

RENOVATED MID CITY OFFICE SPACE WITH FIRST CLASS FINISHES



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.11 Acres
Renovated:	2018
Zoning:	C2

PROPERTY OVERVIEW

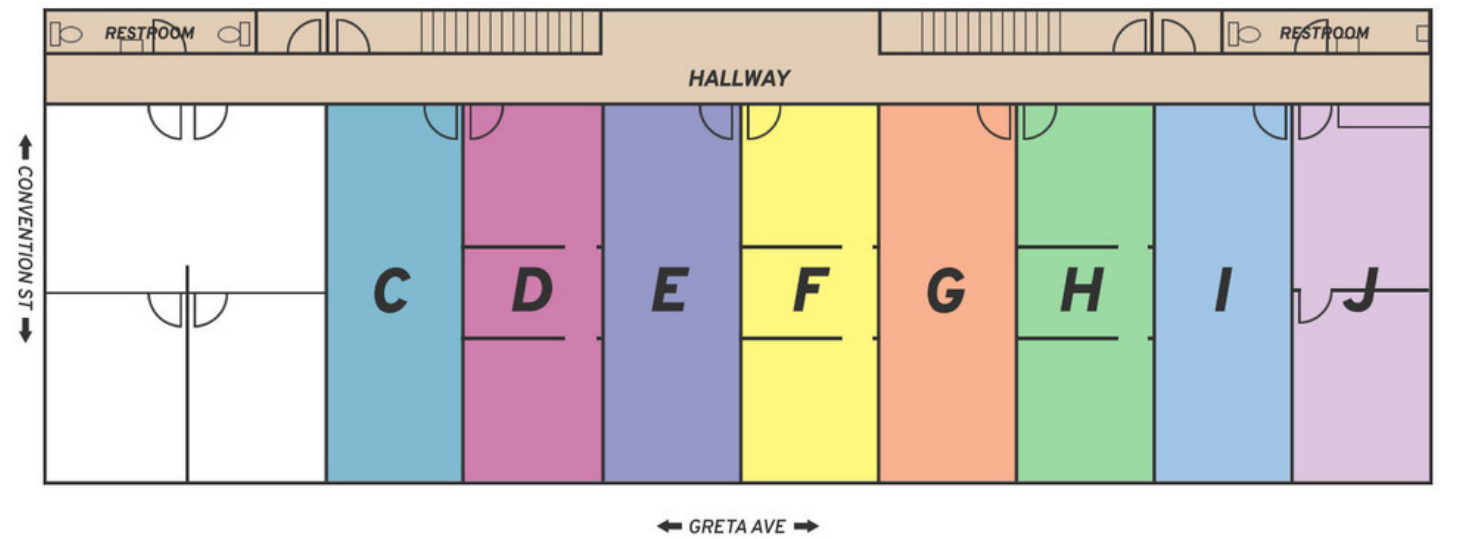
This 2-story office building was renovated in 2018 and features dedicated, secure garage parking with an electric garage door for secure entry and exit. The interior renovations feature first-class finishes. Potential tenants can lease as small as a single 474 SF suite or multiple suites up to 4,744 SF. Leases are being offered on a full-service structure with utilities included, and there is a shared common area bathroom and break room.

PROPERTY HIGHLIGHTS

- Full Service leases with utilities included
- Secure garage parking
- First-class interior finishes
- Located in fast-growing Mid-City Baton Rouge

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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite D	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite E	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite F	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite G	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite H	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite I	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.
Suite J	-	474 - 4,744 SF	Full Service	\$15.50 SF/yr	Full-service office suites available for lease on Convention St.

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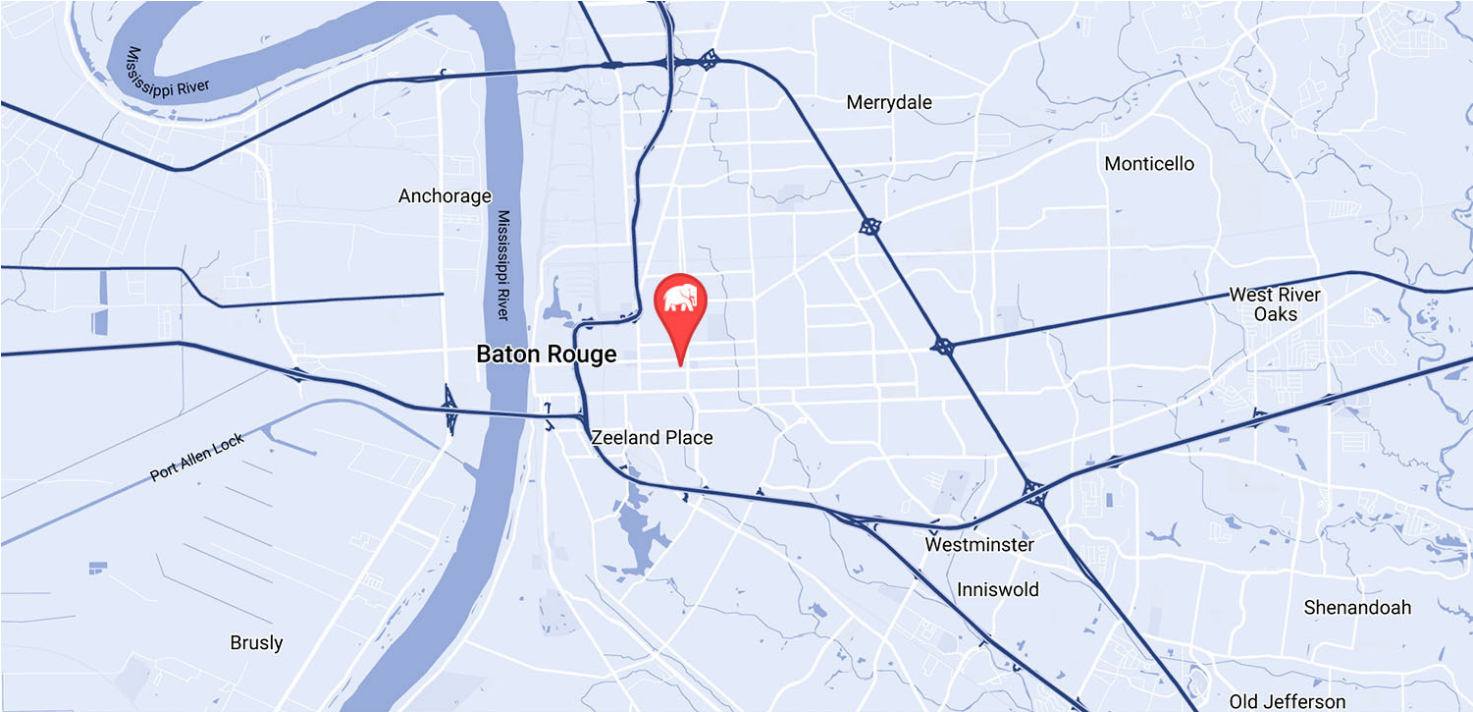


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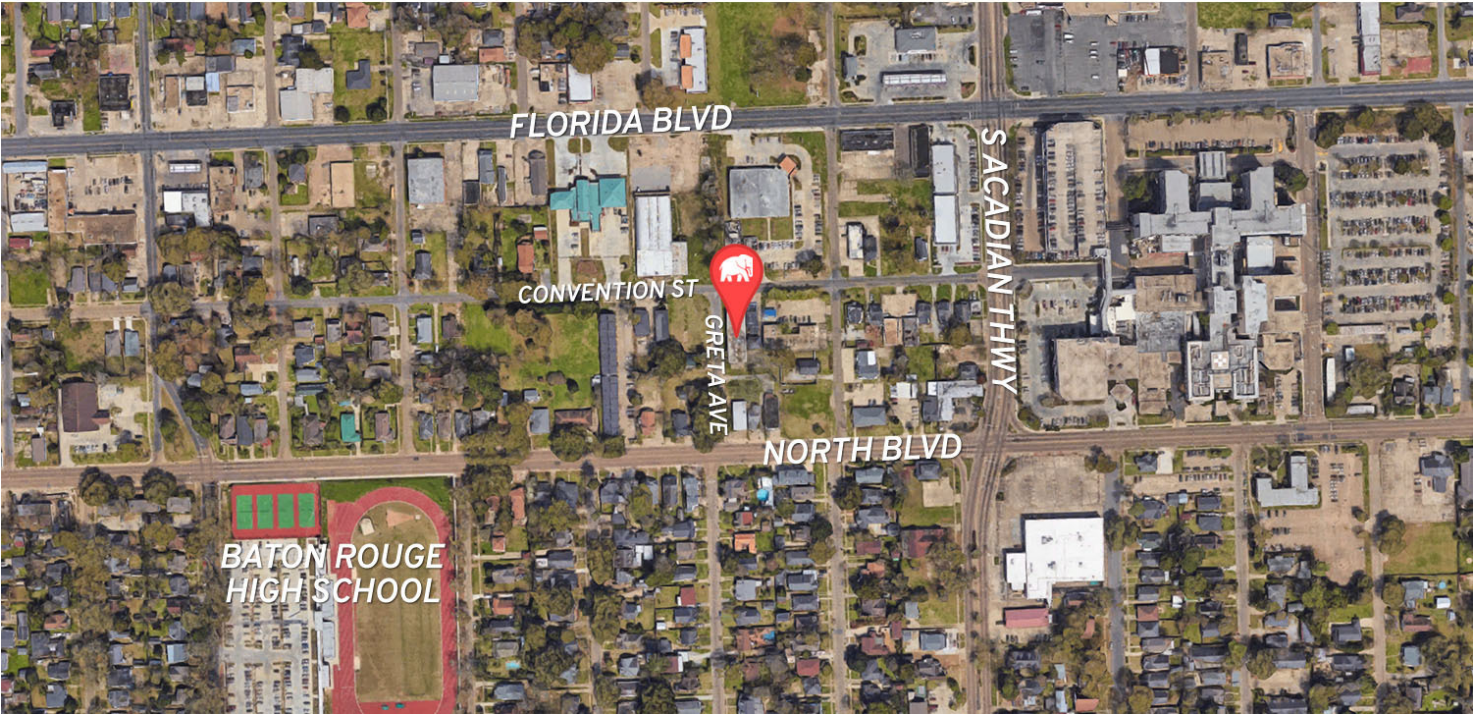
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MAP DATA ©2019 GOOGLE

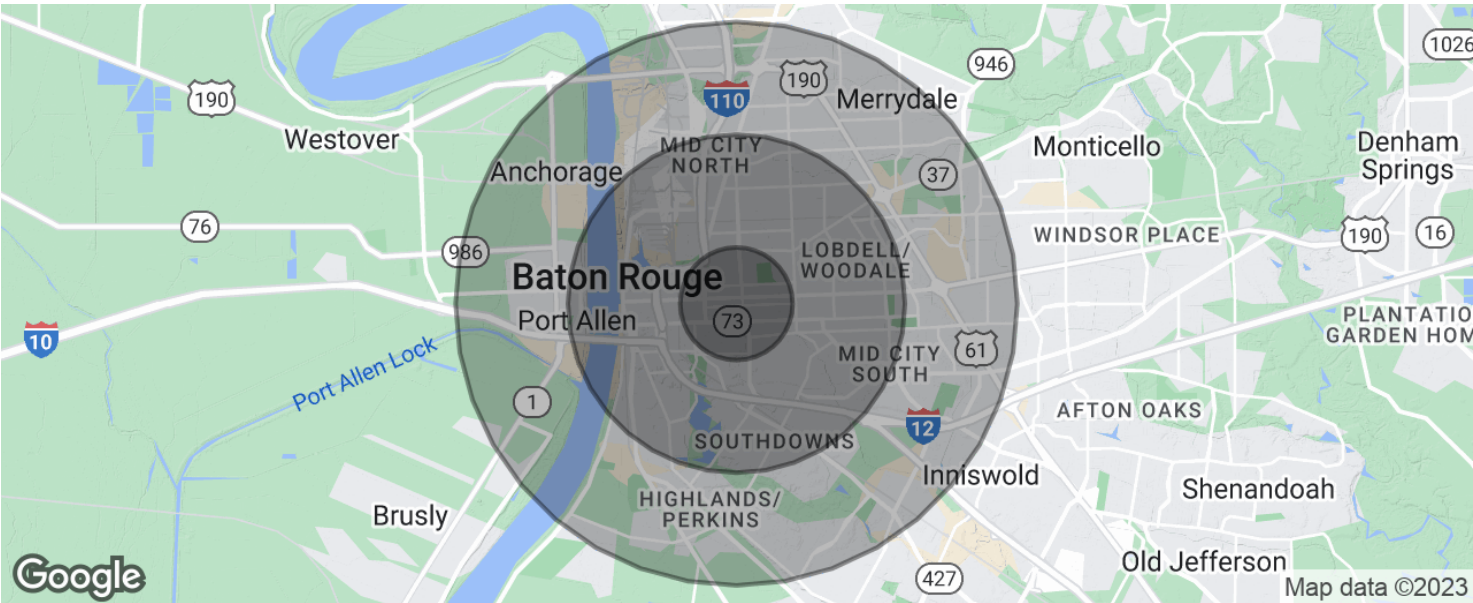


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,671	90,179	179,263
Median age	35.3	31.7	32.1
Median age (Male)	33.3	29.7	30.0
Median age (Female)	37.2	33.8	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,694	34,633	69,589
# of persons per HH	2.4	2.6	2.6
Average HH income	\$57,250	\$51,991	\$55,826
Average house value	\$187,693	\$220,632	\$249,793

* Demographic data derived from 2020 ACS - US Census