



DOWNTOWN OFFICES IDEAL FOR GROWING BUSINESS

412 N 4TH ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

RATE: \$18 - 21 SF/YR FULL SERVICE

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.

OFFERING SUMMARY



PROPERTY DESCRIPTION

- Executive suites available in classic downtown building Gras Town Plaza.
- Suites range from 160 SF to 750 SF. Can be combined for a total of up to 2,200 SF.
- Place your growing business in a strategic location for commerce just a few blocks away from everything downtown Baton Rouge has to offer.

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

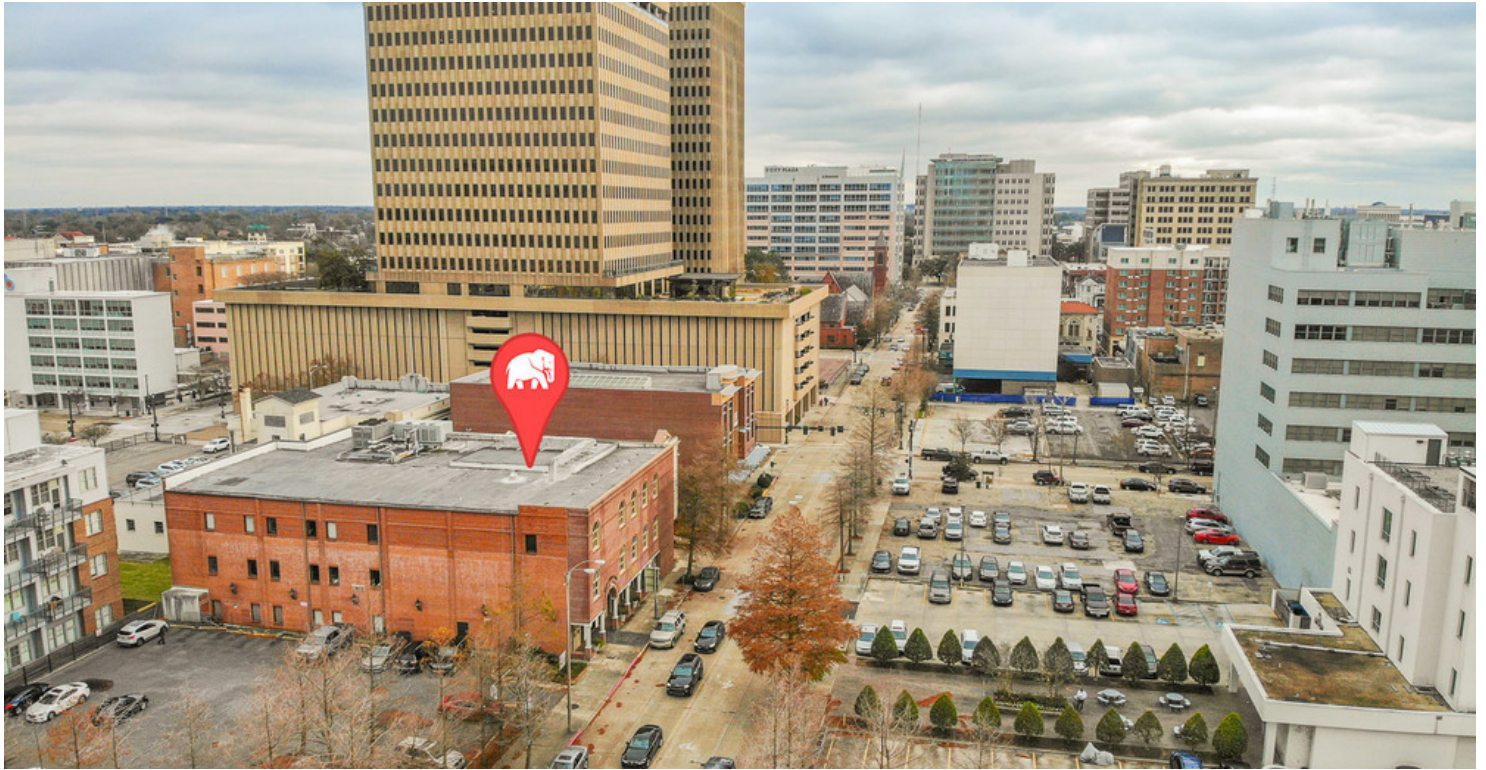
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AVAILABLE SPACES



LEASE TYPE		- TOTAL SPACE	- LEASE TERM	NEGOTIABLE LEASE RATE	NEGOTIABLE
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Unit 126	-	163 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 103	-	304 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 104	-	573 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 104A	-	167 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 104B	-	160 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 220	-	656 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 260	-	750 SF	Full Service	\$18.00 - \$21.00 SF/yr	
Suite 280	-	750 SF	Full Service	\$18.00 - \$21.00 SF/yr	

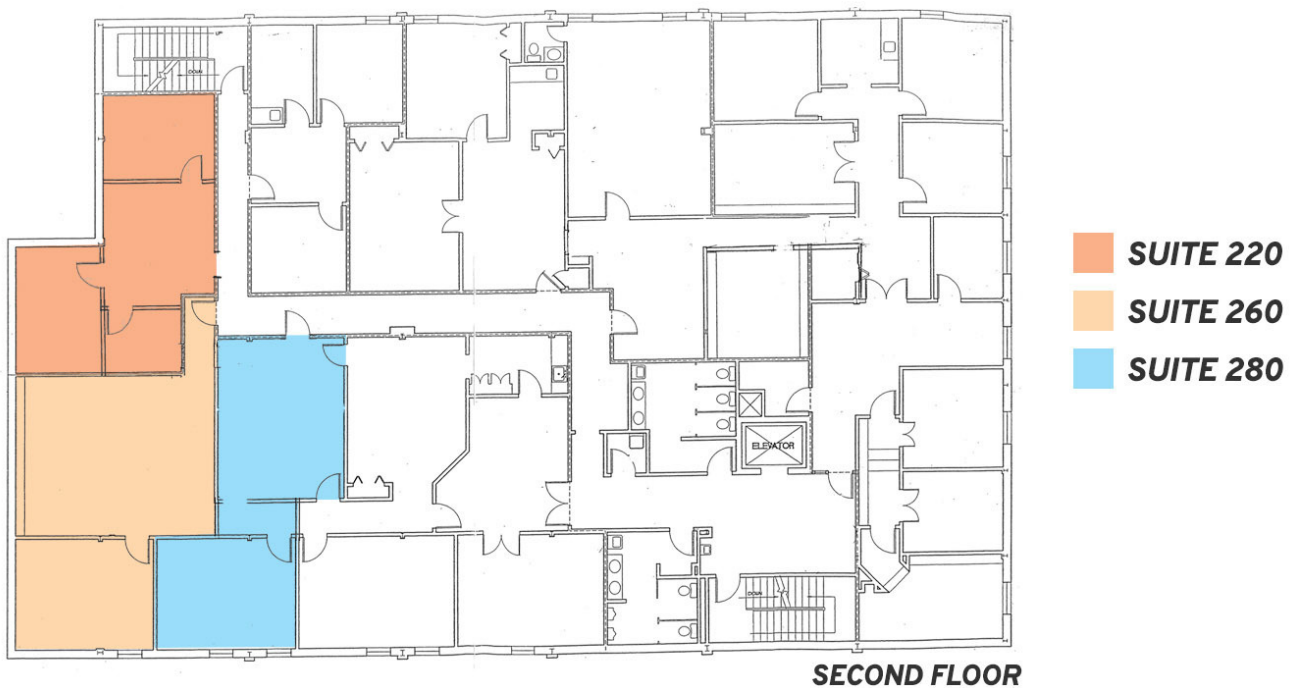
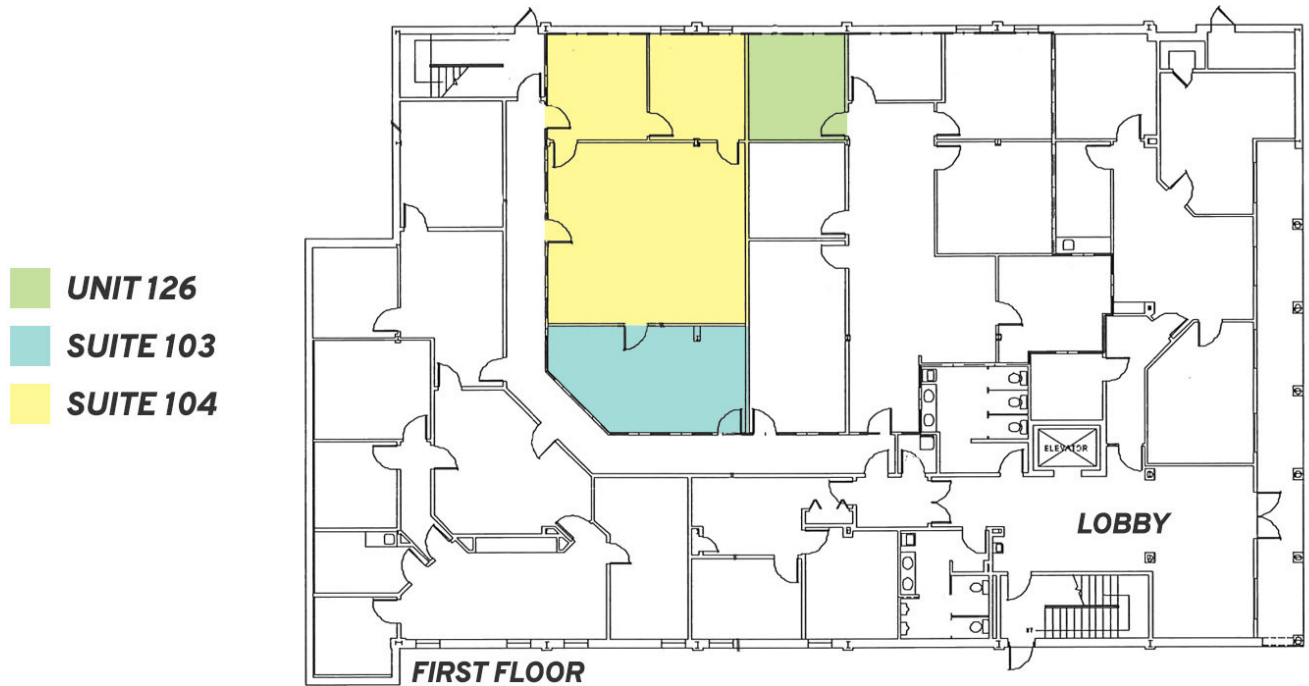
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FLOORPLAN

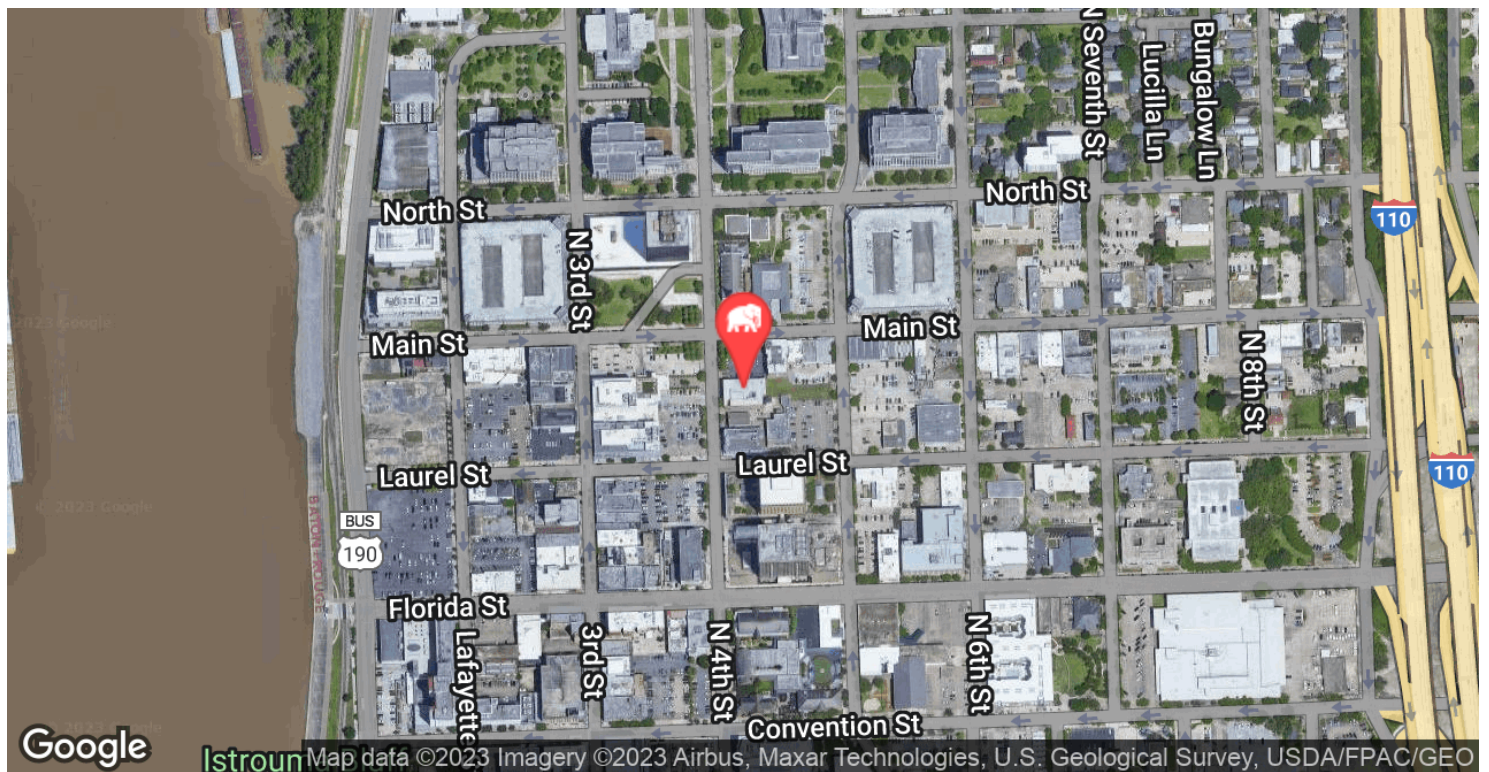
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LOCATION MAP



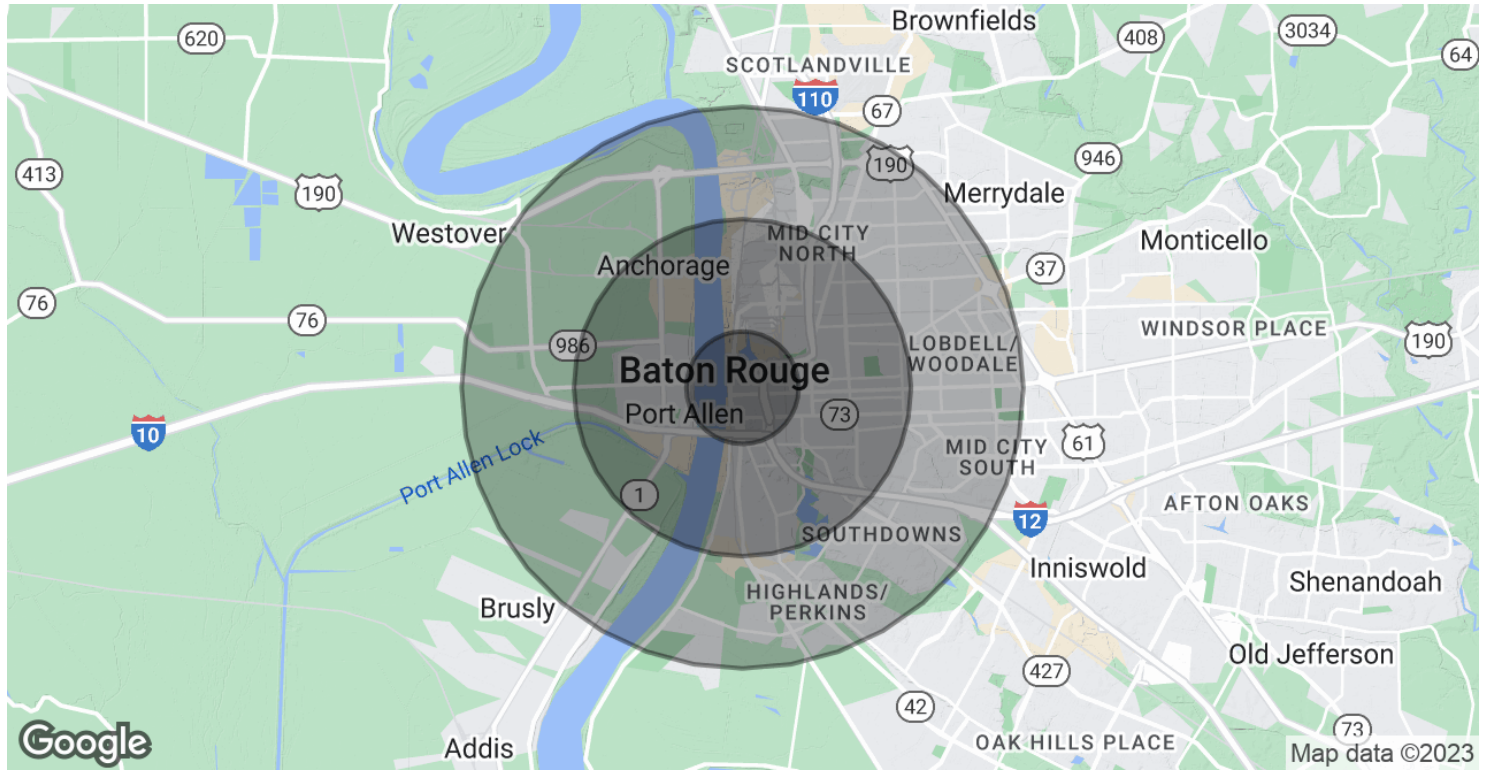
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,821	58,719	139,503
Average age	30.6	31.3	30.5
Average age (Male)	29.6	29.7	28.8
Average age (Female)	31.5	32.8	32.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,396	22,456	53,147
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,592	\$46,188	\$50,506
Average house value	\$102,133	\$166,033	\$220,441

* Demographic data derived from 2020 ACS - US Census

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