



DOWNTOWN OFFICES IN GRAS TOWN PLAZA

412 N 4TH ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$425 - \$5,755/MO

±261 - 5,230 SF AVAILABLE

- Secure gated parking lot
- Access to elevator and two restrooms per floor
- Full-service lease structure

CONTACT:

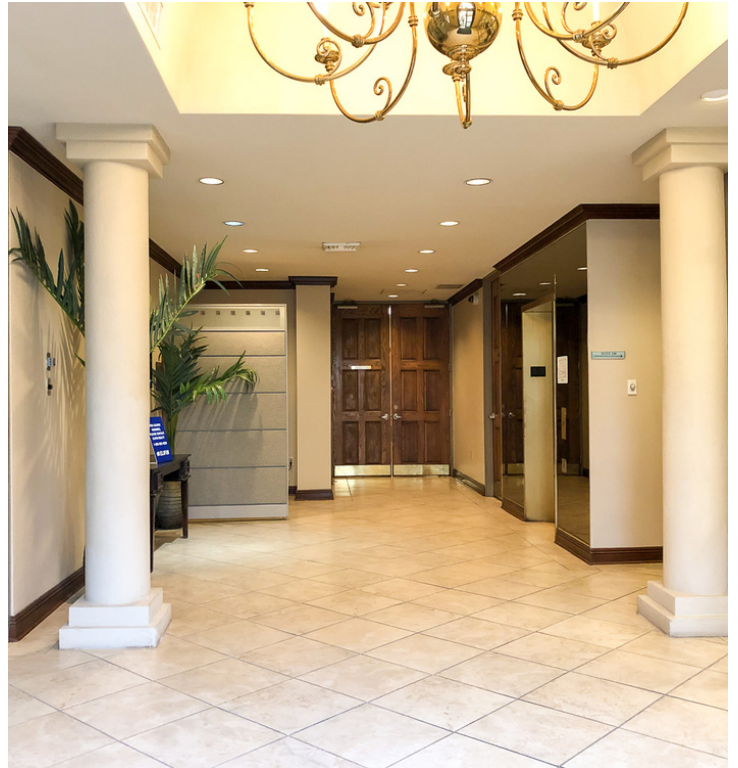
JACOB LOVELAND
225.460.0877

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 SUMMARY

- Downtown office suites available in Gras Town Plaza. Perfect for startups, growing businesses, or a company in need of a secondary location Downtown.
- The property has a secure gated parking lot and several suites have been recently renovated with new paint, new carpet, and new LED lighting.
- Full-service lease structure includes utilities and janitorial service. Minimum 2 Year Lease Required.
- Please do not disturb tenants. Contact broker for access.

LOCATION SUMMARY

- The property is located on the southeast corner of the N 4th St and Main St intersection in the center of Downtown.
- Convenient access to State Capitol, courthouses, government buildings, and all downtown restaurants and attractions.
- It sits adjacent to Washington 1, across Main Street from 440 Main and The Commerce Building, and near One American Place.

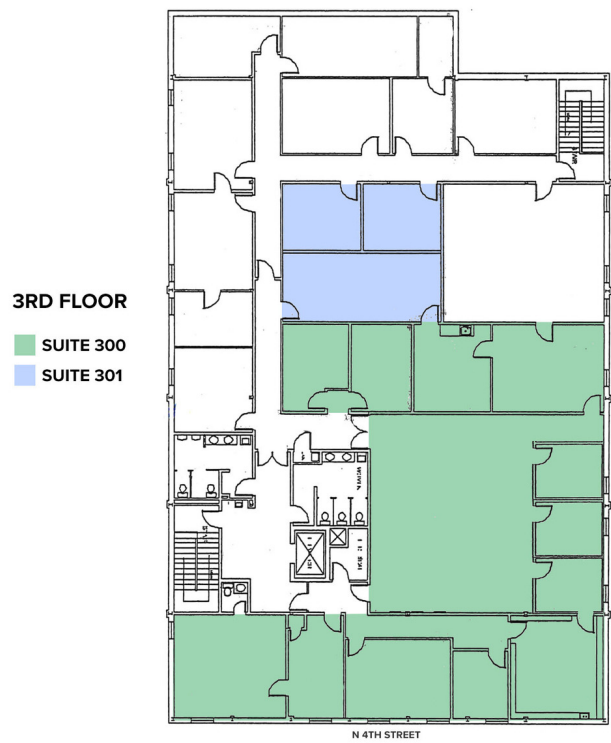
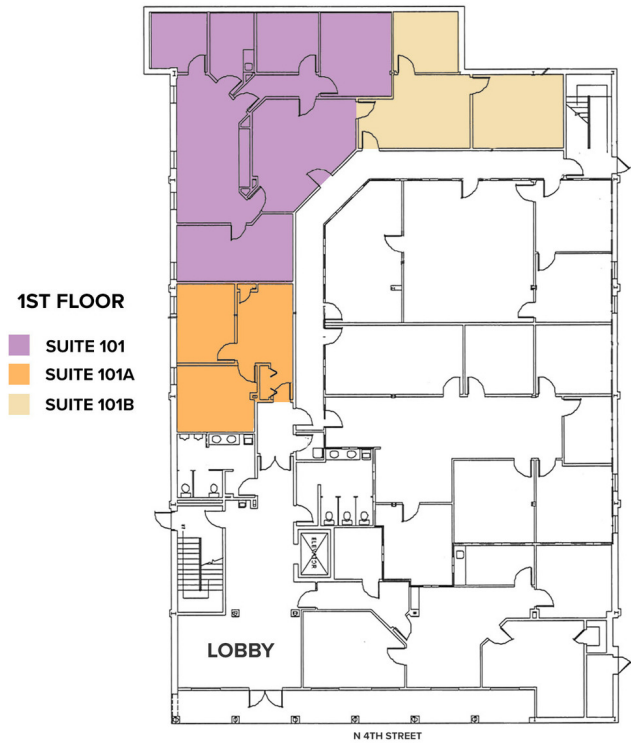
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CURRENT AVAILABILITY



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	261 - 5,230 SF

Lease Term:	Minimum 2 Year Lease Required
Lease Rate:	\$15.00 - \$19.54 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
104	-	513 SF	Full Service	\$17.00 SF/yr	\$727/mo
101A	Available	436 SF	Full Service	\$18.00 SF/yr	\$654/mo
101B	Available	371 SF	Full Service	\$18.00 SF/yr	\$557/mo
105 (Combined 101, 101A, 101B)	Available	4,062 SF	Full Service	\$17.00 SF/yr	\$5,755/mo
300	Available	3,844 - 5,230 SF	Full Service	\$15.00 SF/yr	\$5,446/mo
301	Available	1,386 - 5,230 SF	Full Service	\$17.00 SF/yr	\$1,964/mo
332	Available	261 SF	Full Service	\$425 per month	\$425/mo

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SUITE 300

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SAMPLE SUITE INTERIOR PHOTOS

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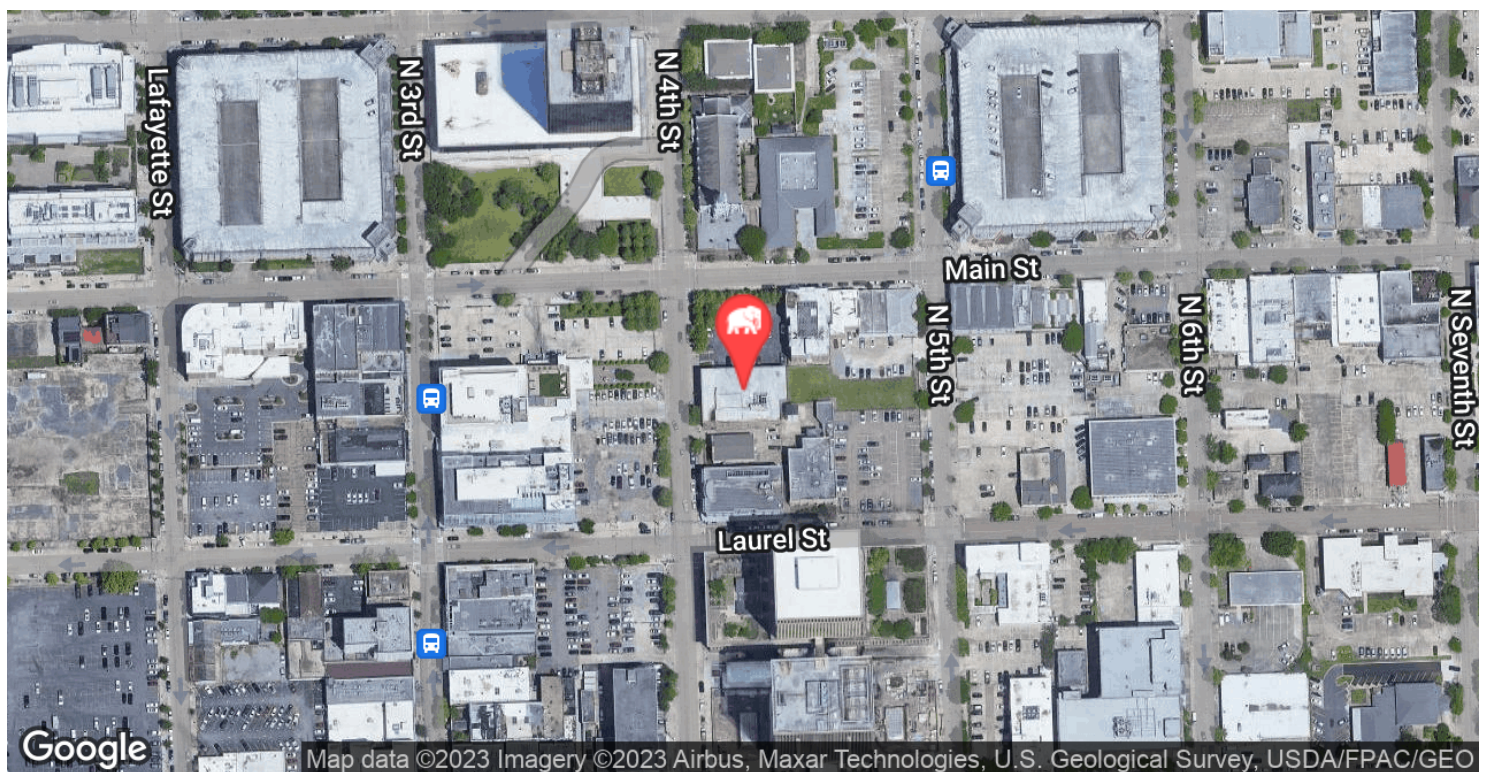
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LOCATION MAPS



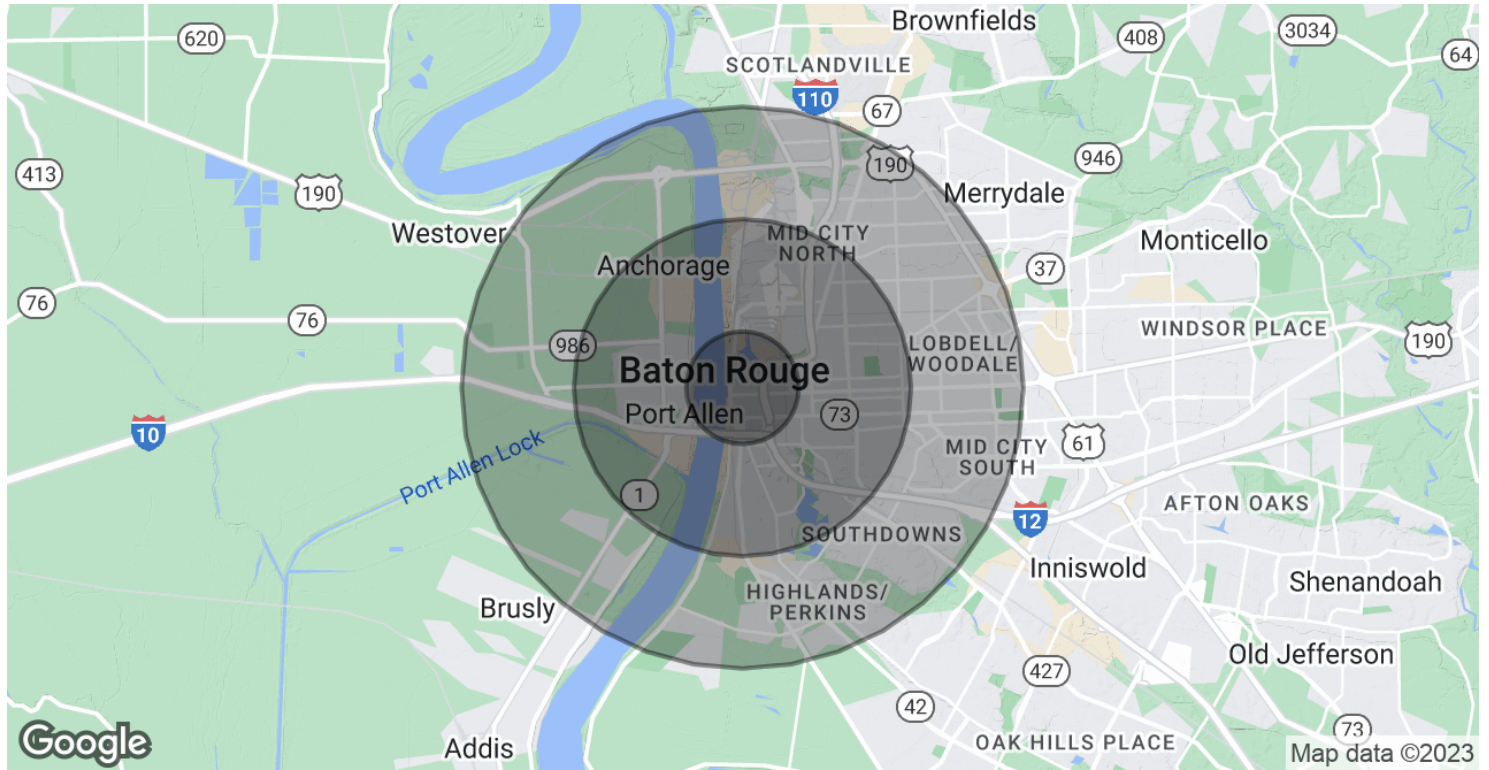
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DEMOGRAPHICS MAP & REPORT



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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