



# DOWNTOWN GARDEN OFFICE WITH RARE OFF-STREET PARKING

321 ST JOSEPH ST BATON ROUGE, LA 70802



OFFERED FOR SALE

SALE PRICE: \$540,050 (\$190.63/SF)

**CONTACT:**

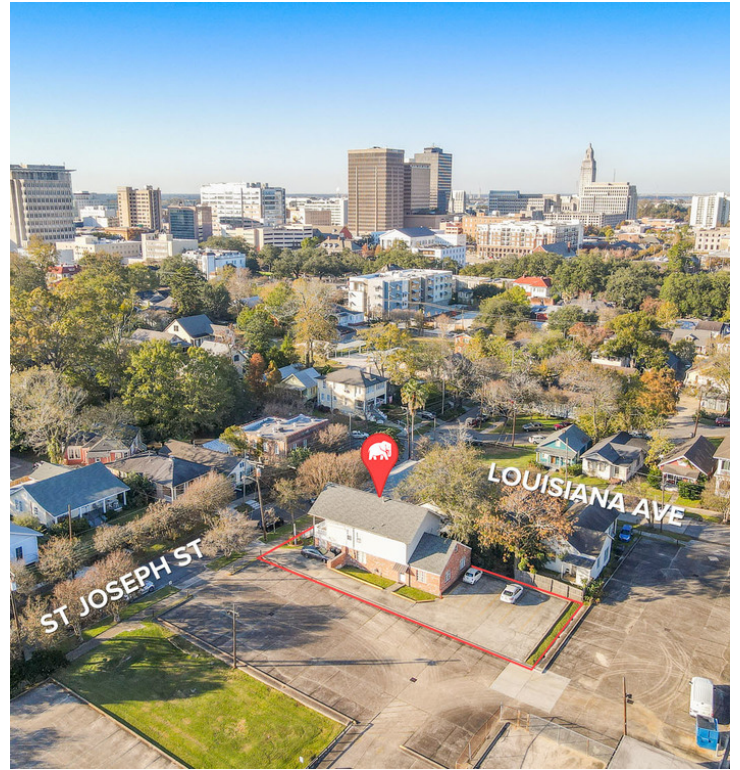
GEORGE BONVILLAIN, JR, JD  
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MATHEW LABORDE, CCIM  
800.895.9329

800.895.9329 | <https://elifinrealty.com> | October 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 SUMMARY

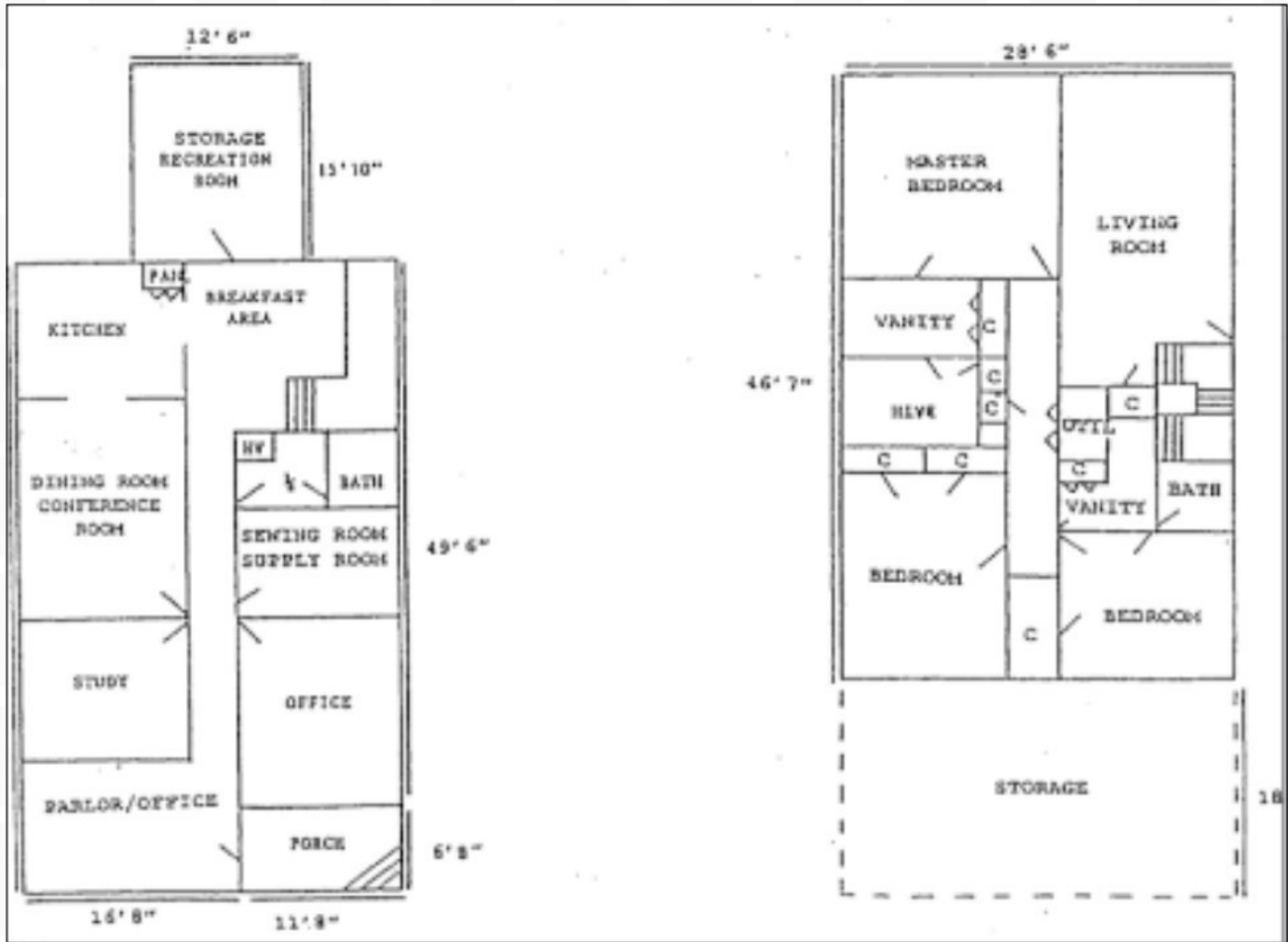
- This two-story garden office building is located in Downtown Baton Rouge just north of Government St, and only a 2-minute drive from Interstate I-110.
- It includes a 10-space, off-street parking lot and monument signage. The layout features multiple private offices, conference room, kitchen, multiple bathrooms, and storage areas.
- Tenant currently in place. Please do not disturb tenant.
- It is located in the Historic Beauregard Town neighborhood—a quiet subsection of downtown Baton Rouge—and is in close proximity to all of downtown's amenities.

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# FLOORPLAN



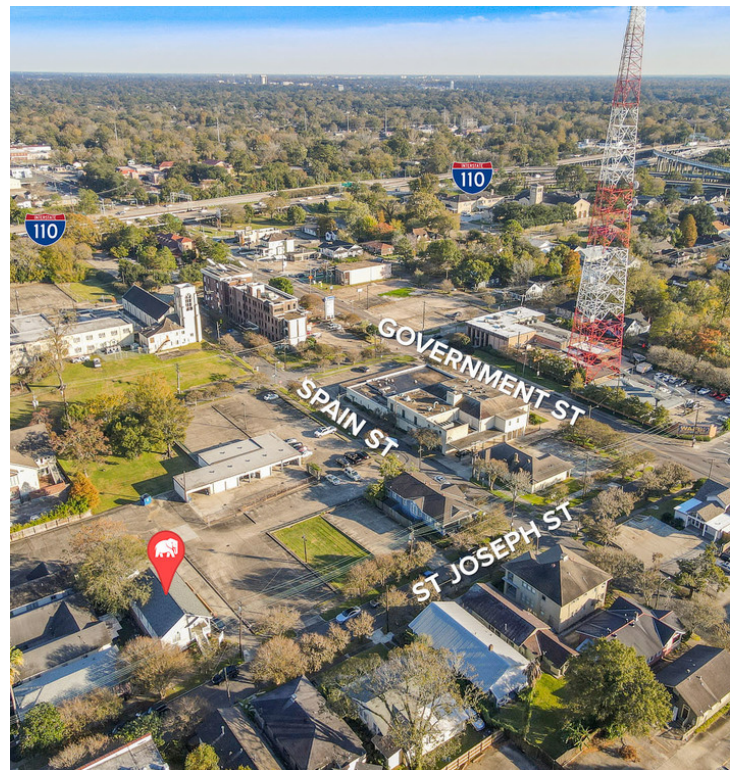
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# AERIAL PHOTOS



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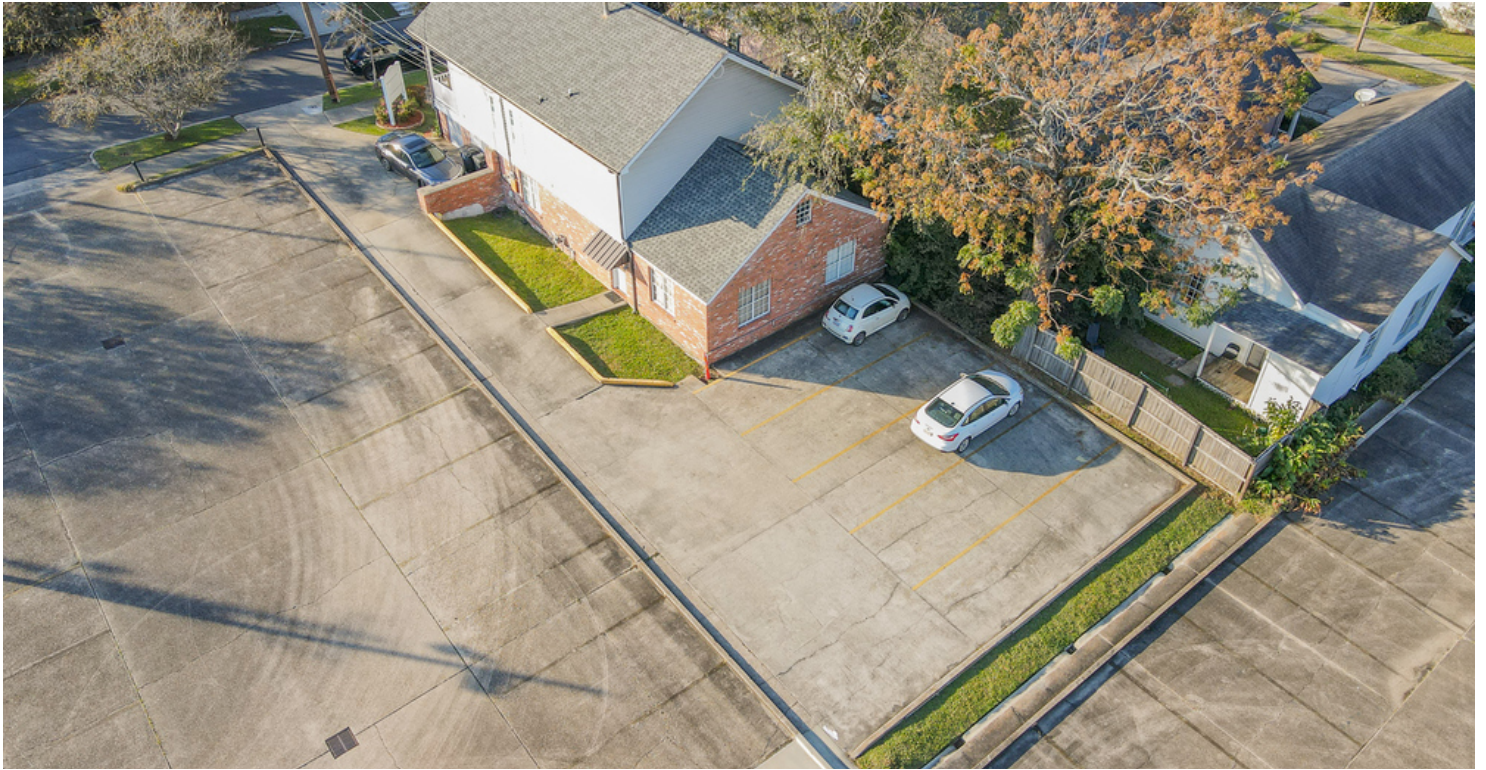
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# PARKING + LOT LAYOUT

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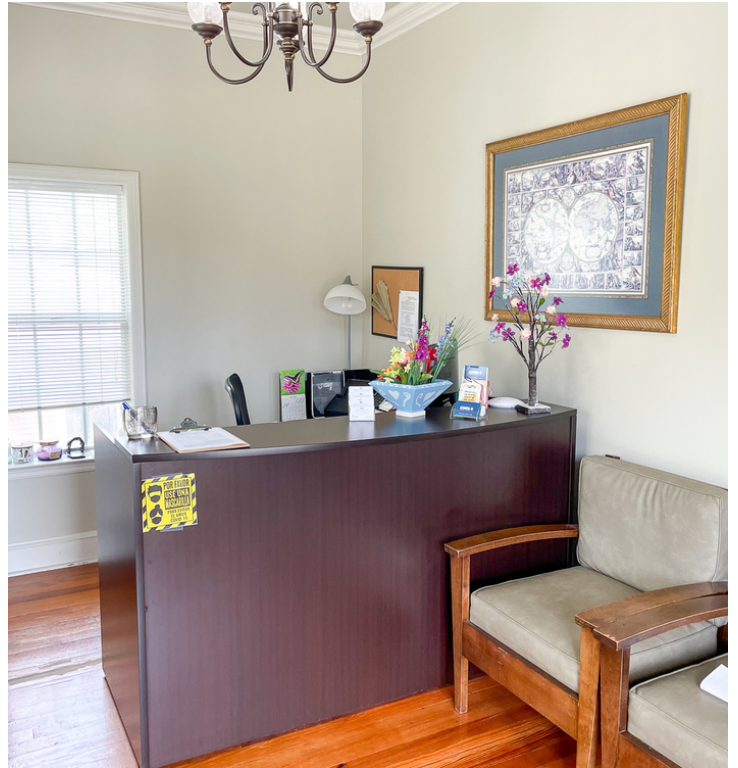
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# INTERIOR PHOTOS

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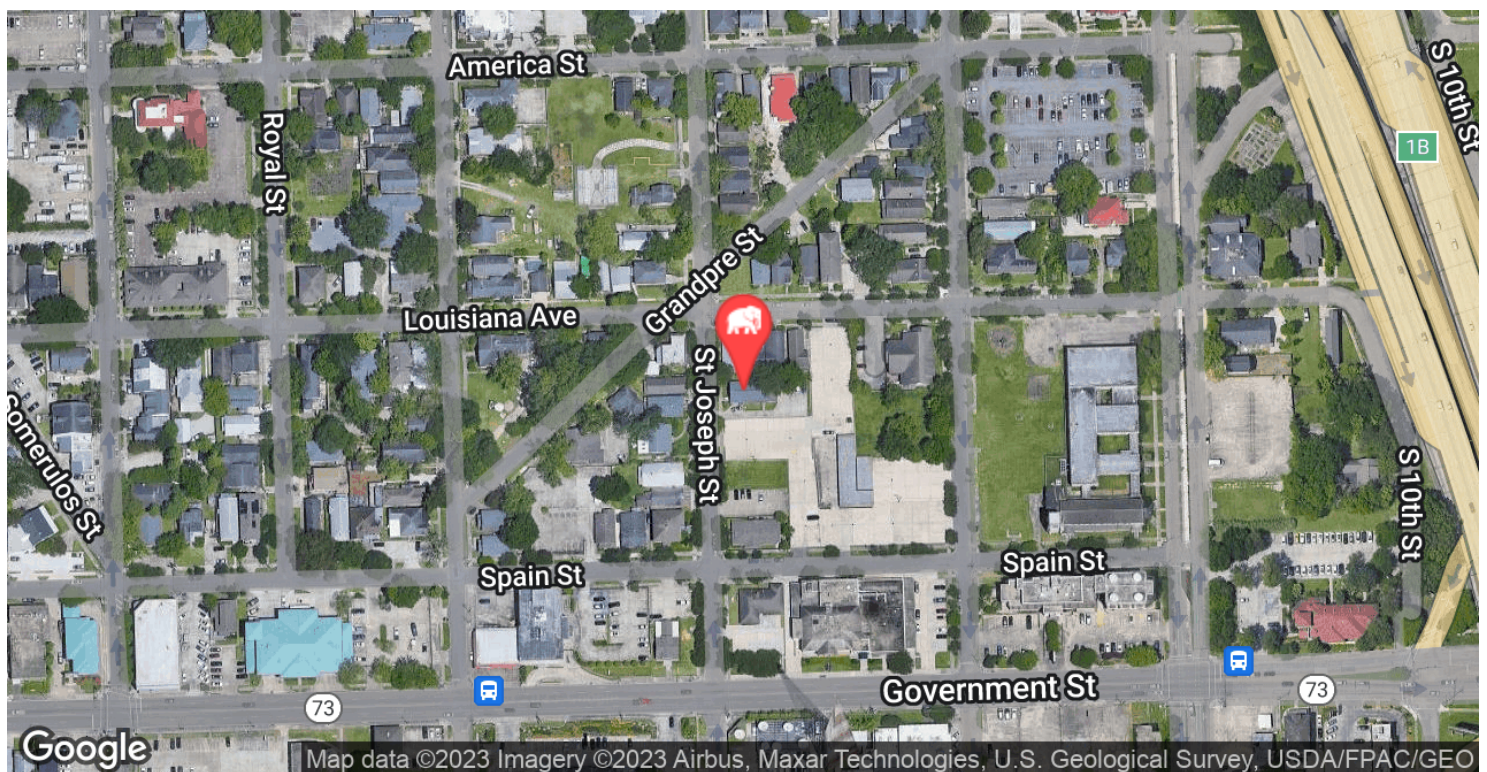
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# LOCATION MAPS



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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	321 St Joseph St
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Sub-Market	Downtown
Cross-Streets	St. Joseph St / Louisiana Ave
Township	7S
Range	1W
Side Of The Street	East
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-110
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B1
Lot Size	0.19 Acres
APN #	55352
Lot Frontage	64 ft
Lot Depth	128 ft
Corner Property	No

## BUILDING INFORMATION

Building Size	2,833 SF
Occupancy %	100.0%
Tenancy	Single
Number Of Floors	2
Number Of Parking Spaces	10
Parking Type	Surface
Condition	Good

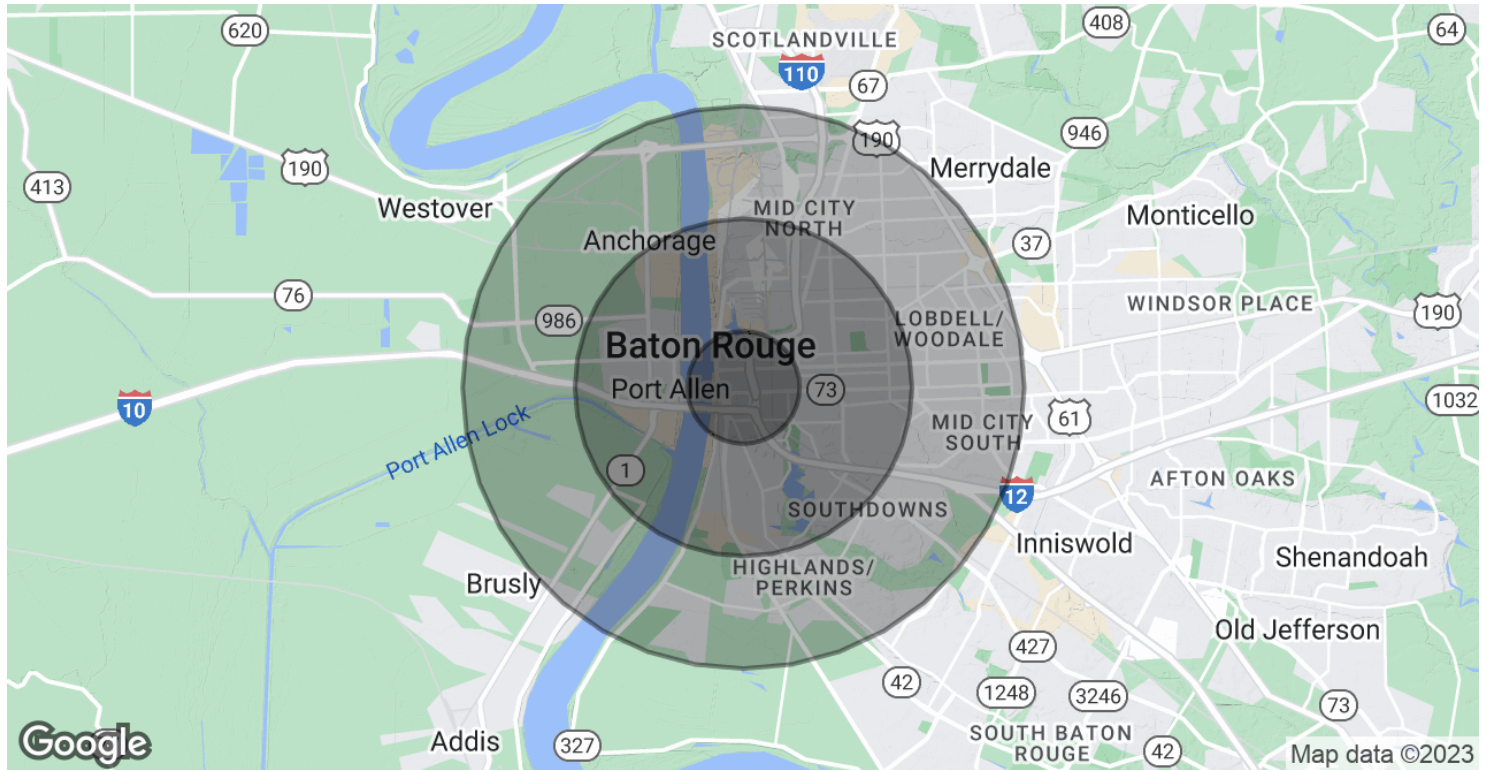
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,400	66,883	142,864
Average age	29.0	31.1	30.7
Average age (Male)	29.2	29.7	28.8
Average age (Female)	29.4	32.6	32.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,837	25,187	55,023
# of persons per HH	2.6	2.7	2.6
Average HH income	\$39,560	\$49,276	\$53,070
Average house value	\$87,505	\$174,250	\$237,083

\* Demographic data derived from 2020 ACS - US Census

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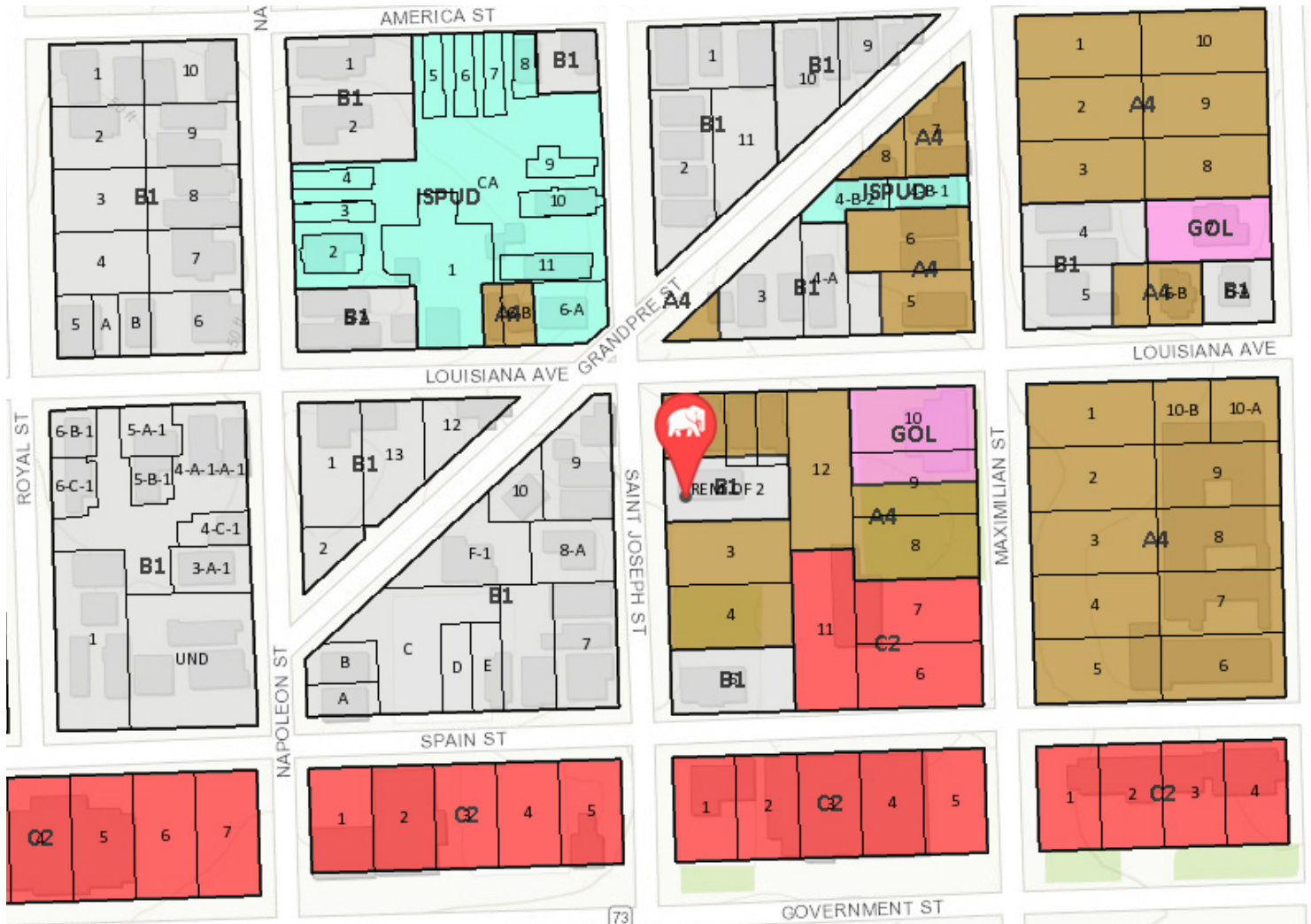
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# ZONING MAP



## B1 - TRANSITION

The purpose of this district is to permit office uses on parcels that are located between commercial and residential uses. Rezoning of properties to B1 will not be permitted after July 21, 1999. Properties zoned B1 prior to December 14, 1982 and existing structures (built prior to December 14, 1982) on properties zoned B1 after December 14, 1982 may also be used for any of the uses listed in the A1-A5 Districts.

Source: The municipality in which the property is located

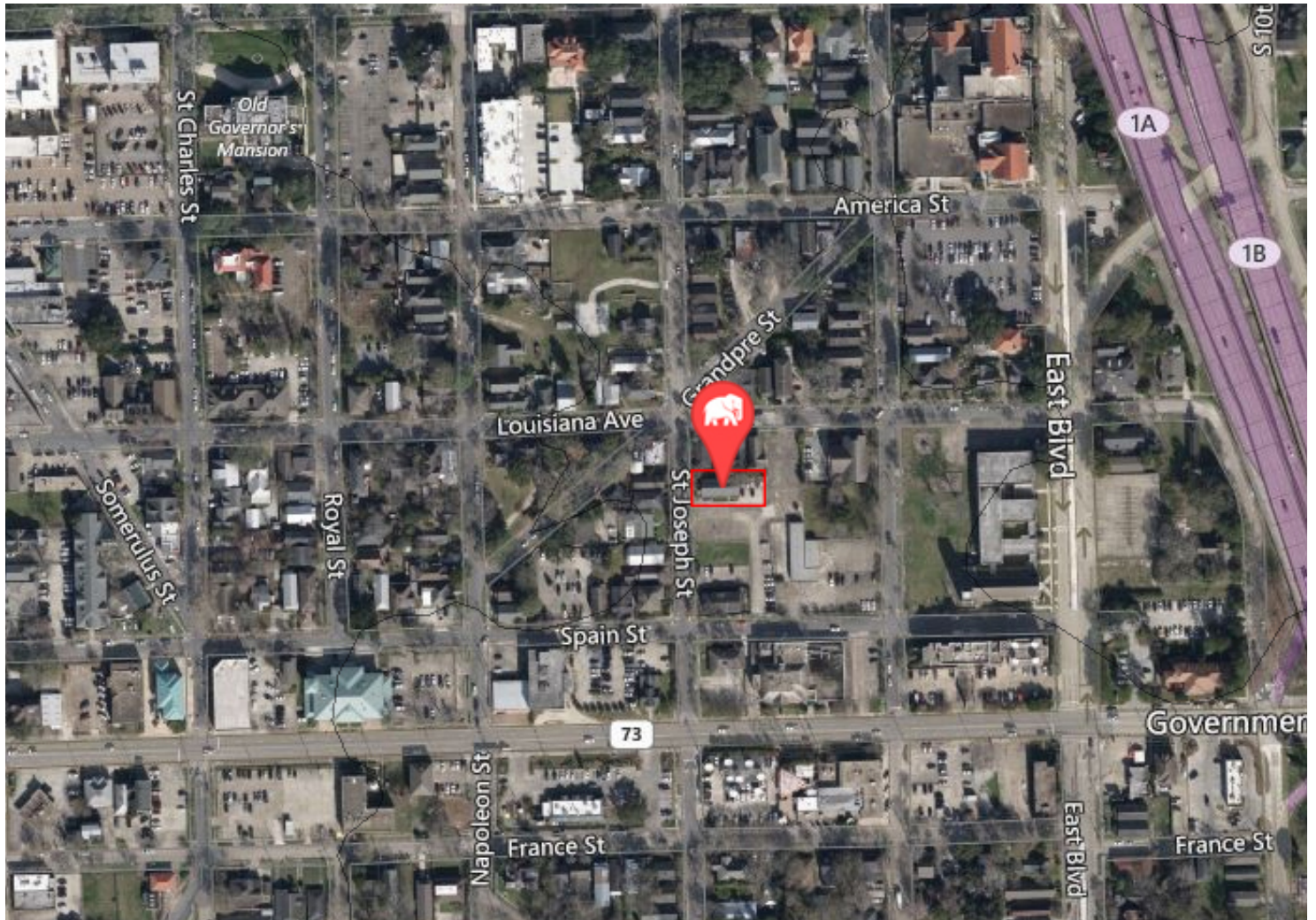
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# FLOOD ZONE MAP



## FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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