



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE OFFICE SPACE NEAR S. SHERWOOD FOREST BLVD.

11822 JUSTICE AVE., SUITE B-5, BATON ROUGE, LA 70816

740 SF

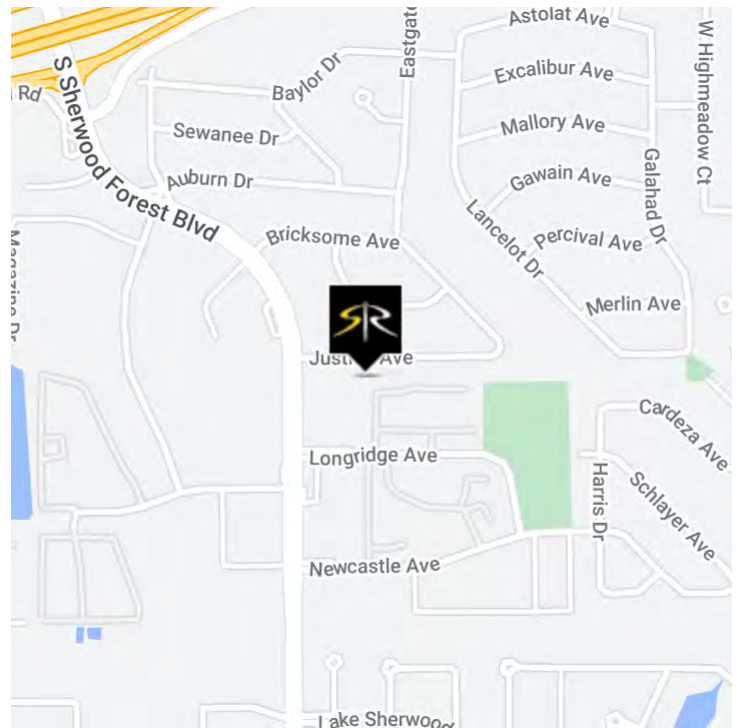


OFFERING SUMMARY

Lease Rate:	\$685/Month (MG)
Available: Suite B-4	740 SF
Available: Suite B-5	740 SF
Zoning:	LC2 (Light Commercial)

PROPERTY HIGHLIGHTS

- Affordable, Clean, Well-Maintained, Office Space
- Located in serene 14-Unit Office Park Condo on Justice Ave. just off Sherwood Forest Blvd.
- Each Suite includes a Reception Area, 2 Private Offices, Kitchenette, and Restroom
- 2-Year Lease (Modified Gross)
- Year 1: \$495/mo. Base Rent plus \$190/mo. CAM/Expenses
Year 2: \$545/mo. Base Rent plus \$190/mo. CAM/Expenses
- Tenant pays their own Electrical
- Ample Parking, Flood Zone "X"



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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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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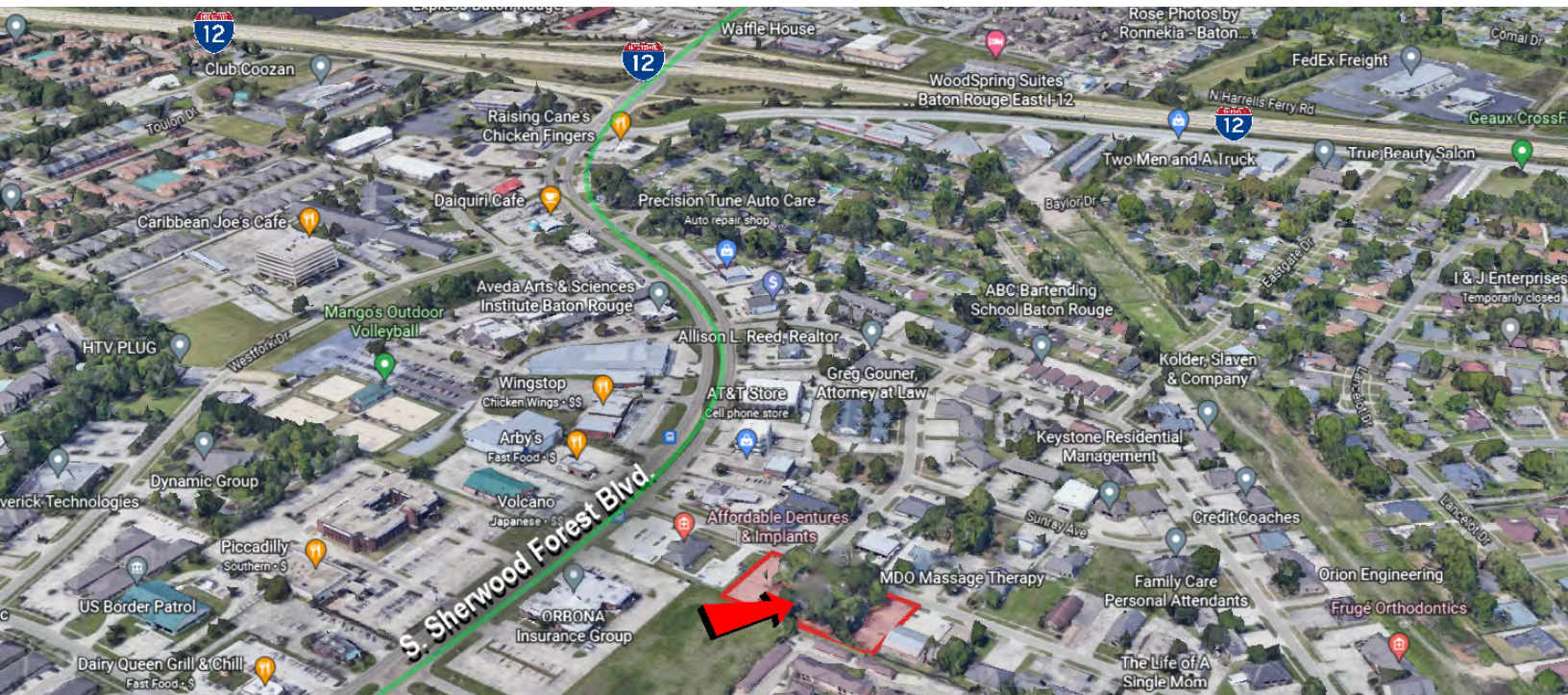


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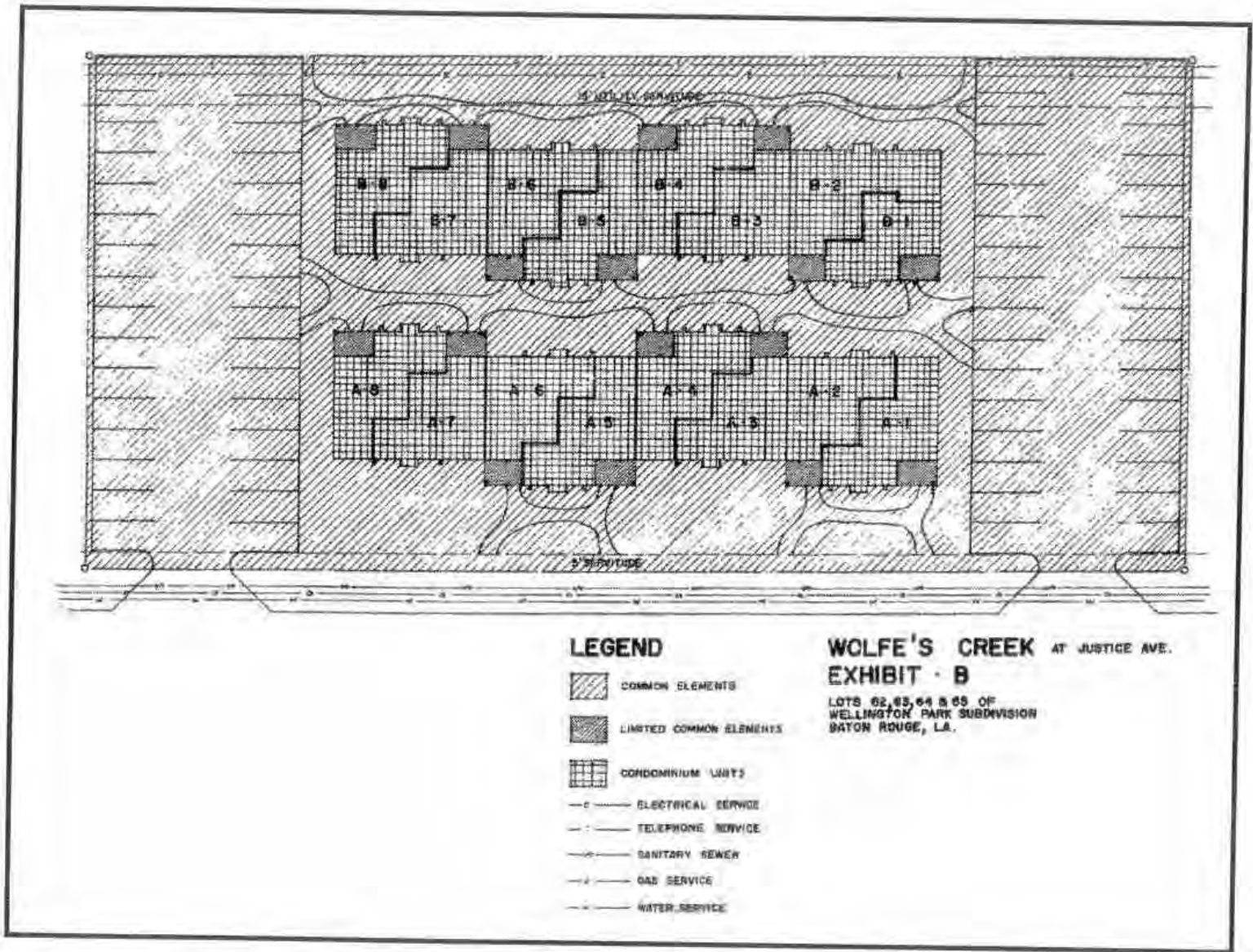
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SITE PLAN

740 SF



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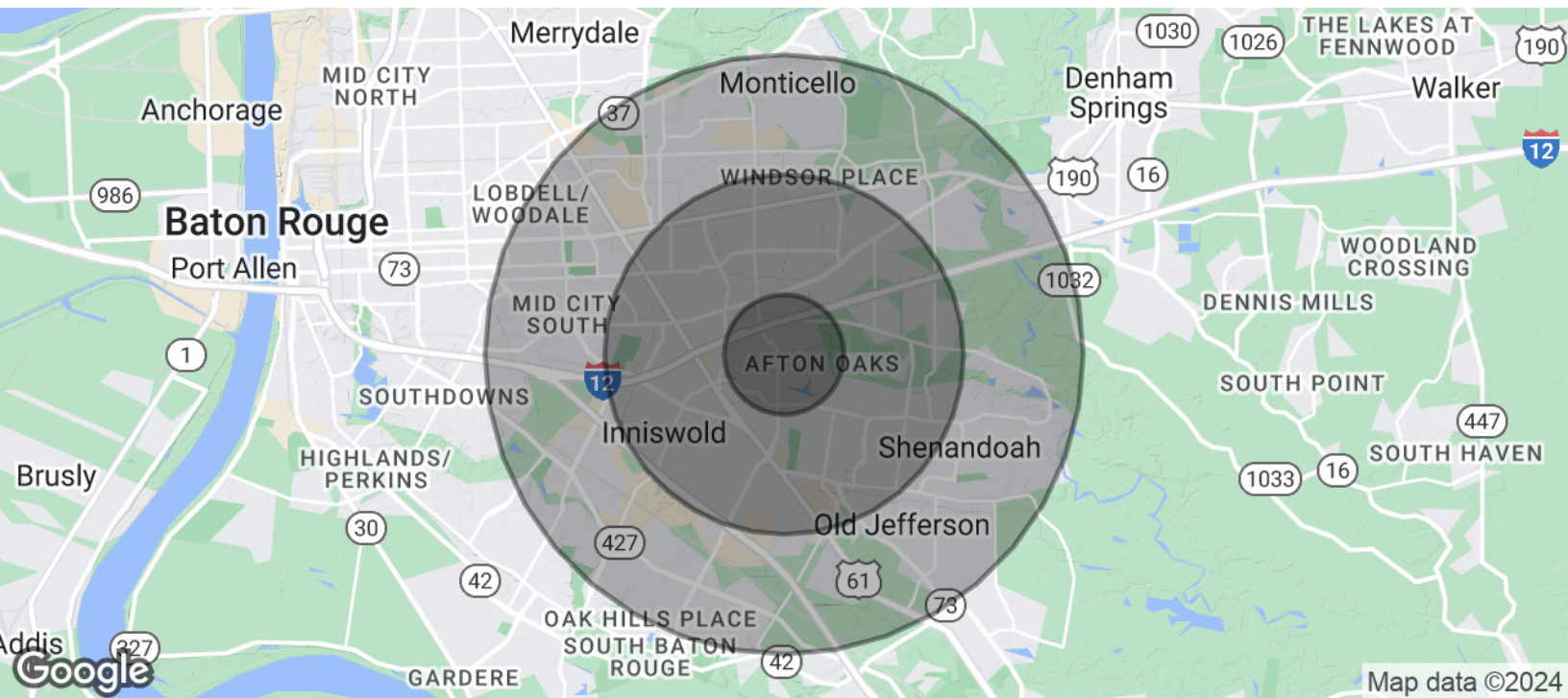
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DEMOGRAPHICS

740 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,909	86,467	178,452
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,126	36,308	75,124
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$74,079	\$89,577	\$95,748
Average House Value	\$249,659	\$258,400	\$309,745

* Demographic data derived from 2020 ACS - US Census

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