



QUIET OFFICE COMPLEX ON S SHERWOOD FOREST BLVD

11736 NEWCASTLE AVE BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$11.00 SF/YR (\$705.83/MO)

770 SF

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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SITE LAYOUT

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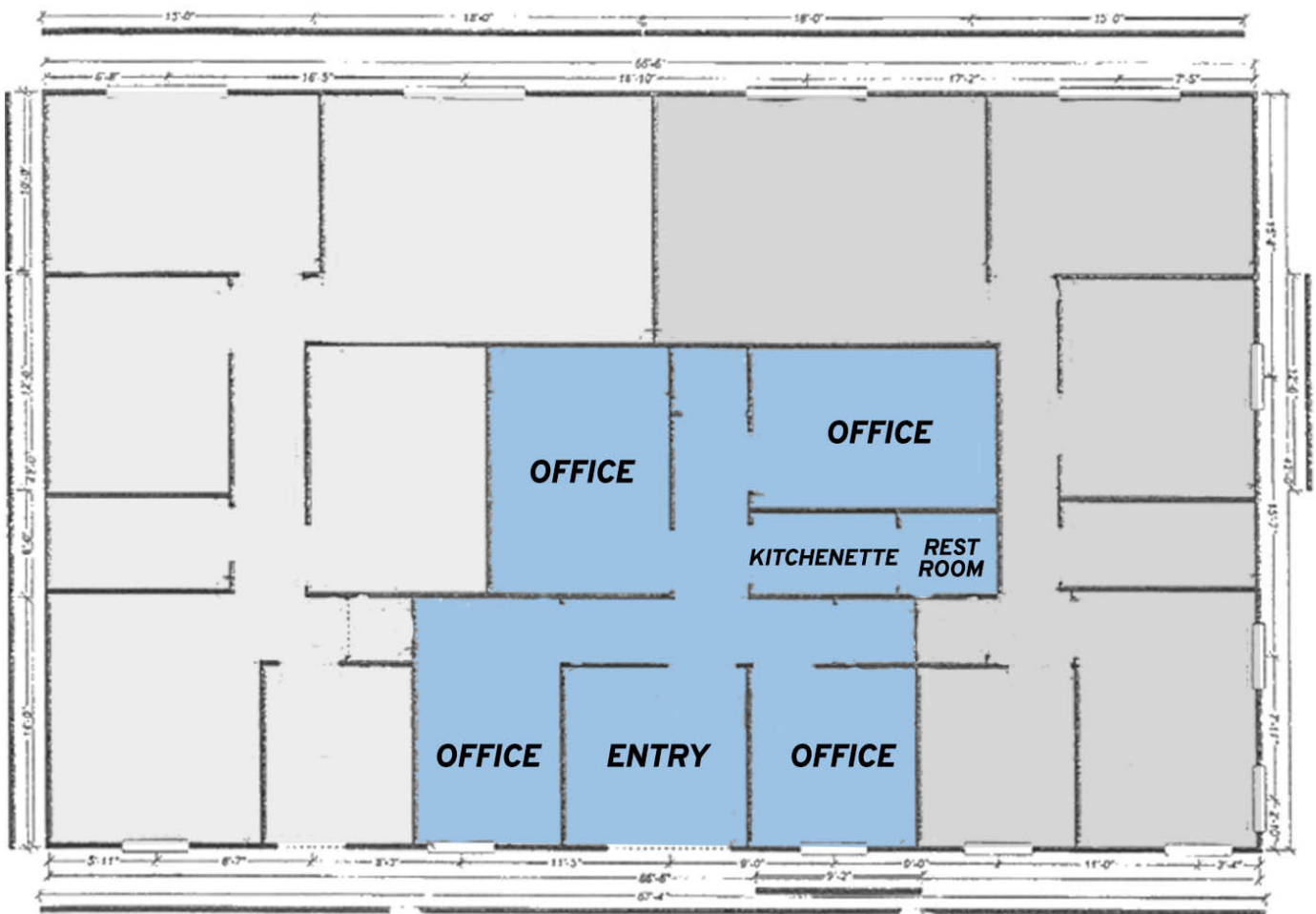
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FLOORPLANS

11736 NEWCASTLE AVE BUILDING 1

-  SUITE 2-A - LEASED
-  SUITE 2-B - AVAILABLE - 770 SF
-  SUITE 2-C - LEASED



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EXTERIOR PHOTOS



Building 2 (foreground), Building 1, and Parking



Building 1



Building 1

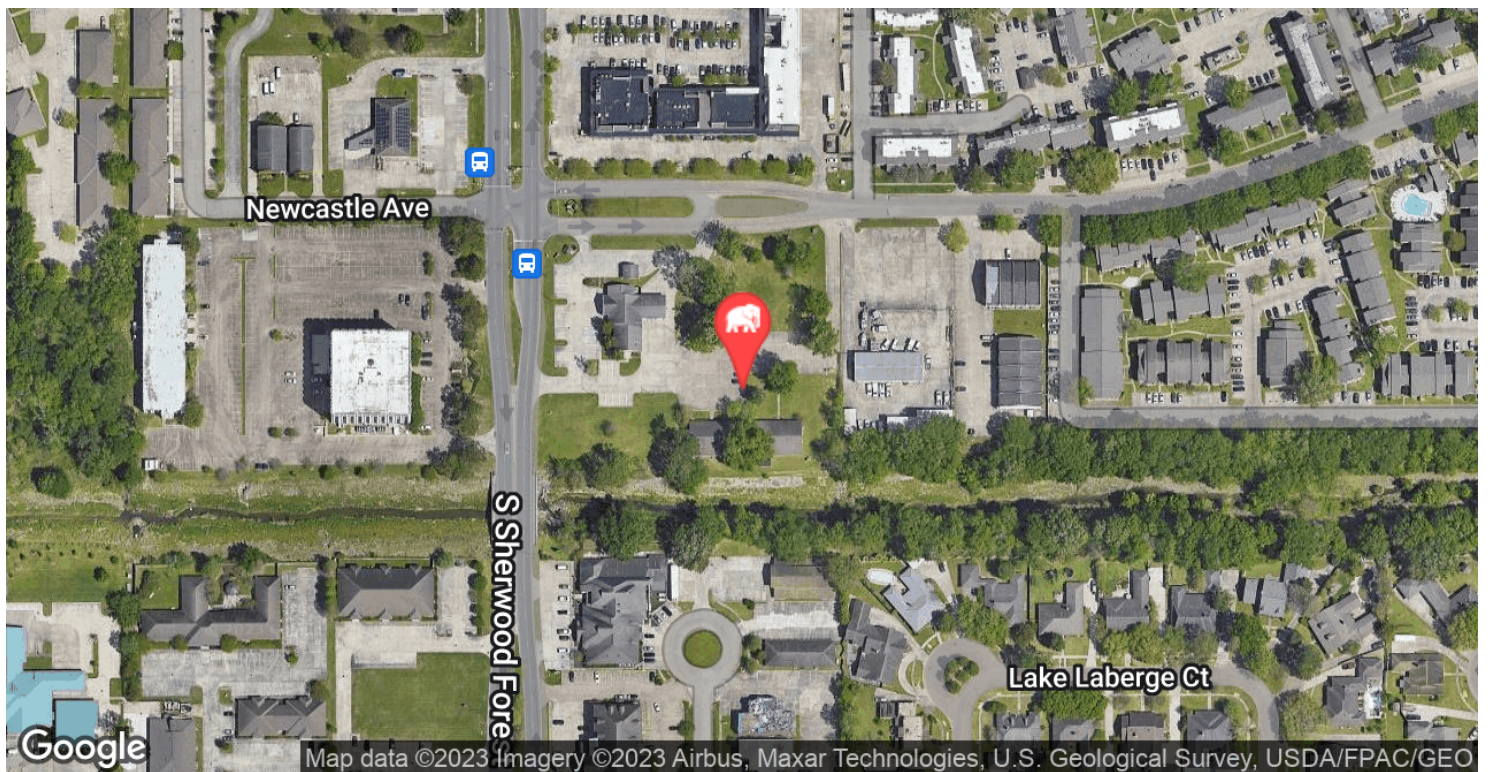
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	11736 Newcastle Ave
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Signal Intersection	Yes

PROPERTY INFORMATION

Lot Size	1.497 Acres
Property Type	Office
Property Subtype	Office Building
Parking	Surface Lot
Zoning	Rural

BUILDING INFORMATION

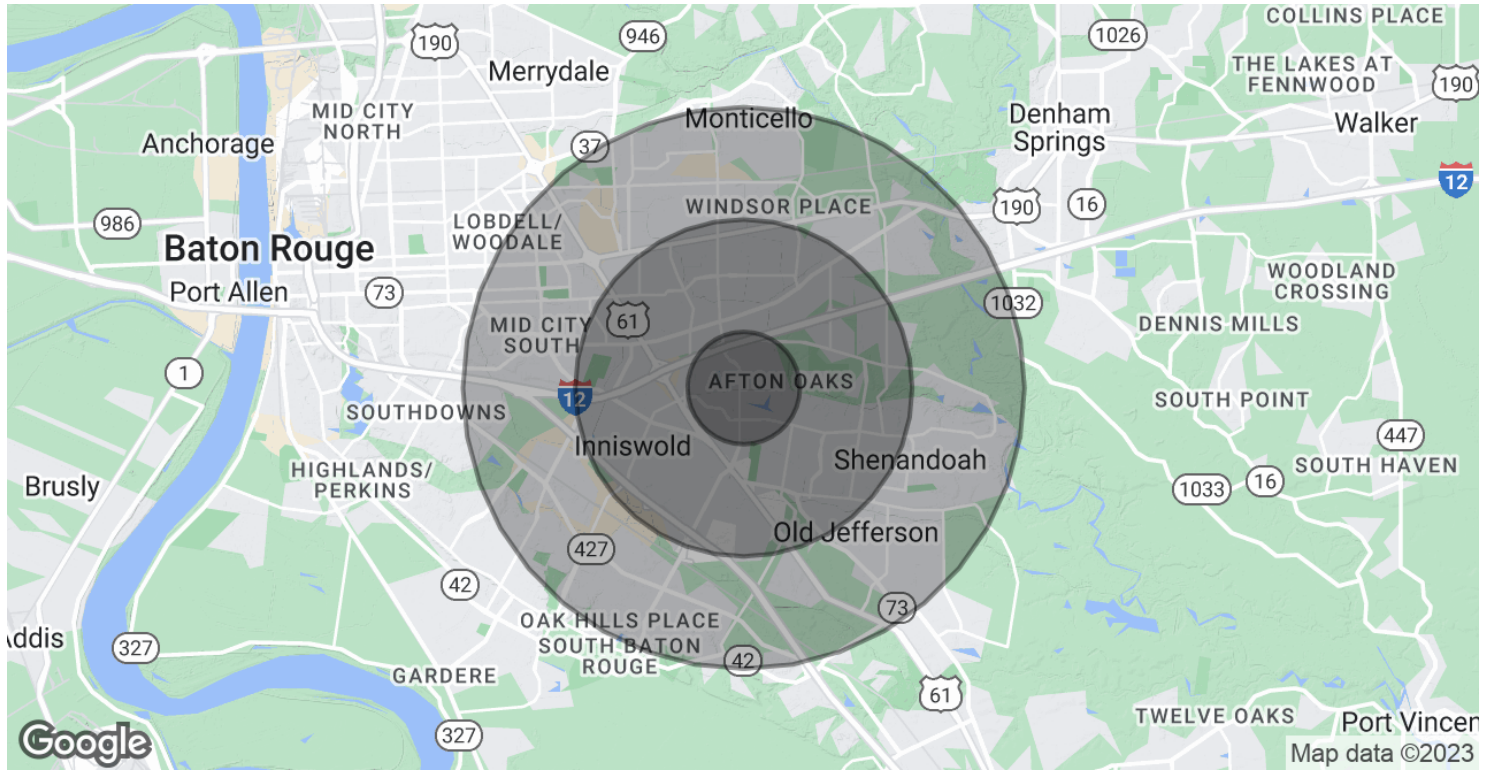
Total Buildings	2
Total Building Size	5,630 SF
Number Of Floors	1
Building Class	B
Free Standing	Yes

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,686	76,974	174,287
Average age	34.4	36.3	36.2
Average age (Male)	33.4	34.4	34.0
Average age (Female)	35.1	38.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,438	32,676	71,305
# of persons per HH	2.1	2.4	2.4
Average HH income	\$63,620	\$70,334	\$74,535
Average house value	\$227,163	\$204,217	\$220,008

* Demographic data derived from 2020 ACS - US Census

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