



# NEW PRICE - DOWNTOWN OFFICE BUILDING AND PARKING LOT PORTFOLIO

525 FLORIDA ST BATON ROUGE, LA 70801



**OFFERED: FOR SALE**

**SALE PRICE: \$4,799,000**

**BUILDING: 30,720 SF | PARKING LOTS: 16,202 SF**

**CONTACT:**

GEORGE BONVILLAIN, JR, JD  
504.270.1354

WILL CHADWICK, MBA  
225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

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



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- This downtown portfolio is an excellent opportunity for an owner occupant seeking office space, exclusive parking for employees and clients, and additional rental income.
- The ground floor is occupied by FedEx - a reputable, national tenant - with the other floors housing additional office users.
- Each floor of the office building measures +/- 7,680 SF totaling +/- 30,720 SF.

## PORTFOLIO SUMMARY

- 525 Florida St.
- Parking Lot: ±26 spaces (hard corner of Florida St. and N. 5th)
- Parking Lot: ±28 spaces (hard corner of Laurel St. and N. 5th)
- All property zoned C-5 and located in Opportunity Zone

## LOCATION SUMMARY

- Discover the dynamic regional destination that draws more than three million visitors every year.
- Downtown Baton Rouge is on the rise with current historical renovations and new development planned throughout the submarket.
- Rivermark Centre (Formerly Chase North & South Towers) sit across N 5th St. from the subject property and is undergoing an extensive, multi-million dollar renovation. This renovation is one of the largest downtown projects in recent years.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	525 Florida St
City, State, Zip	Baton Rouge, LA 70801
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-Market	Downtown
Cross-Streets	Office Building: Florida St / N 5th St Additional Parking Lot: Laurel St / N 5th St
Township	7S
Range	1W
Section	72
Side Of The Street	North
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	LA-61 (Florida St)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C5
Lot Size	525 Florida: 16,485 SF Additional Parking Lot: 8,010 SF
APN #	14540, 181927, 134449
Lot Frontage	435 ft Total
Corner Property	Yes

## BUILDING INFORMATION

Building Size	30,720 SF
Tenancy	Multiple
Number Of Floors	4
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

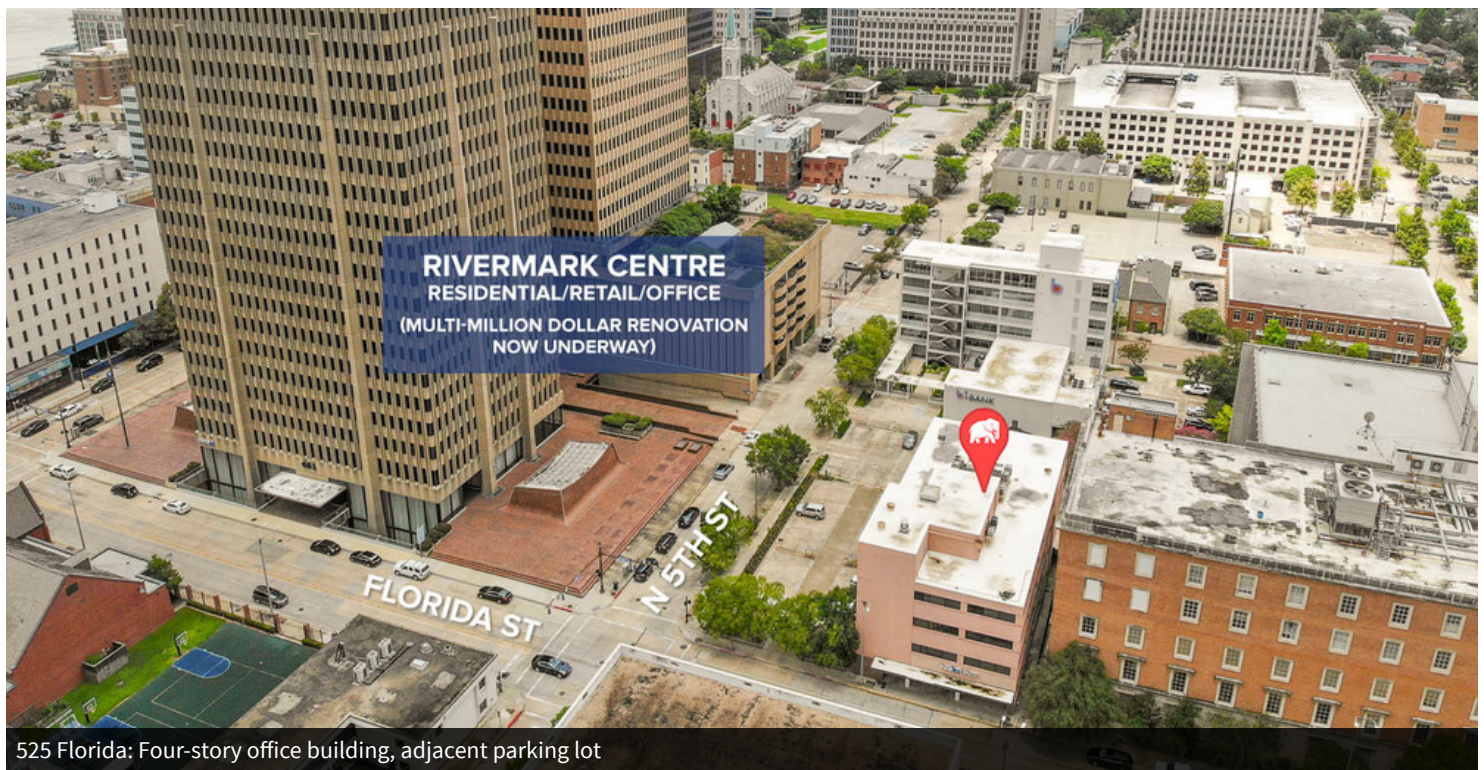
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# INTERIOR PHOTOS



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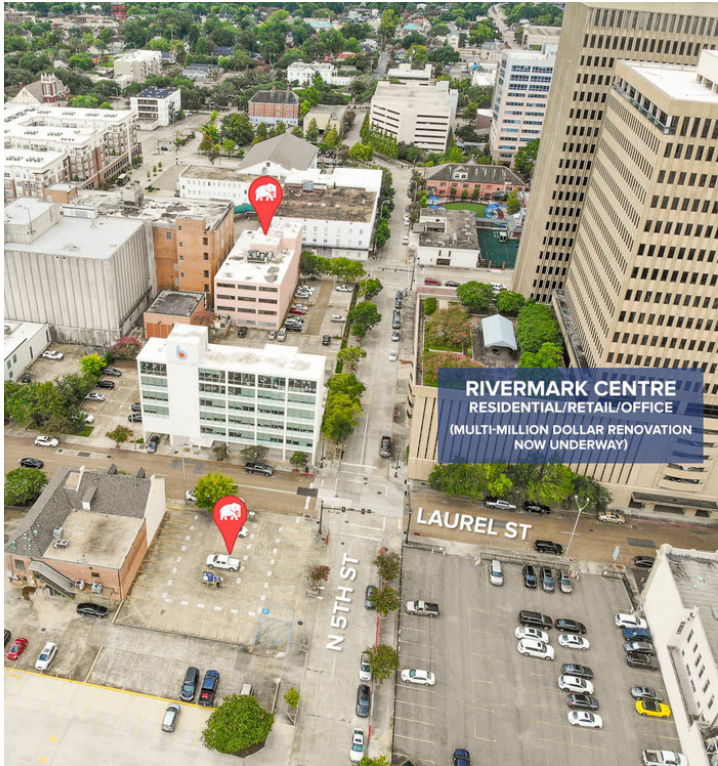
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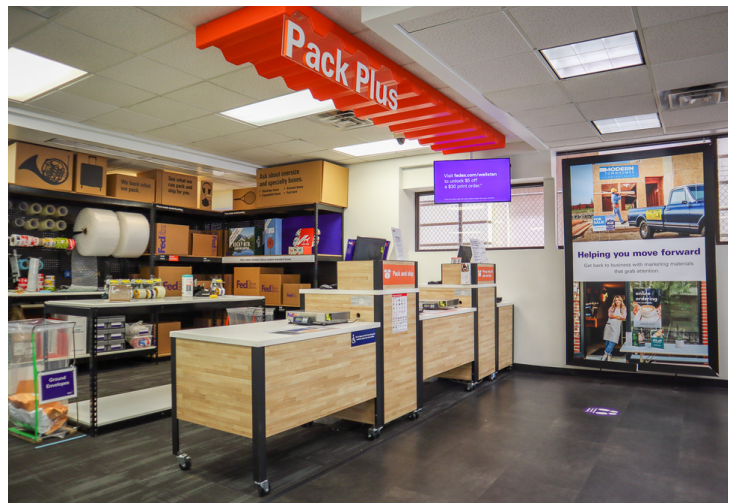
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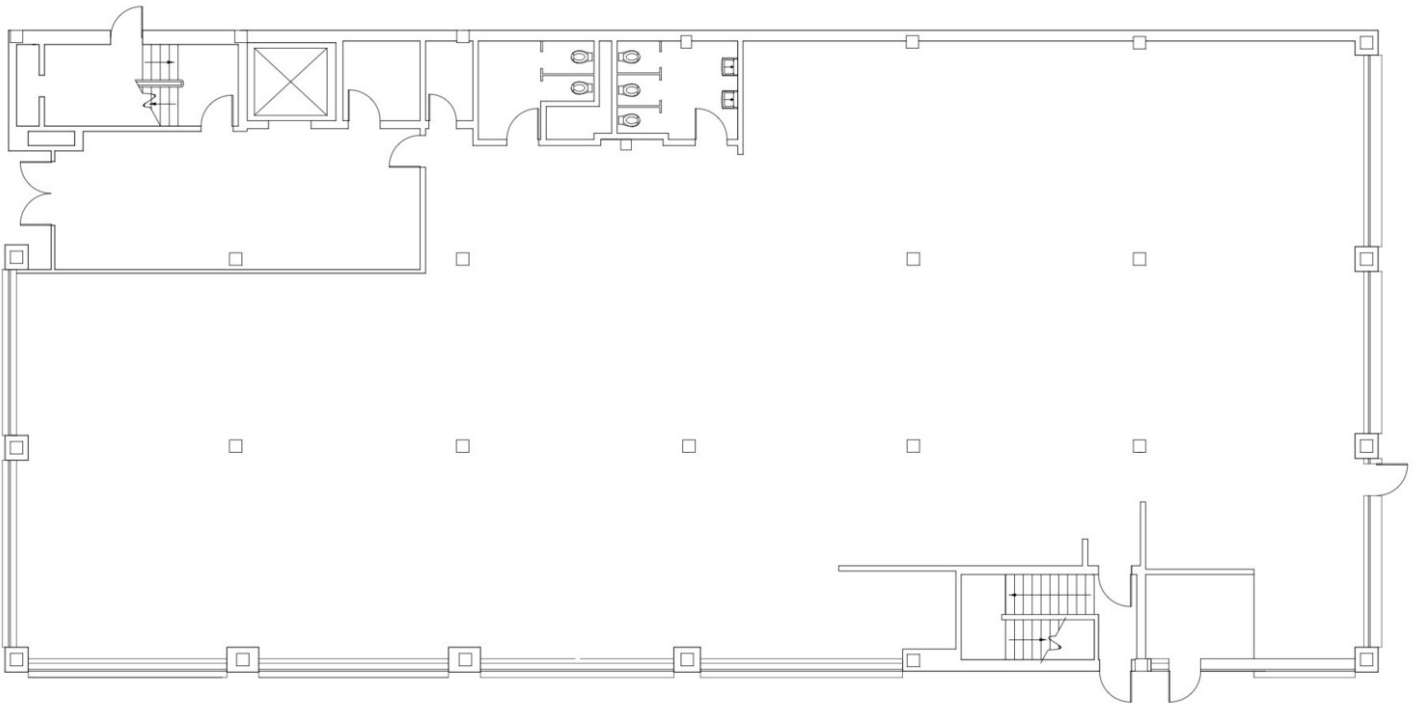
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# FLOORPLAN - 1ST FLOOR



**1 1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Currently Leased by FedEx

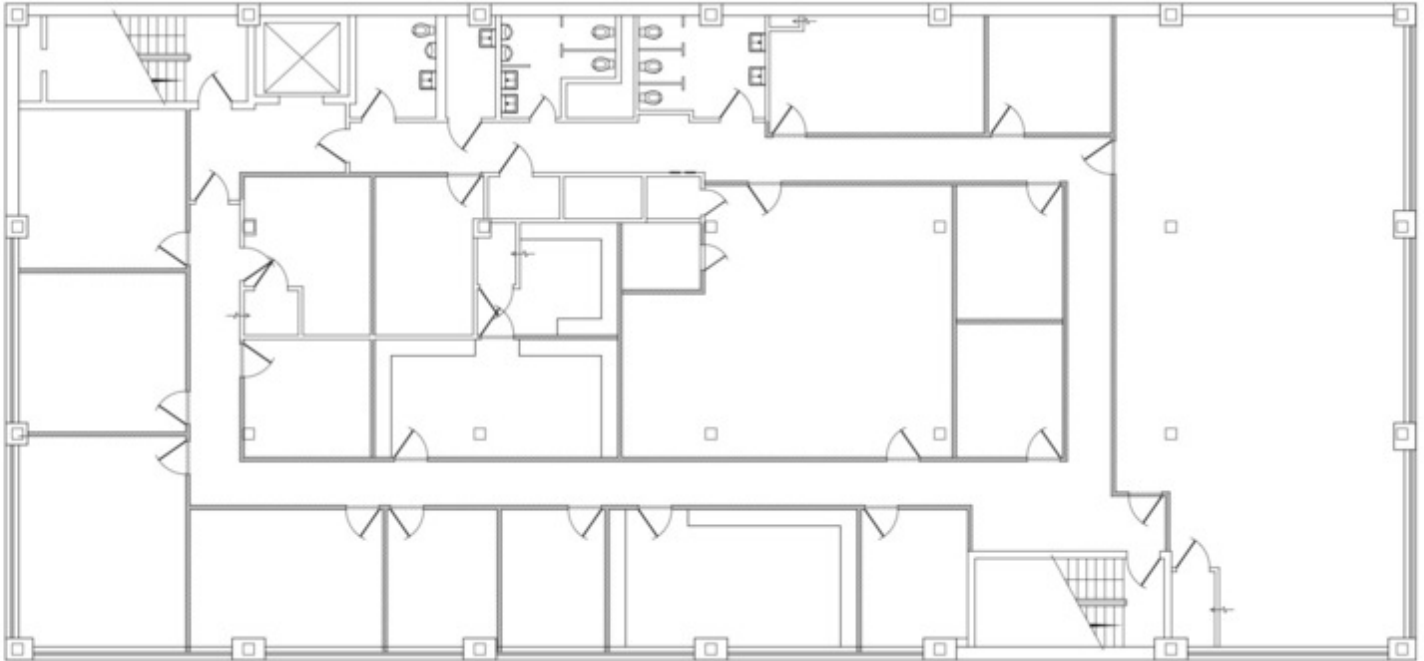
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# FLOORPLAN - 2ND FLOOR



1 2ND FLOOR PLAN  
SCALE 1/8" = 1'-0"

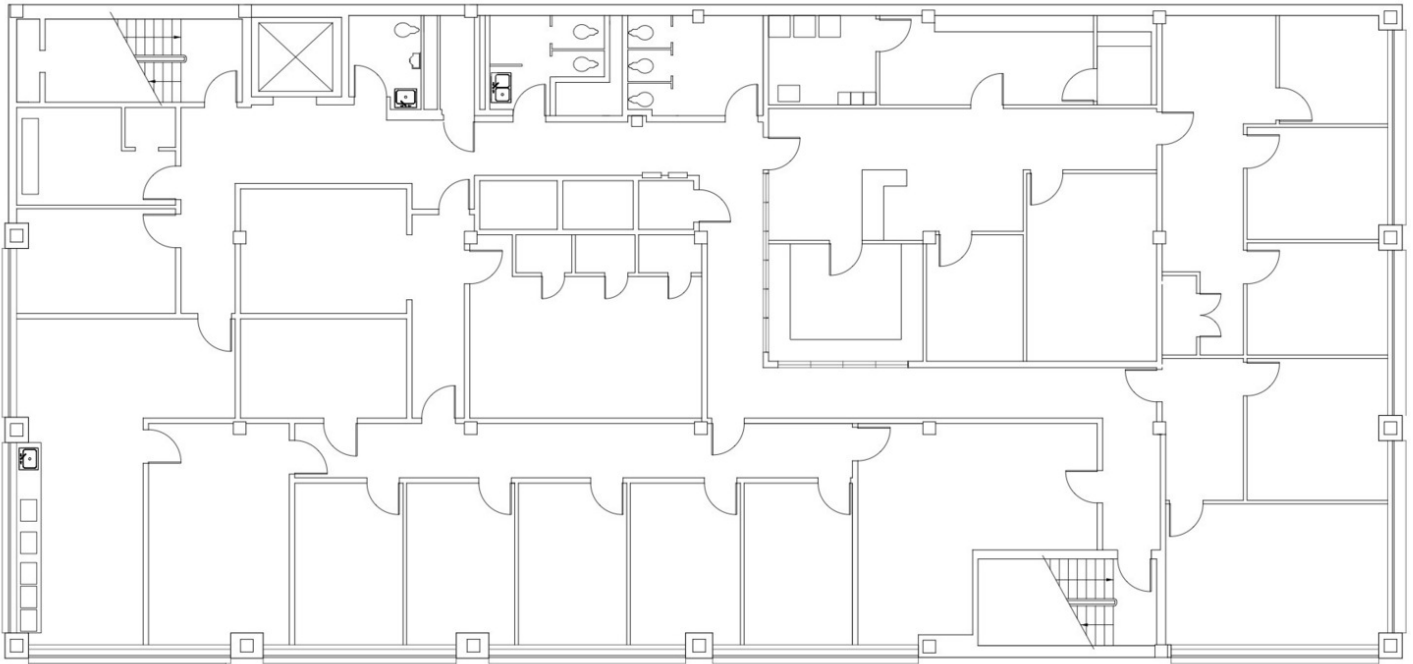
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# FLOORPLAN - 3RD FLOOR



**3** 3RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

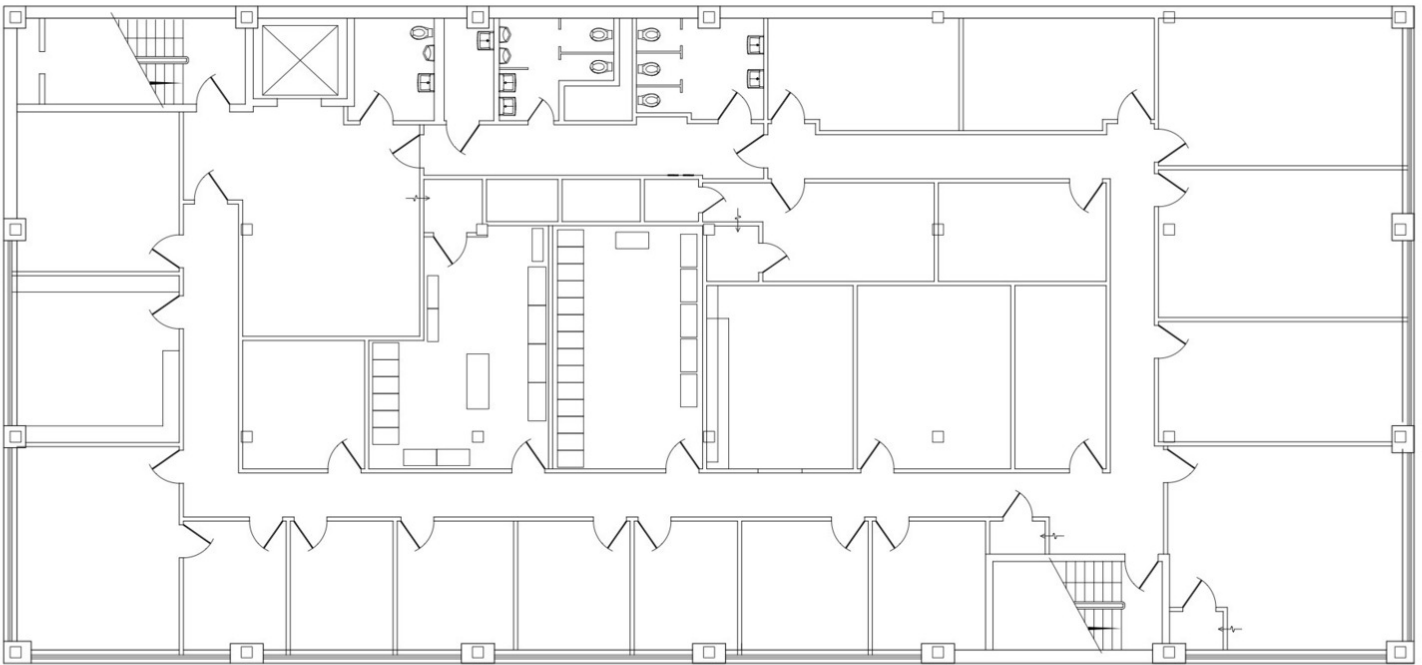
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# FLOORPLAN - 4TH FLOOR



**3** 4TH FLOOR PLAN  
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# LOCATION MAPS



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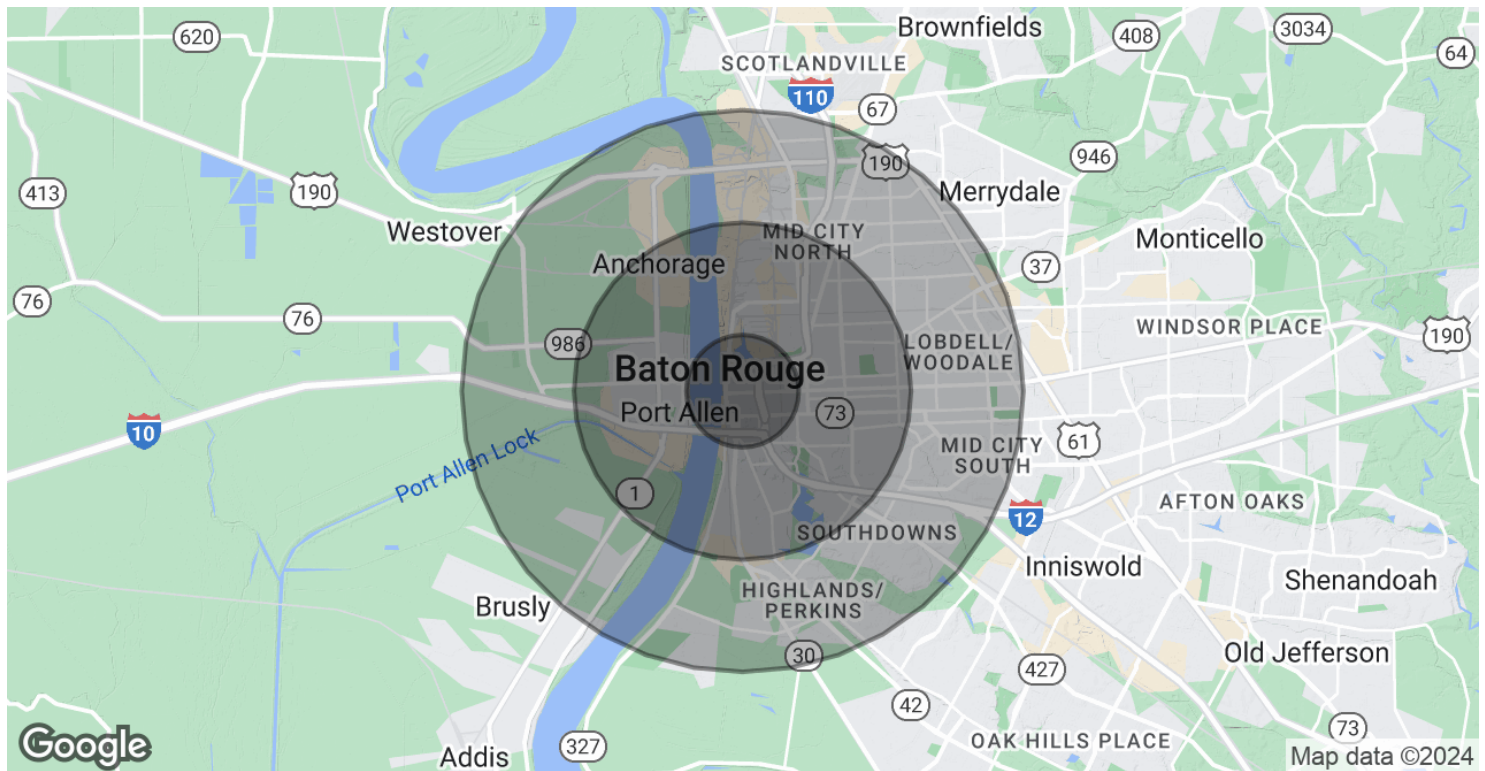
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,128	61,127	141,227
Average age	30.2	31.2	30.5
Average age (Male)	29.6	29.7	28.8
Average age (Female)	31.0	32.7	32.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,483	23,149	53,898
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,550	\$46,824	\$51,033
Average house value	\$99,418	\$166,077	\$225,687

\* Demographic data derived from 2020 ACS - US Census

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# ZONING MAP



## C5 - BUSINESS

This district allows office and commercial uses within the Downtown Development District without setback and parking requirements. There may be any uses in the preceding sections including restaurants, which involve the sale or serving of alcoholic beverages for consumption on premises.

Both 525 Florida St and the parking lot at Laurel St / N 5th St are zoned C5 - Business.

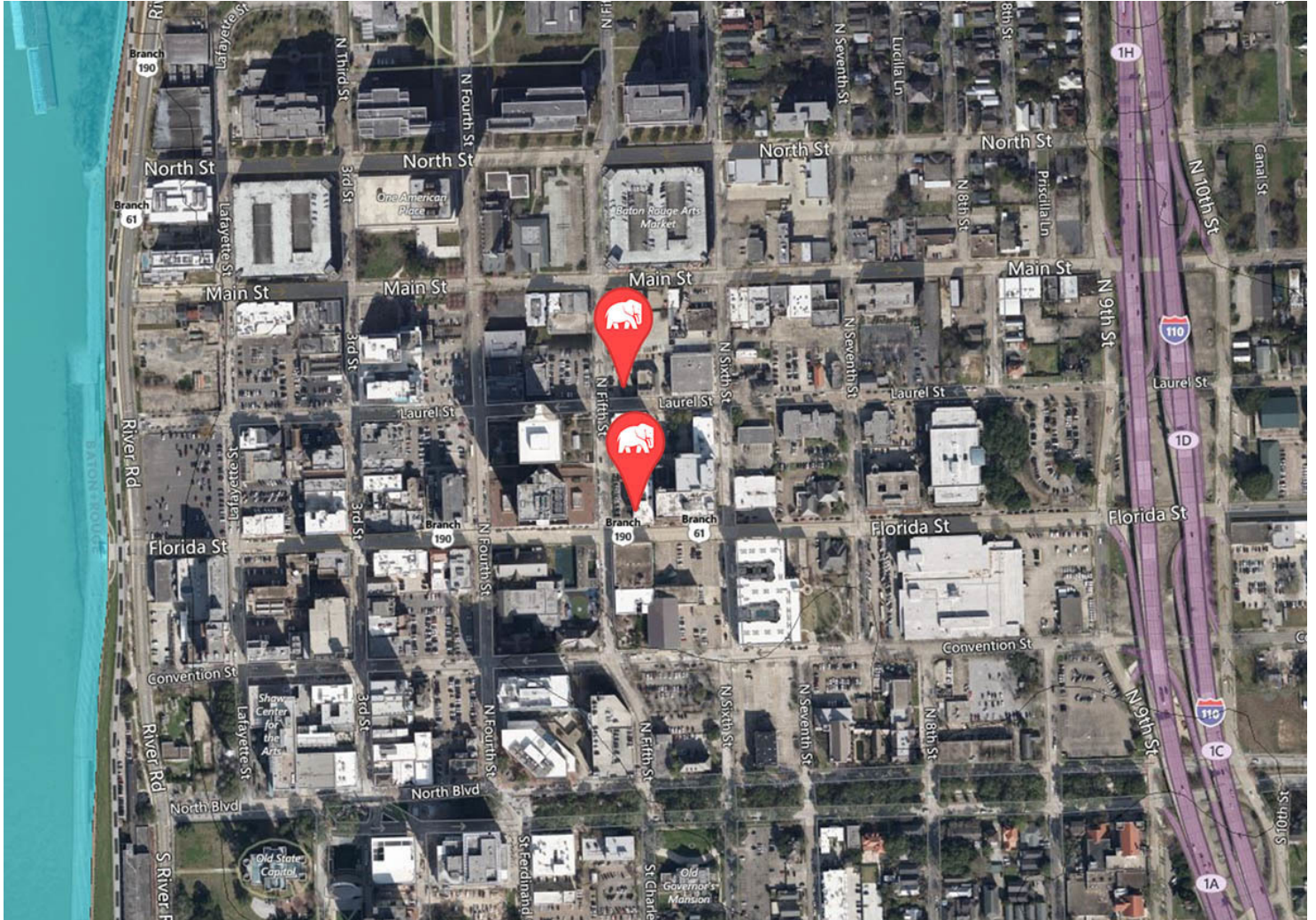
Source: The municipality in which the property is located

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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.

Both 525 Florida St and the parking lot at Laurel St / N 5th St are in Flood Zone X.

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

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