

BEST VALUE OFFICE IN DOWNTOWN



OFFERING SUMMARY

Available SF:

Lease Rate:

Building Size:

Zoning:

Negotiable

3,000

C-1

PROPERTY OVERVIEW

Incredible value for a well maintained office building. Possible live/work opportunity. Free private parking directly behind the building.

Get the best of both worlds with historic charm and modern amenities.

PROPERTY HIGHLIGHTS

- Private Parking Behind Building
- Fiber Internet
- 8 Spacious Private Offices
- Conference Room
- Full Kitchen Break Area

BEST VALUE OFFICE IN DOWNTOWN



George Bonvillian, Jr, JD (C) 337.302.0091



504.270.1354 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

BEST VALUE OFFICE IN DOWNTOWN



George Bonvillain, Jr, JD (C) 337.302.0091



504.270.1354 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

BEST VALUE OFFICE IN DOWNTOWN



George Bonvillain, Jr, JD (C) 337.302.0091

 504.270.1354 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

BEST VALUE OFFICE IN DOWNTOWN



George Bonvillain, Jr, JD (C) 337.302.0091



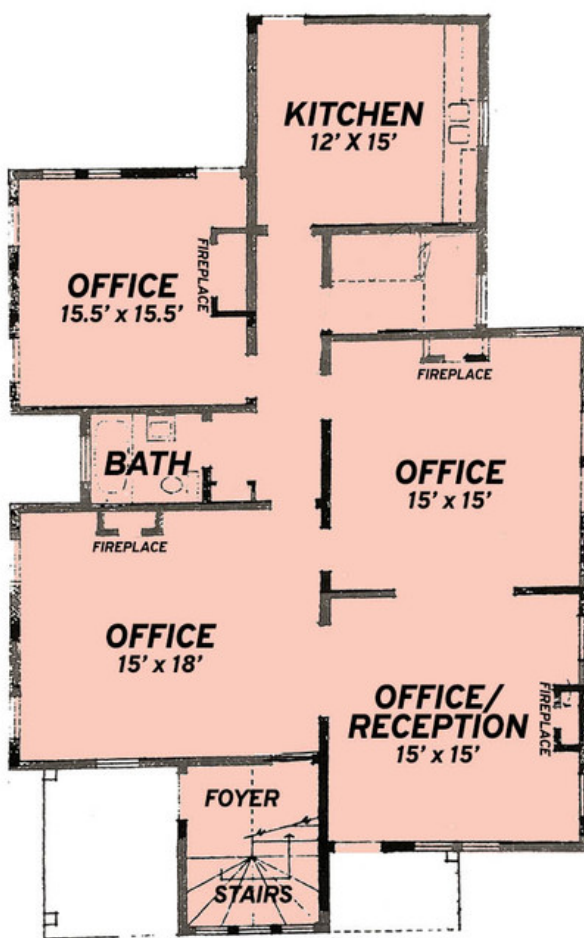
ELIFIN

504.270.1354 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

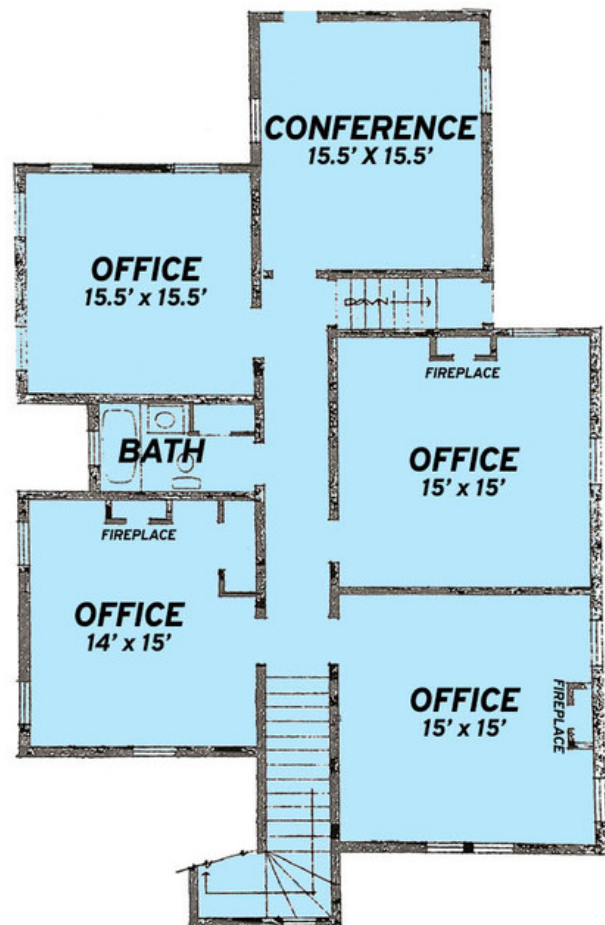
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

BEST VALUE OFFICE IN DOWNTOWN

611 NORTH ST 3,000 SF



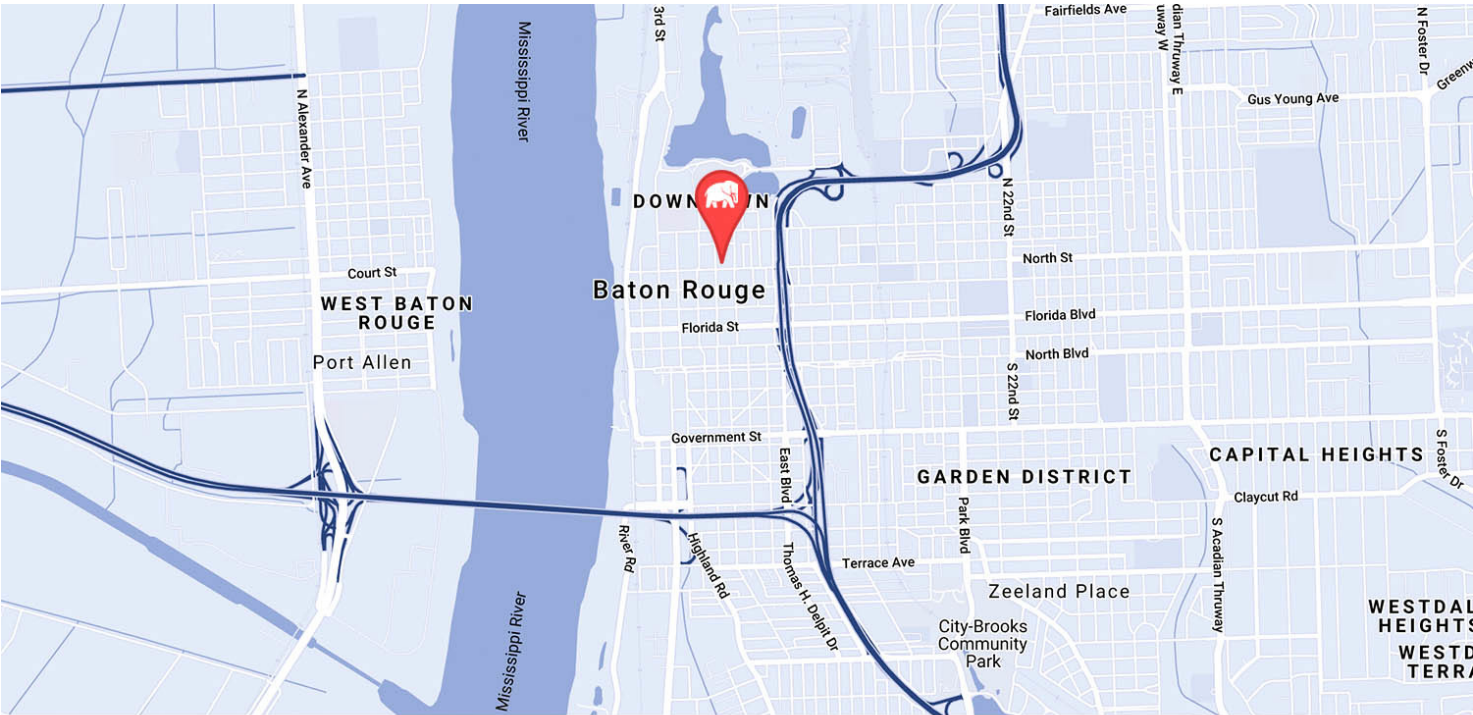
FIRST FLOOR



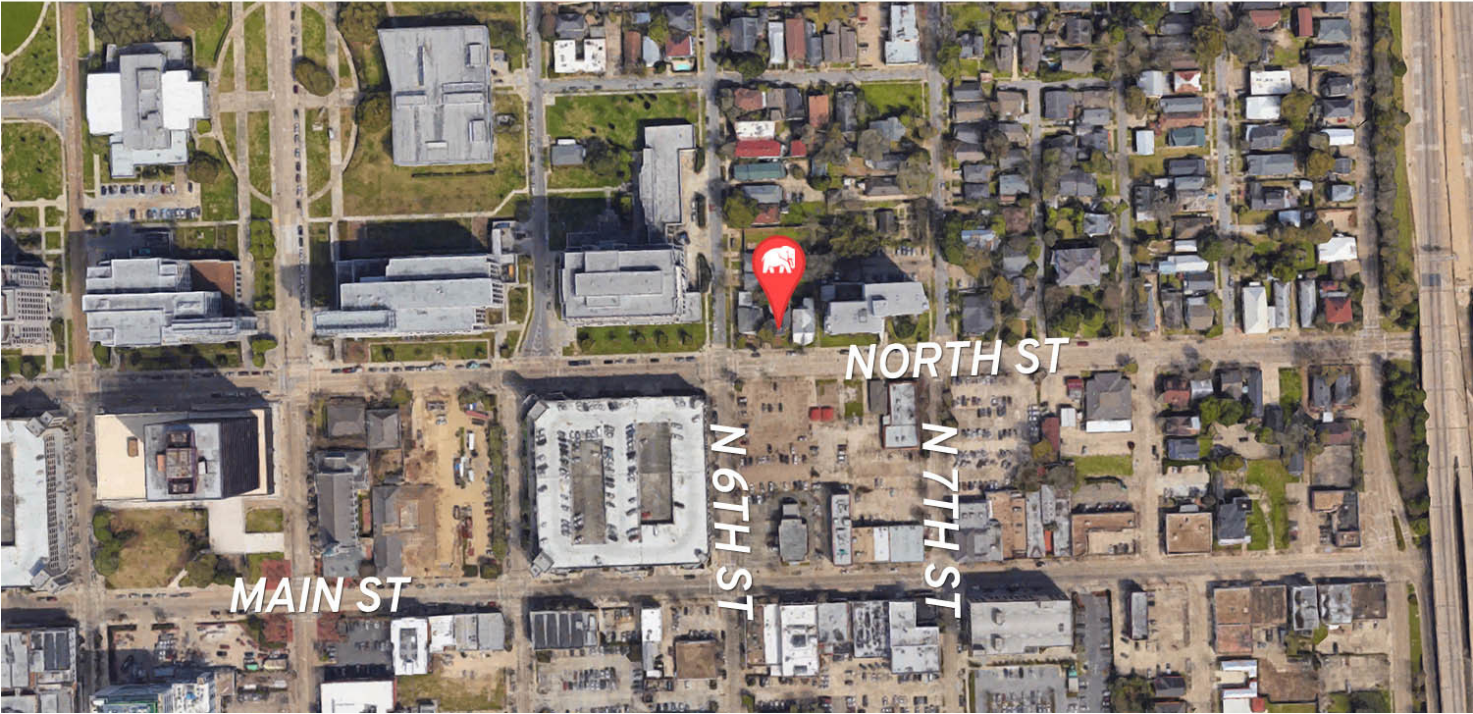
SECOND FLOOR



BEST VALUE OFFICE IN DOWNTOWN



MAP DATA ©2019 GOOGLE

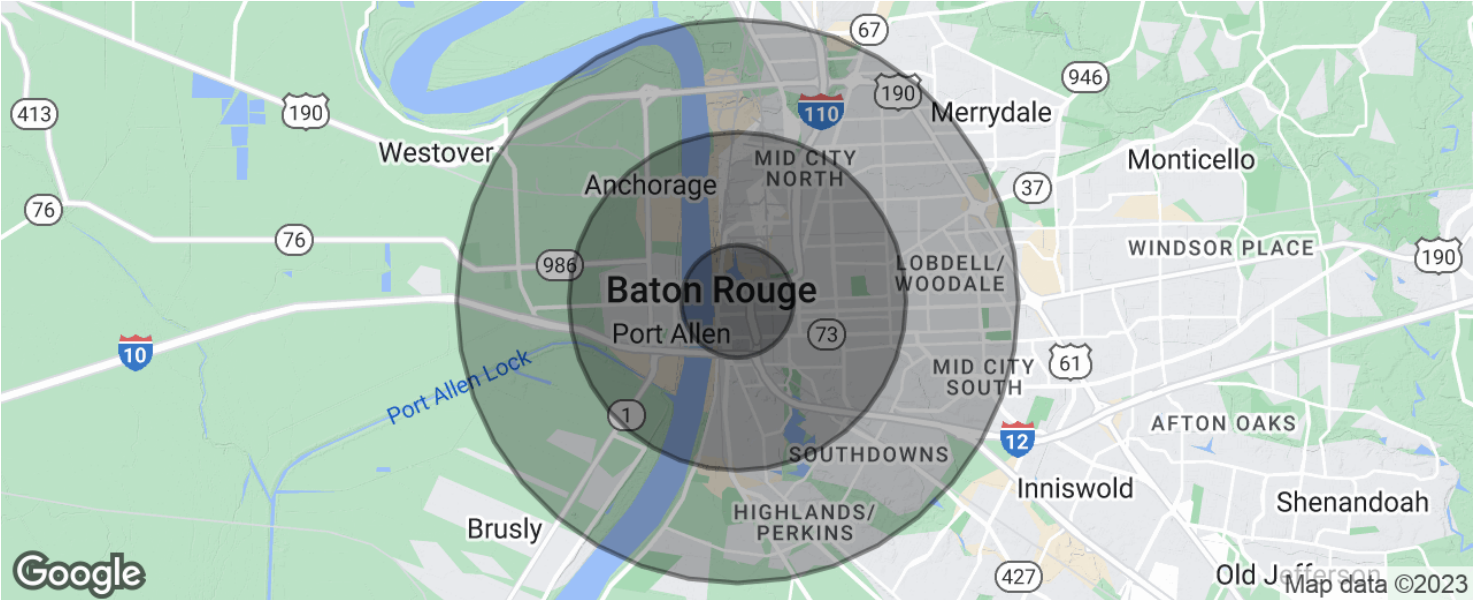


George Bonvillain, Jr, JD (C) 337.302.0091

 **ELIFIN** 504.270.1354 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

BEST VALUE OFFICE IN DOWNTOWN



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,655	61,594	144,907
Median age	30.8	31.5	30.5
Median age (Male)	30.0	29.8	28.8
Median age (Female)	31.6	33.2	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,383	23,572	55,187
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,353	\$46,384	\$50,339
Average house value	\$99,502	\$163,198	\$222,394

* Demographic data derived from 2020 ACS - US Census