

OFFICE SPACE FOR LEASE IN THE GUARANTY BUILDING WITH AMPLE PARKING



OFFERING SUMMARY

Available SF:

Lease Rate/SF: \$15/SF Annually

Zoning: C2

PROPERTY OVERVIEW

Full-Service office space for lease in the historic Guaranty Building on Government St. with ample parking immediately adjacent to the building and across the street. First and second-floor space available with elevator access.

Moments from Downtown and Mid-City with convenient interstate access to the rest of Baton Rouge. Full-Service lease includes utilities, janitorial, and parking.

Opportunity for tenant to have brand-new monument signage on highly traveled Government St.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
West 1st Floor	\$15.00 SF/yr	2,116 SF
2nd Floor	\$15.00 SF/yr	5,728 SF

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November 05, 2023

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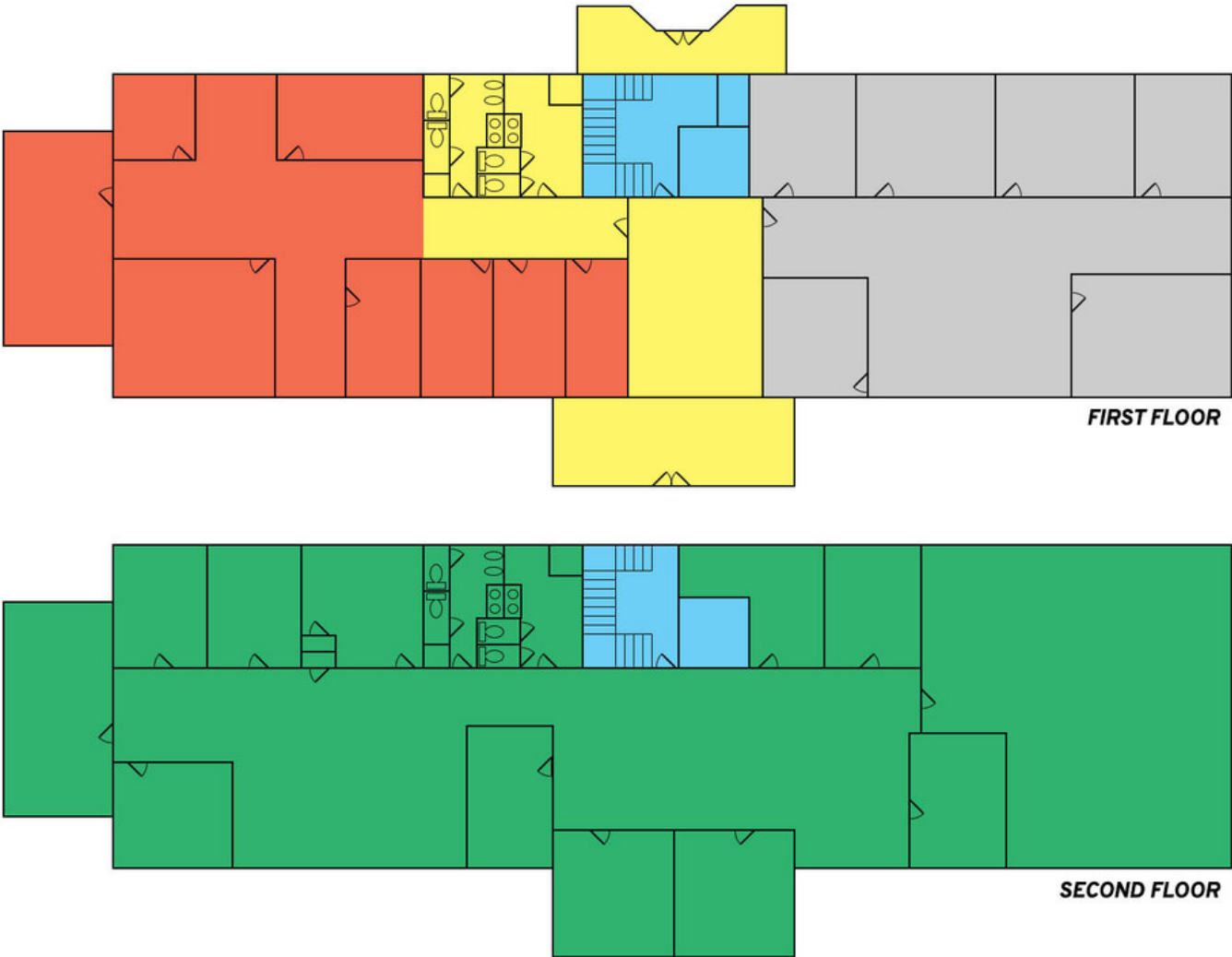
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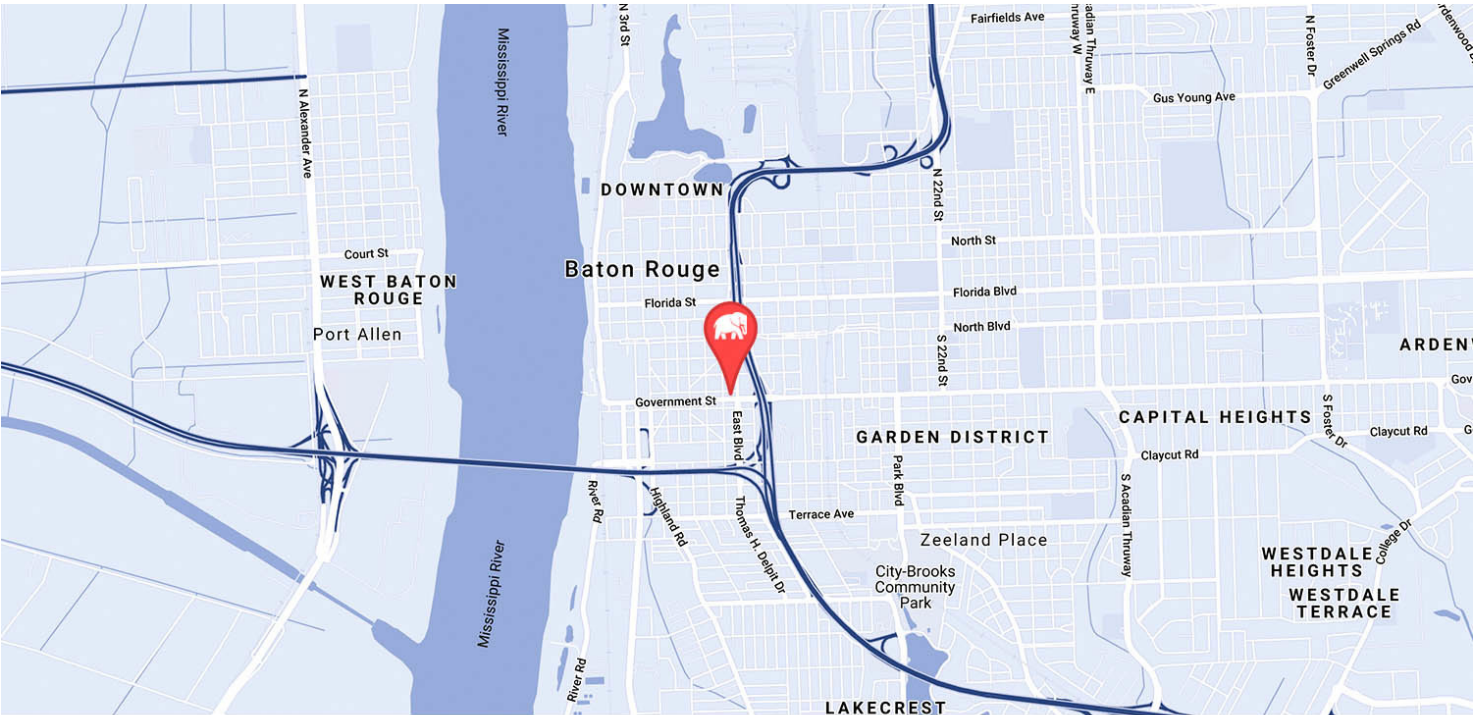
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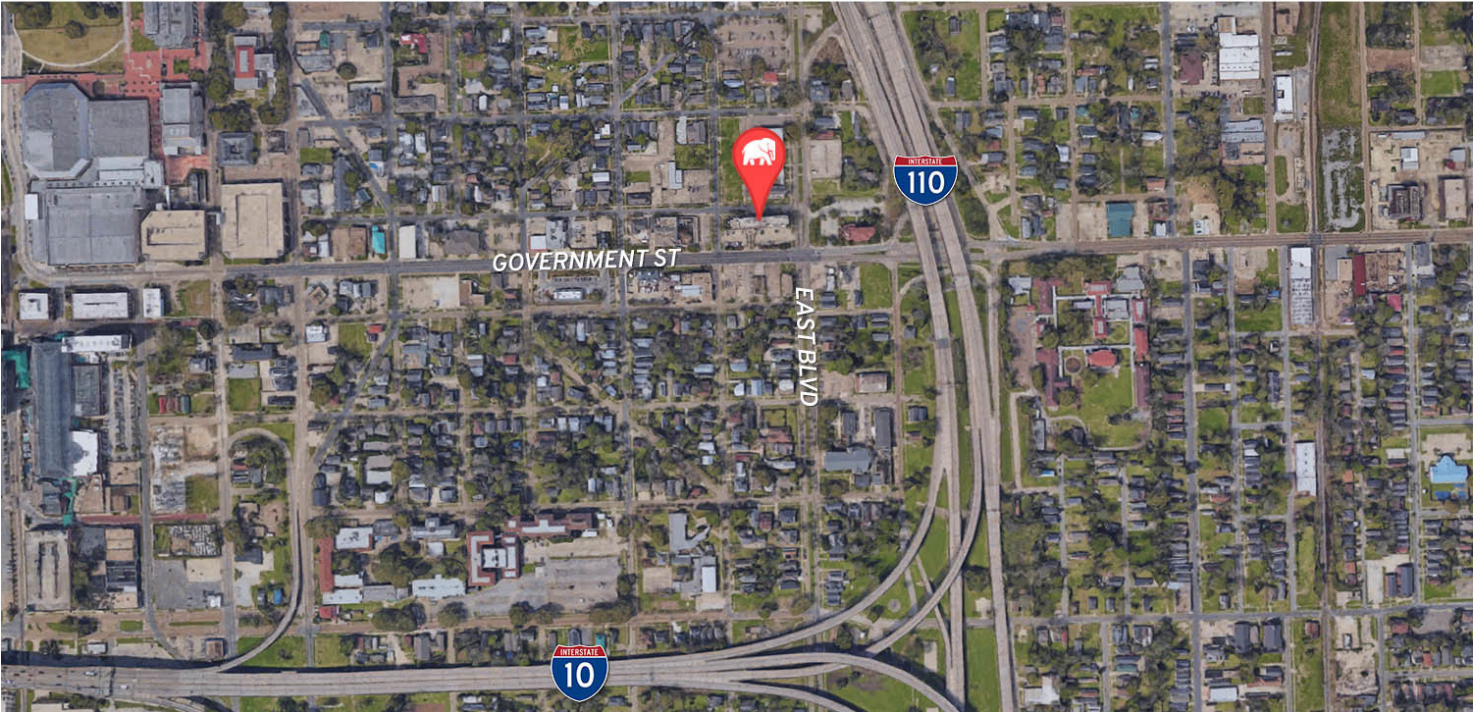
- 1ST FLOOR SUITE - 2,116 SF
- 2ND FLOOR SUITE - 5,728 SF
- COMMON AREA
- STAIRS & ELEVATOR



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MAP DATA ©2019 GOOGLE

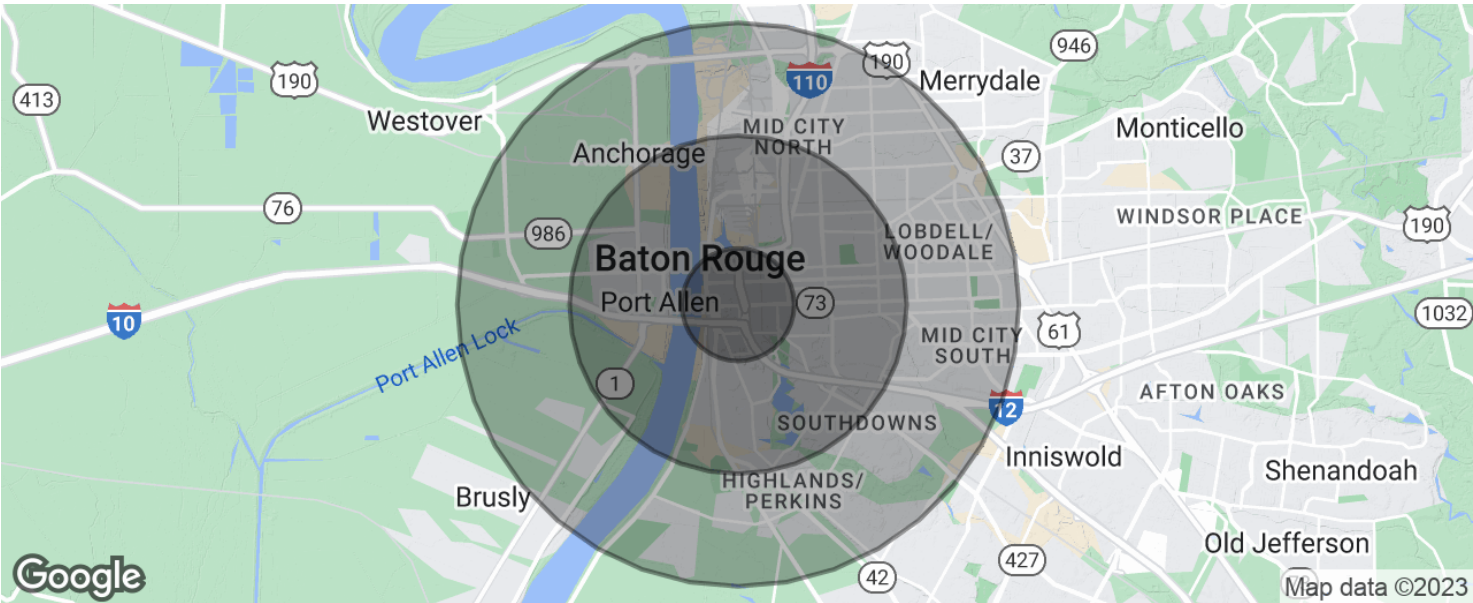


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,936	69,303	145,244
Median age	29.1	31.1	30.7
Median age (Male)	29.3	29.7	28.8
Median age (Female)	29.3	32.7	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,032	26,223	55,966
# of persons per HH	2.6	2.6	2.6
Average HH income	\$39,901	\$49,915	\$53,484
Average house value	\$94,922	\$178,840	\$239,216

* Demographic data derived from 2020 ACS - US Census