

HISTORIC DOWNTOWN OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Monthly Rate:	\$1,090.00 - \$2,615.00
Lot Size:	0.22 Acres
Year Built:	1762
Building Size:	9,570
Zoning:	C5

PROPERTY OVERVIEW

Two suites are now available for lease in the historic Tessier Building in downtown Baton Rouge. The Tessier Building is the oldest standing structure in Downtown, dating back to 1762. Unobstructed views of the Mississippi River and an excellent location within walking distance of the most popular downtown destinations.

The available suites combine the classic charm of the building with a modern office feel. Suite D features two private offices and two built-in cubicles, while Suite C contains two offices separated by an interior wall half the width of the suite.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
C	\$20.00 SF/yr	654 - 1,569 SF
D	\$20.00 SF/yr	915 - 1,569 SF

George Bonvillain, Jr, JD (C) 337.302.0091

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640 Main St, Suite A, Baton Rouge, LA 70801

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ELIFIN

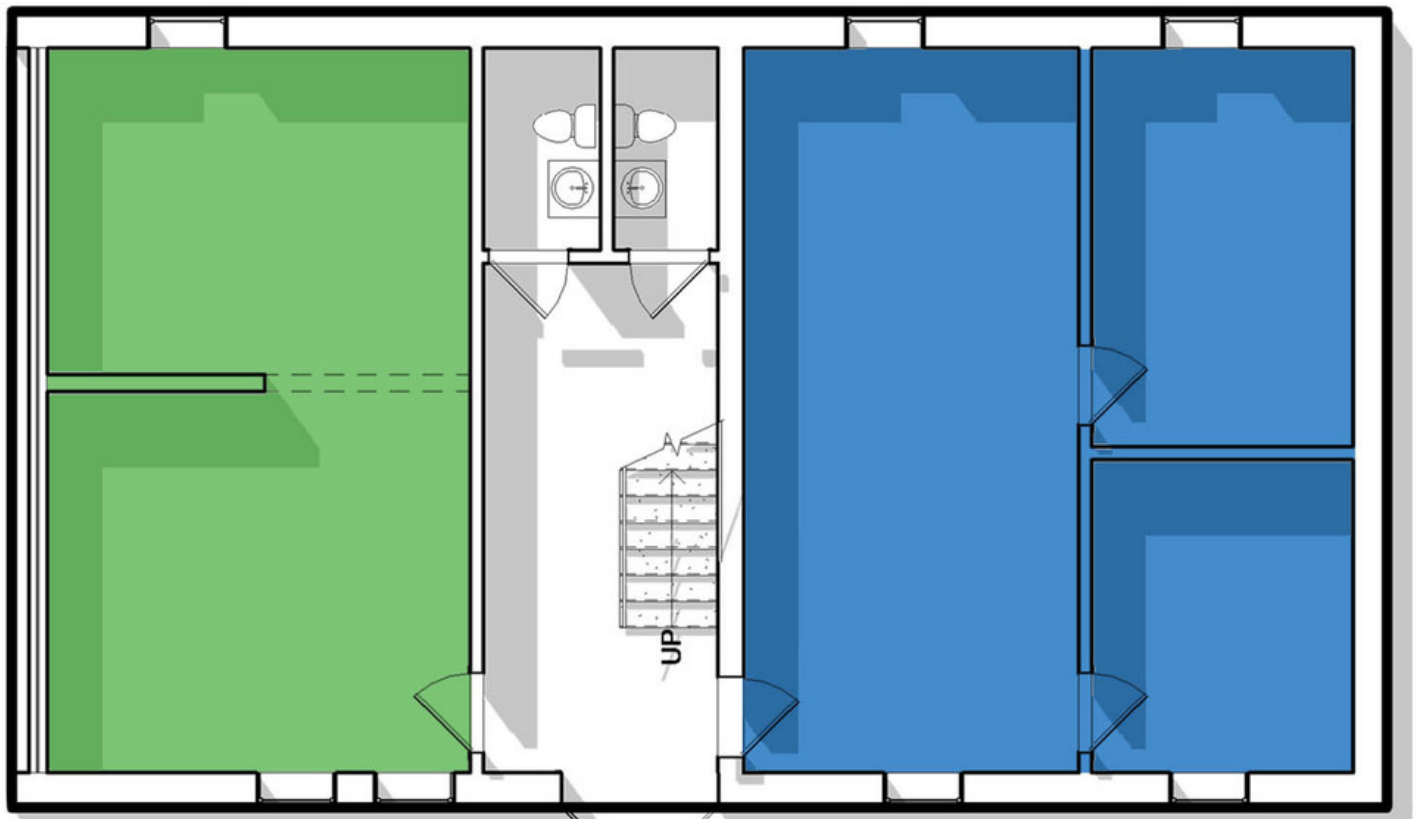
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342 LAFAYETTE ST

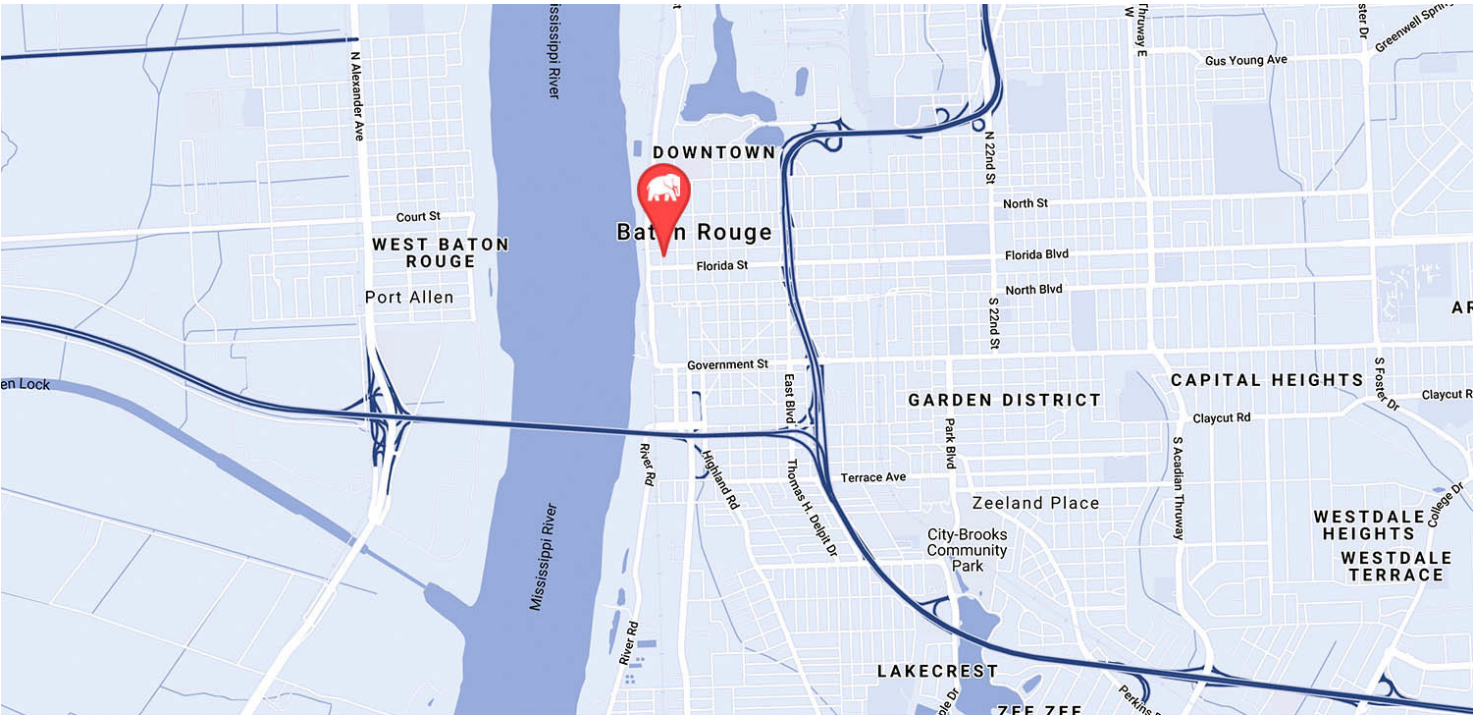
- SUITE C - 654 SF
- SUITE D - 915 SF



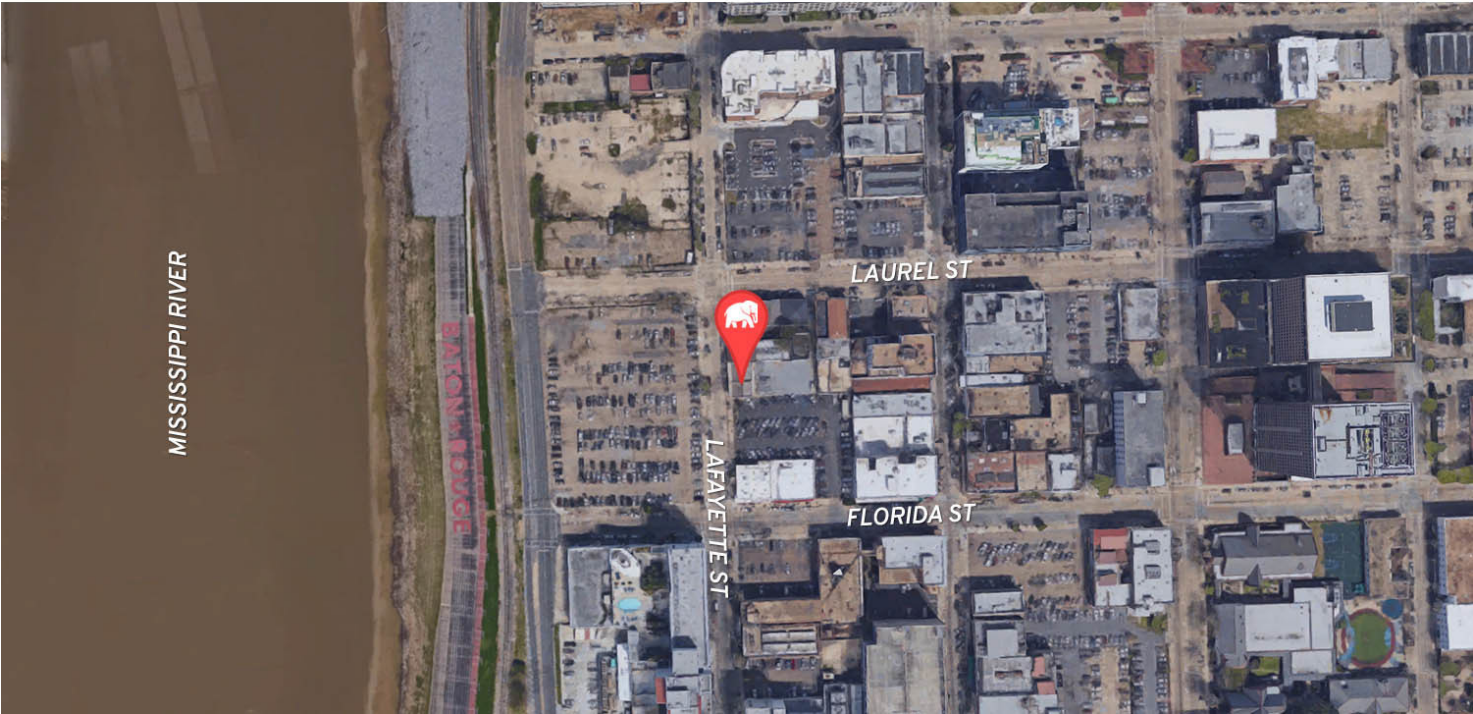
LAFAYETTE ST ➡



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MAP DATA ©2019 GOOGLE

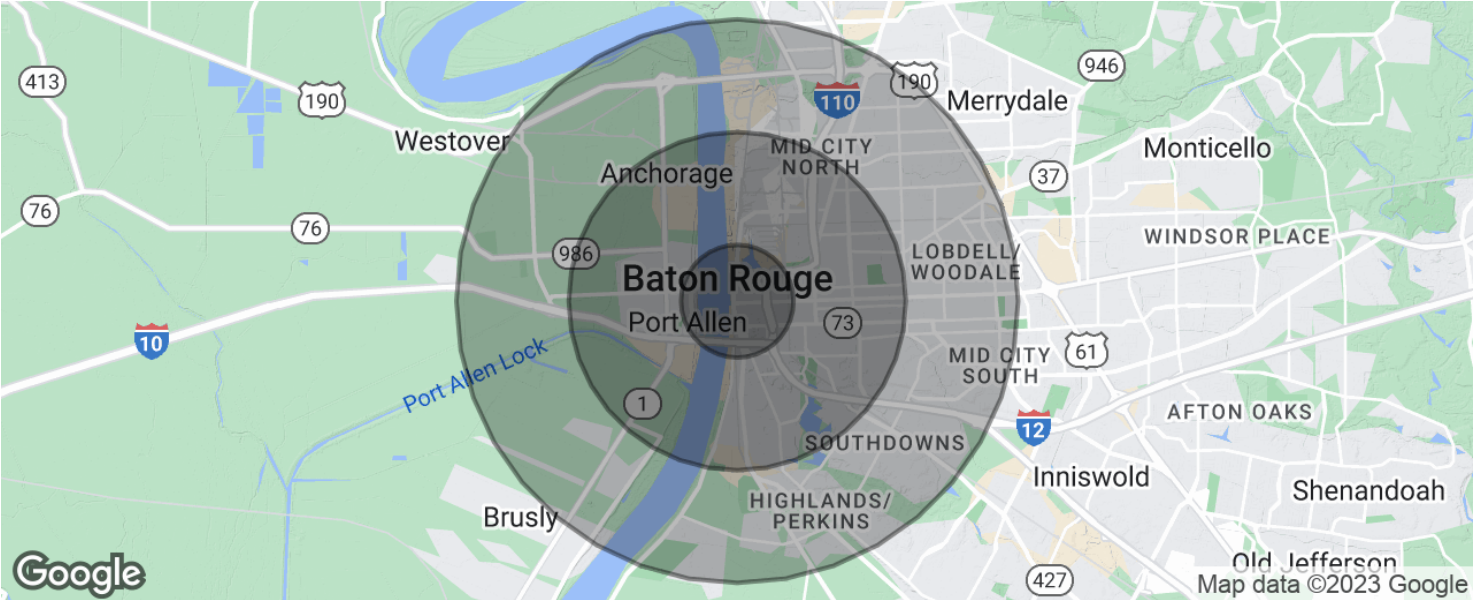


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,787	54,991	134,113
Median age	30.6	31.0	30.4
Median age (Male)	29.4	29.5	28.7
Median age (Female)	31.8	32.5	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,352	21,043	51,105
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,860	\$45,606	\$50,727
Average house value	\$104,820	\$163,487	\$218,434

* Demographic data derived from 2020 ACS - US Census