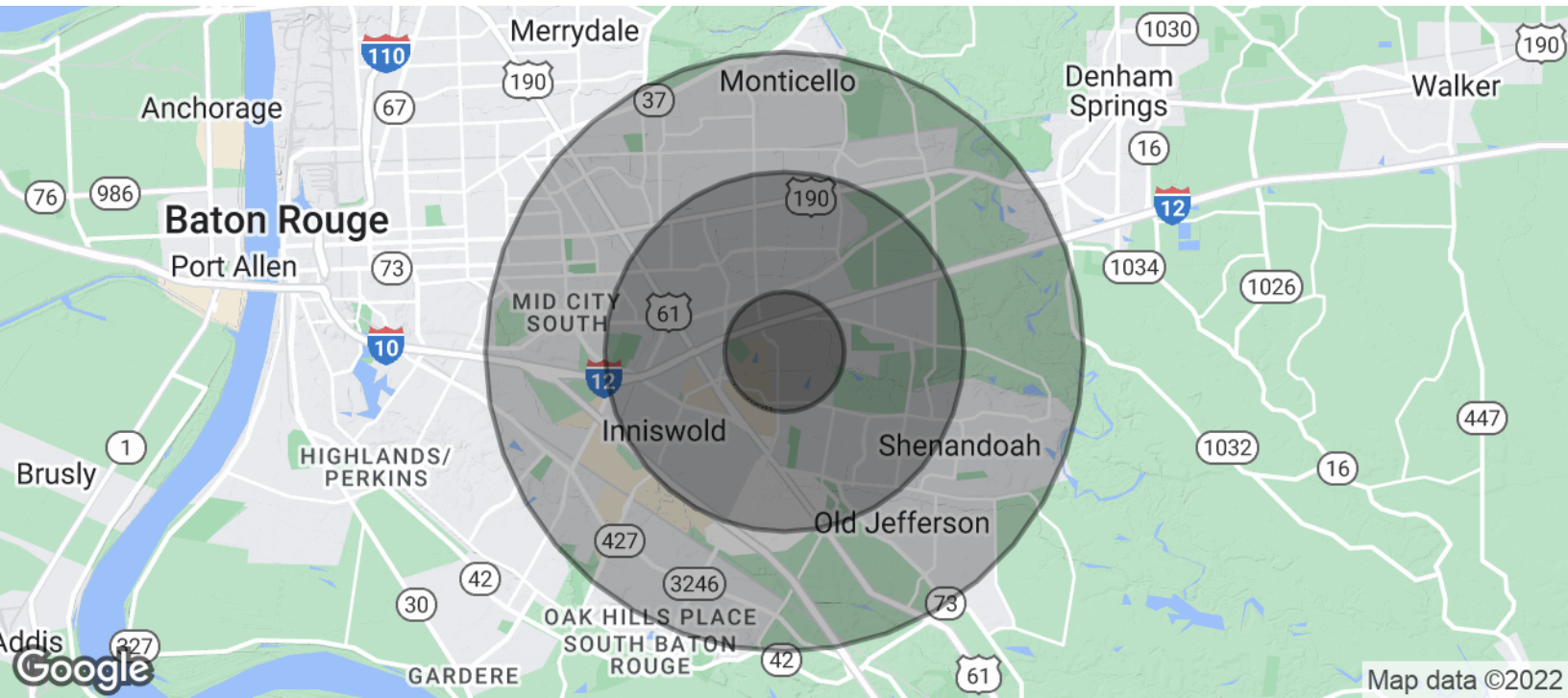
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FOR LEASE

1,480 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,073	79,723	174,134
Average Age	33.7	35.9	36.1
Average Age (Male)	32.4	34.0	33.9
Average Age (Female)	35.1	37.7	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,698	33,609	71,135
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$62,486	\$68,386	\$73,263
Average House Value	\$222,342	\$194,202	\$214,973

* Demographic data derived from 2020 ACS - US Census

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