



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER I FOR LEASE

**3636 S Sherwood Forest Blvd
Baton Rouge, LA 70816**

LUKE GOMEZ

Commercial Sales & Leasing

(D)225.329.5498

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JACK HERRINGTON, CCIM

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(D)610.563.9046

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OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr
Building Size:	84,727 SF
Floors:	6
Available SF:	782 - 6,552 SF
Lease Type:	Full Service

PROPERTY SUMMARY

- Sherwood Tower I is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and numerous on-site amenities within a neighborhood rich with dining options.
- Located on the hard corner of S Sherwood Forest Blvd and Newcastle Ave.



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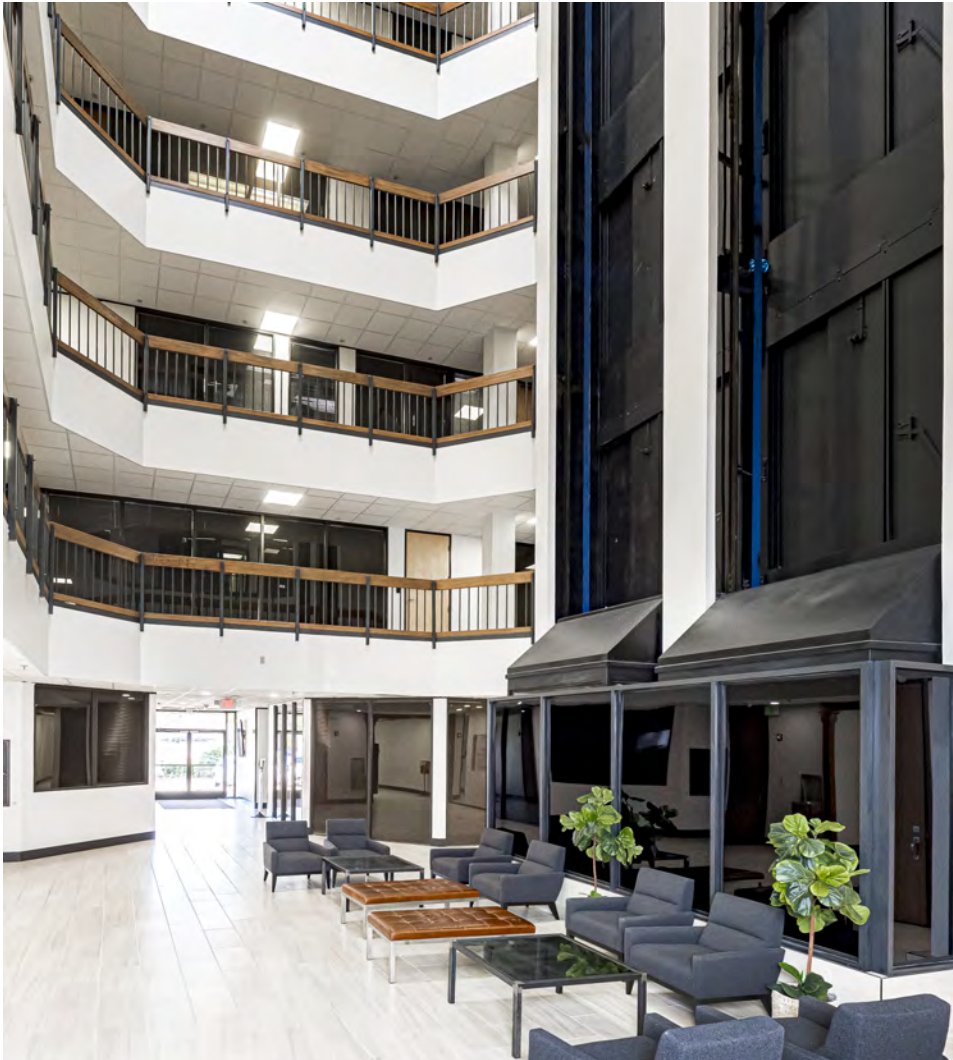
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\$18 - 20 SF



PROPERTY HIGHLIGHTS

- Sherwood Tower I is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and numerous on-site amenities, within a neighborhood rich with dining options.
- Located on the hard corner of S Sherwood Forest Boulevard and Newcastle Avenue, access is simple with a signalized Intersection and numerous access points.
- Situated on a major thoroughfare with a quick drive to Airline Highway, I-10 and I-12, Sherwood Tower's I and II are centrally located, and easily accessible for the entire Capitol Region.
- Sherwood I has numerous suite configurations available, and the Landlord is happy to renovate or customize the available space to perfectly suit Tenant's needs.
- Additional space is also available at Sherwood Tower I.
- All leases are Full Service.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
370, 390	Available	5,770 SF	Full Service	\$18.00 - \$20.00 SF/yr	Third Floor
370	Available	4,121 SF	Full Service	\$1800 - \$20.00 SF/yr	Third Floor
600	Available	782 SF	Full Service	\$18.00 - \$20.00 SF/yr	Sixth Floor

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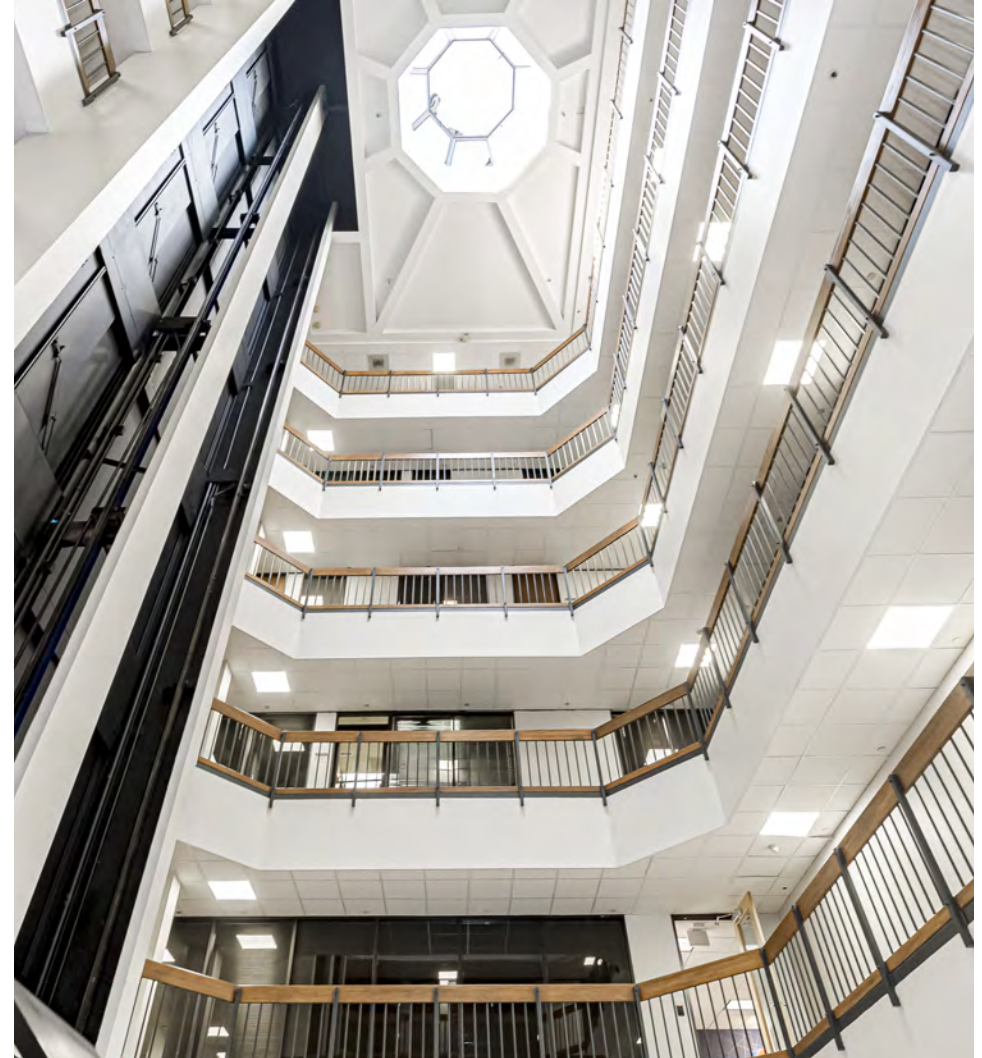
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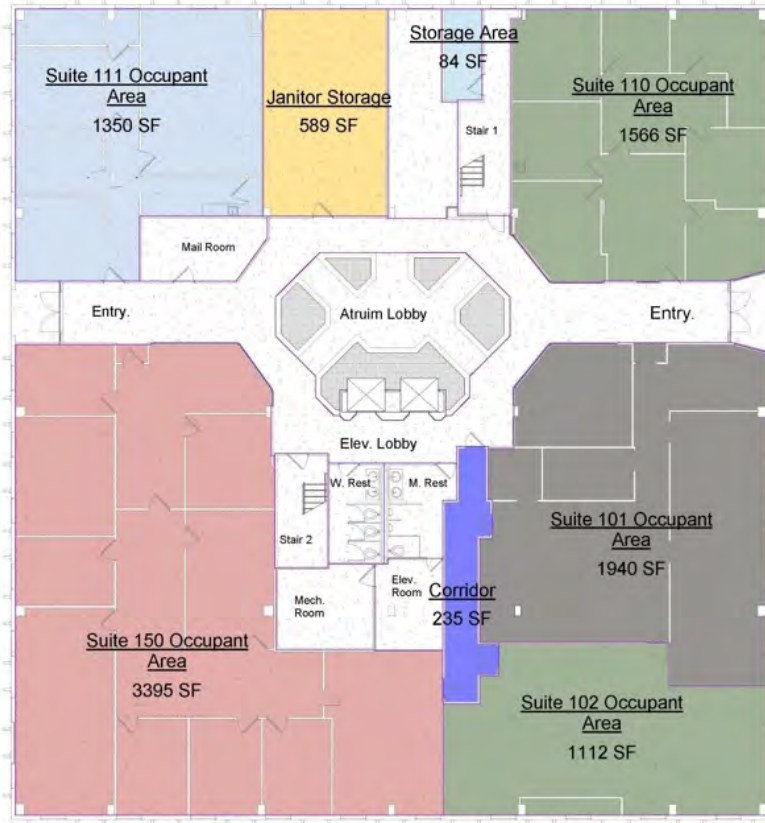
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FLOOR PLAN - FIRST AND SECOND FLOOR

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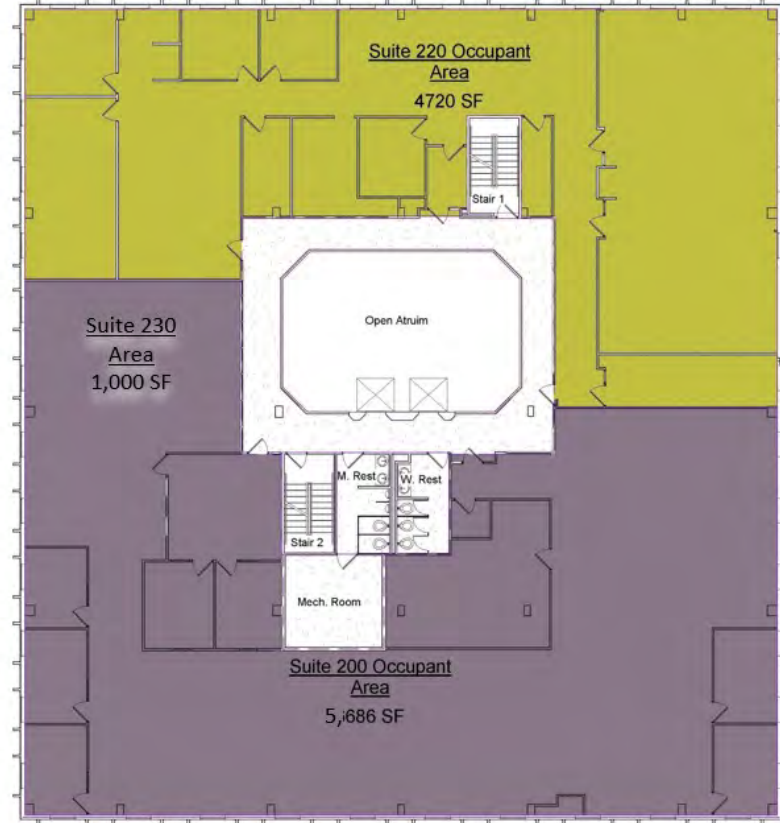
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FIRST FLOOR AREA PLAN

1/16" = 1'-0"



SECOND FLOOR AREA PLAN

1/16" = 1'-0"

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FLOOR PLAN - THIRD AND FOURTH FLOOR

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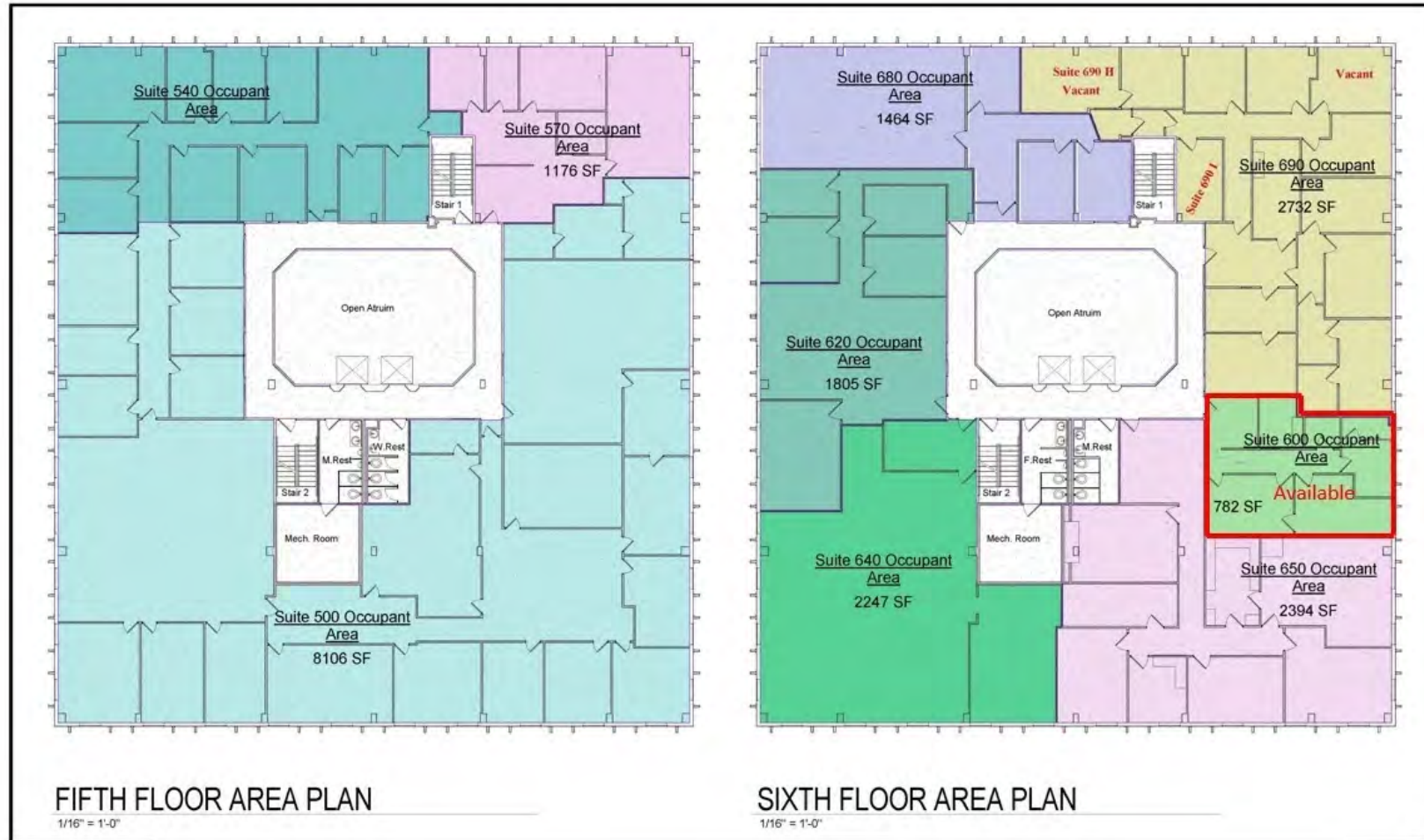
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FLOOR PLAN - FIFTH AND SIXTH FLOOR

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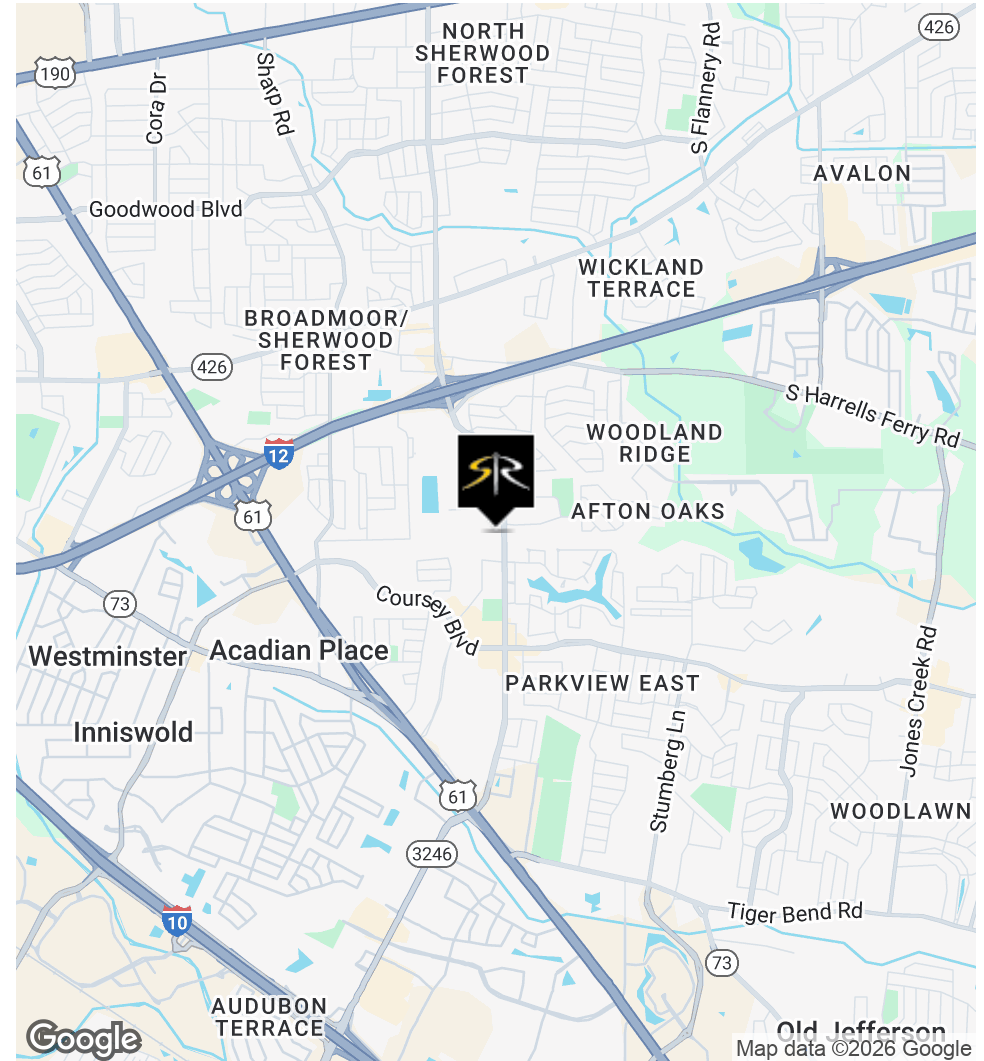
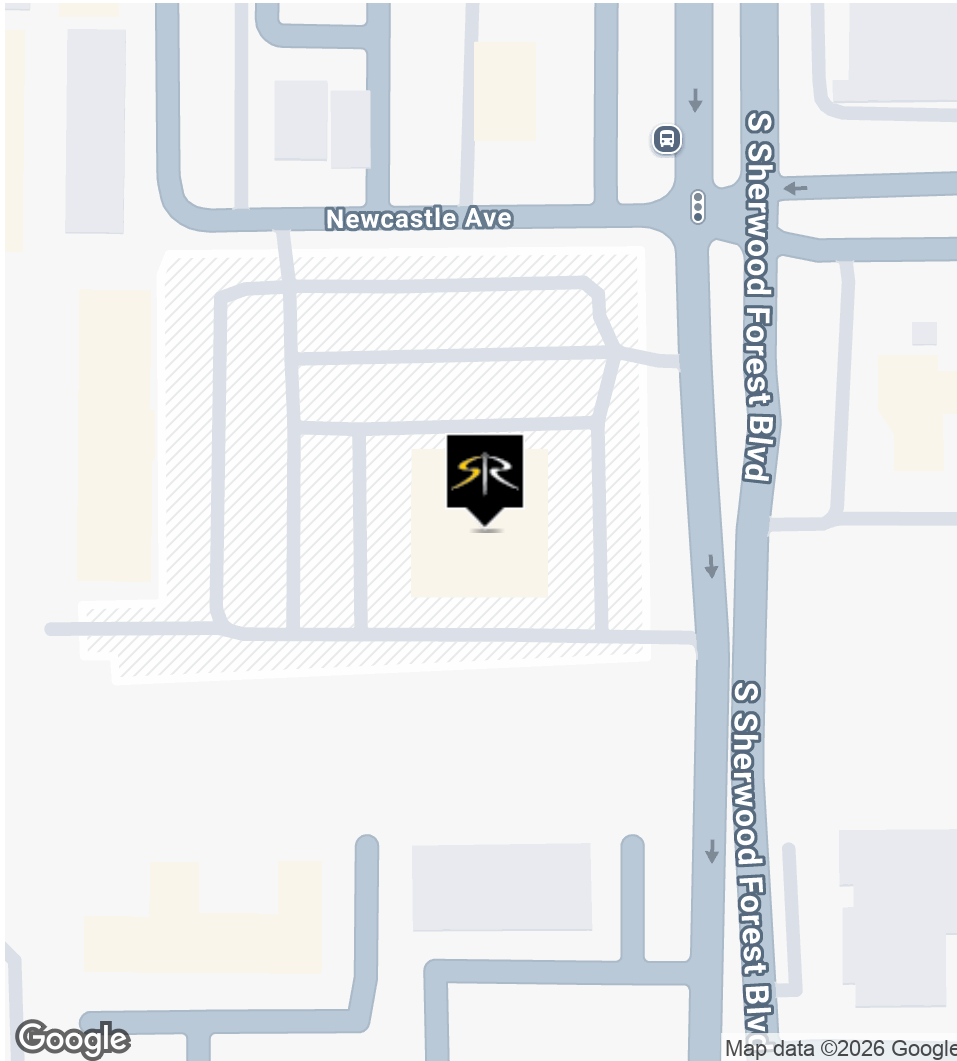
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LOCATION MAPS

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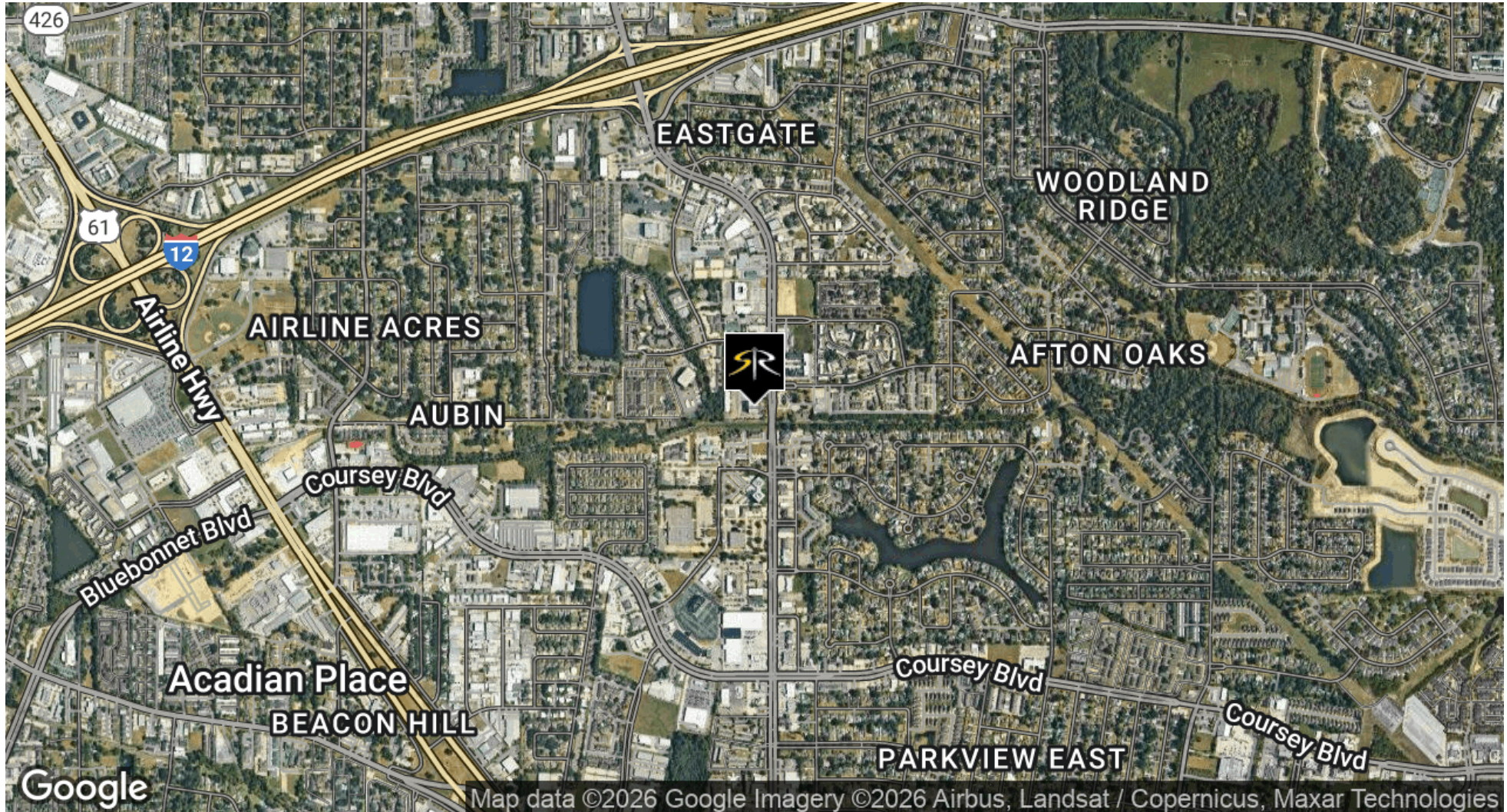
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AERIAL OVERVIEW

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DEMOGRAPHICS

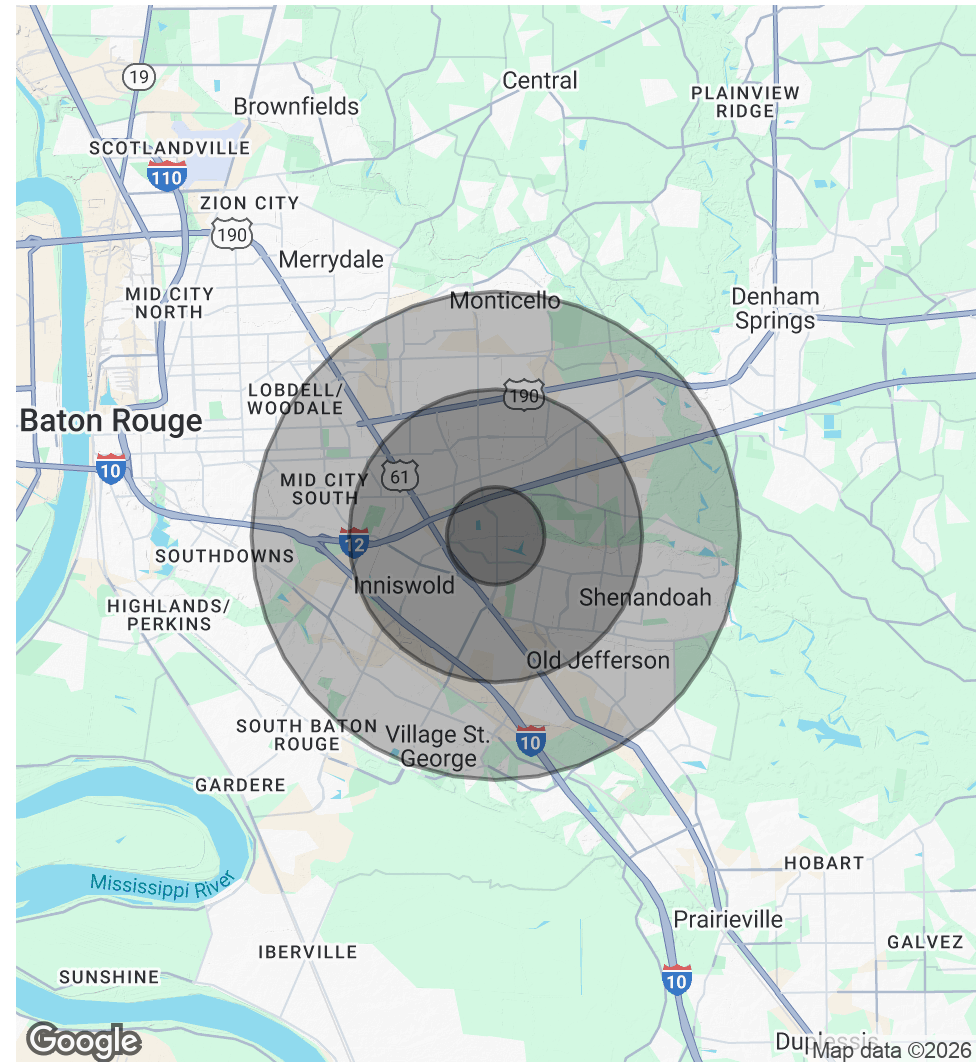
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,234	83,157	180,302
Average Age	35.4	37.3	38.0
Average Age (Male)	31.1	35.0	35.8
Average Age (Female)	36.9	38.9	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,027	36,563	80,442
# Of Persons Per HH	2.0	2.3	2.2
Average HH Income	\$60,433	\$74,958	\$77,955
Average House Value	\$171,586	\$188,521	\$212,097

2020 American Community Survey (ACS)



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