

## OFFICE FOR LEASE

# OFFICE SPACE AVAILABLE FOR LEASE

4021 W. E. Heck Bldg M Ste. B, Baton Rouge, LA 70816



### AVAILABLE SF:

Fully Leased

### LEASE RATE:

\$1600 / Month

### ZONING:

C2

### PROPERTY OVERVIEW

Newly built premium professional space available for lease. 1,200sf having reception area, 3 private offices, conference room and kitchenette. Beautiful premium finishes throughout. Offered for lease only.

### PROPERTY HIGHLIGHTS

- 3 Private Offices
- 1 Conference Room
- 1 Kitchenette
- 10 Parking Spaces
- City Water and Sewer

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

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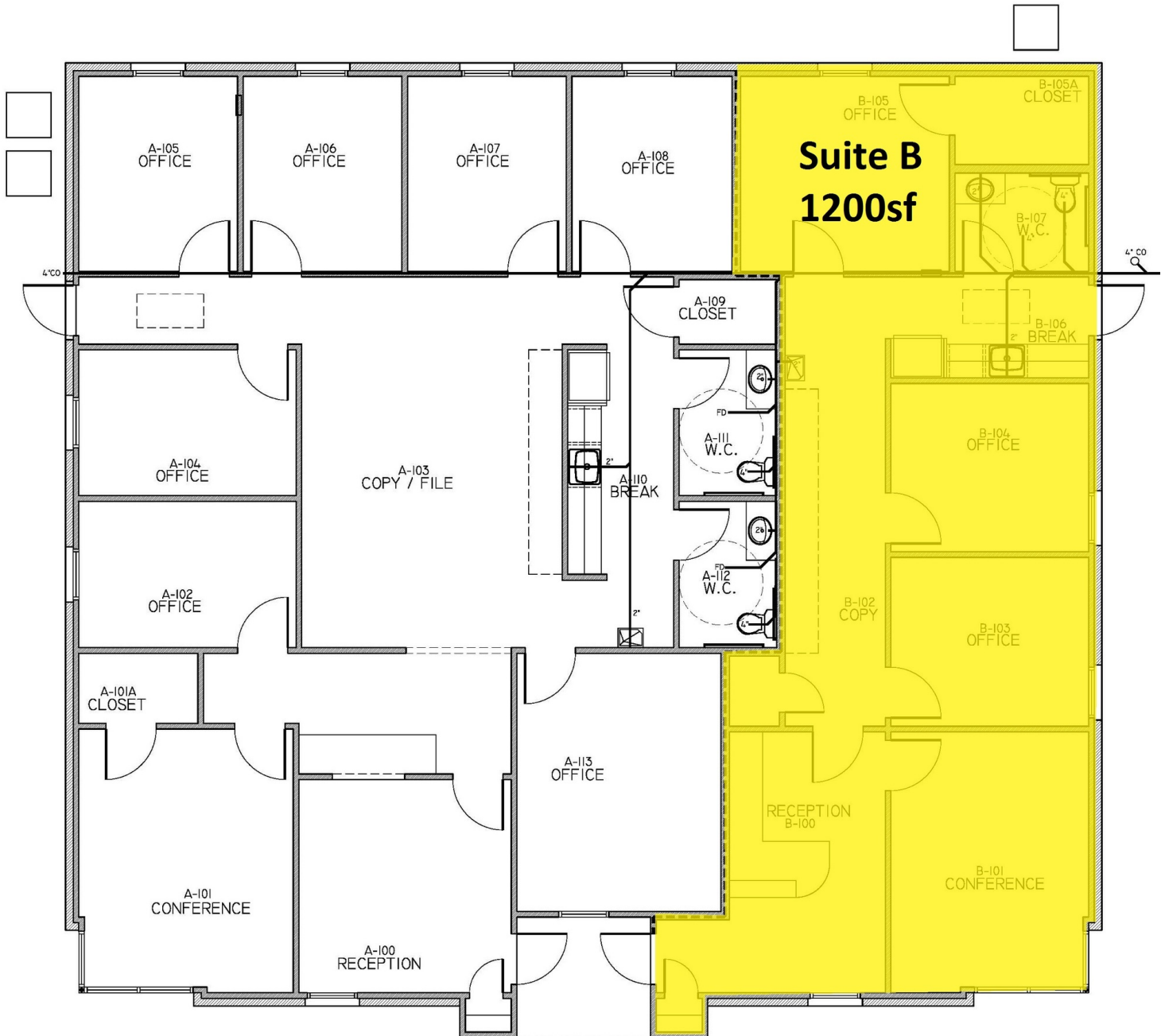
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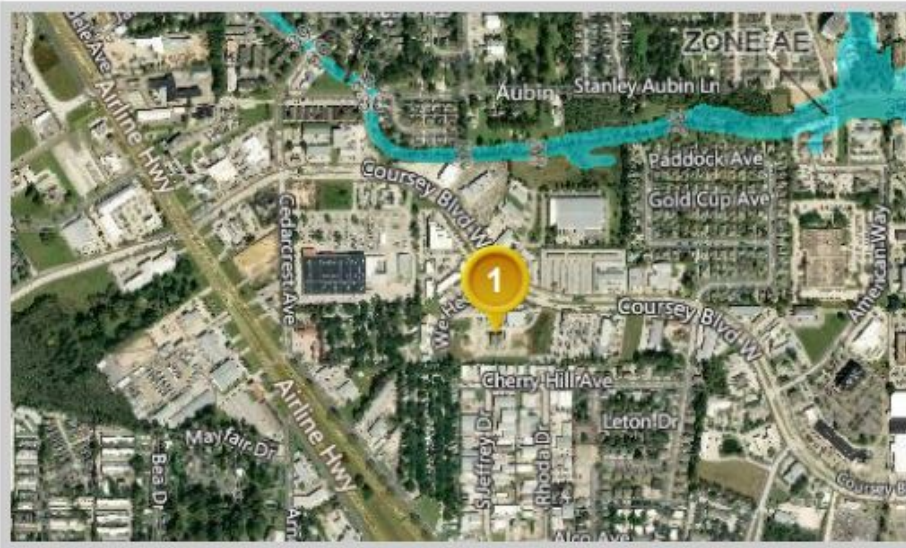
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## Louisiana Flood Map

### 4021 W.E. Heck Baton Rouge, La



## Visible Layers

Effective FIRM

Bing Hybrid

## Point Coordinates

Point #	Lat., Long.
1	30.4144, -91.0626

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0265F 6/19/2012	X PROTECTED BY LEVEE	out	48.0	

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **LRC (Louisiana Residential Code) Wind Speed** as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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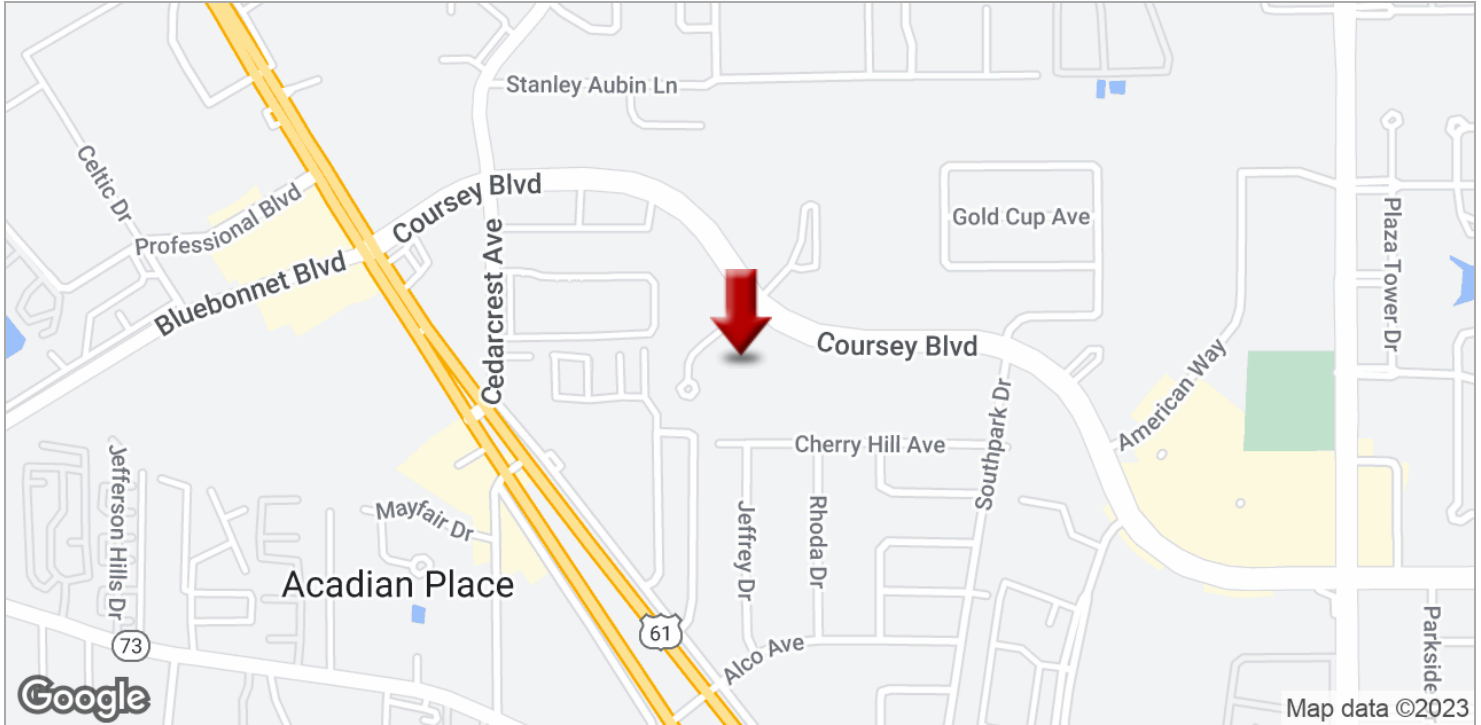
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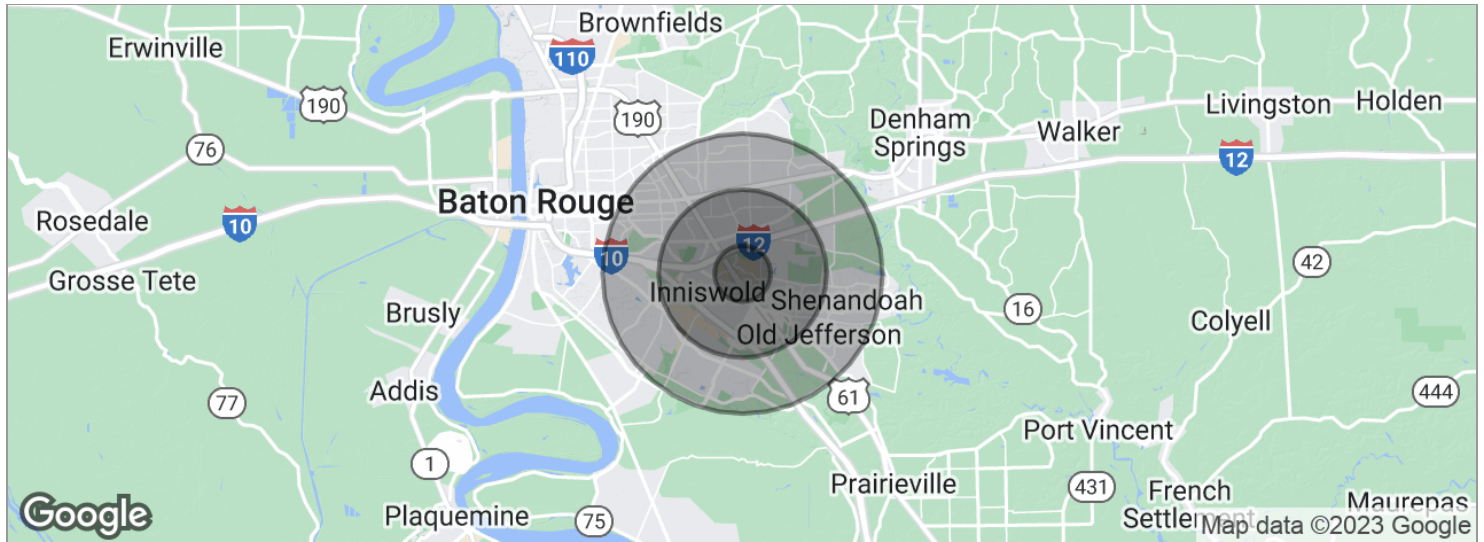
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,201	74,828	179,514
Median age	35.0	37.1	36.3
Median age (male)	32.8	34.8	34.0
Median age (Female)	35.2	39.1	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,277	32,544	74,396
# of persons per HH	2.2	2.3	2.4
Average HH income	\$56,168	\$72,249	\$75,505
Average house value	\$191,830	\$222,062	\$232,774

*\* Demographic data derived from 2020 ACS - US Census*

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