

# Office Building For Sale

AMERICAN WAY

4333 American Way Baton Rouge, LA 70816

Ashlyn Plaisance | 225.717.2790 | [ashlynp@beaubox.com](mailto:ashlynp@beaubox.com)



**PROPERTY SUMMARY**



**Property Description**

9,682 SF Two Story Office Building centrally located with access to both Coursey Blvd and Sherwood Forest Blvd, and quick access to I-12, I-10, Airline Hwy, Siegen Ln, Bluebonnet Blvd and Jefferson Hwy.

**Property Highlights**

- High End Finishes
- Central Location
- Has Elevator
- Rear Covered Area

**Offering Summary**

Sale Price:	\$2,000,000
Building Size:	9,682 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,088	32,388	72,168
Total Population	11,076	75,630	175,642
Average HH Income	\$61,542	\$71,191	\$75,328

**Ashlyn Plaisance**

225.717.2790  
ashlynp@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 19, 2022





# 4333 American Way

## 4333 American Way Baton Rouge, LA 70816

### ADDITIONAL PHOTOS



**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 19, 2022





**4333 American Way**  
**4333 American Way Baton Rouge, LA 70816**

**ADDITIONAL PHOTOS**



**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaibox.com

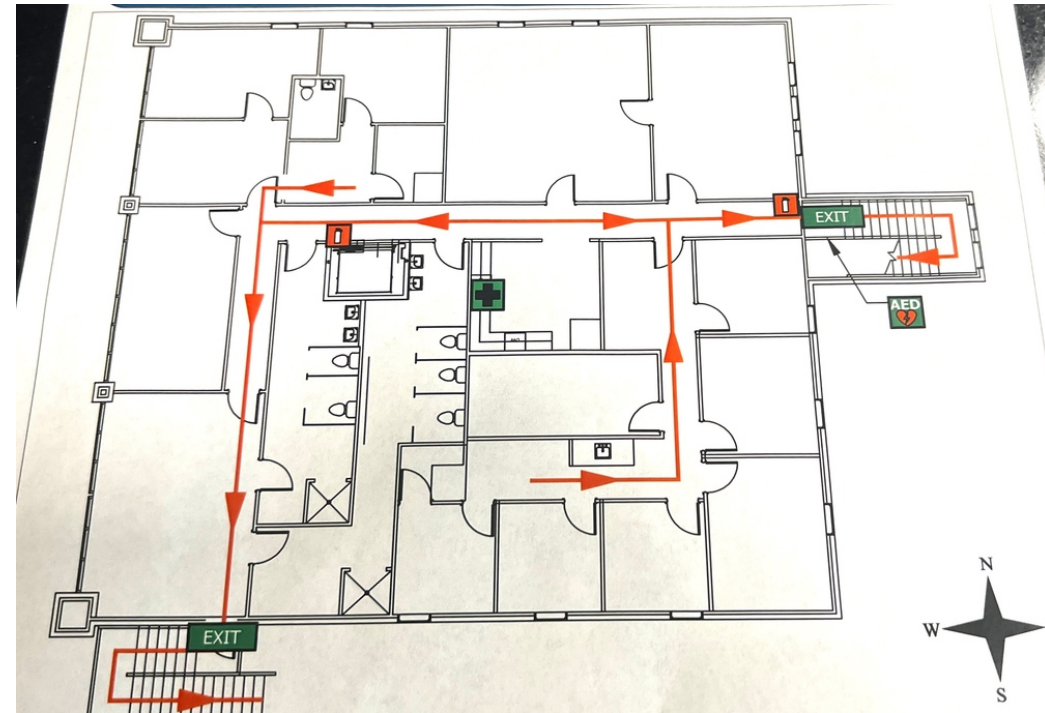
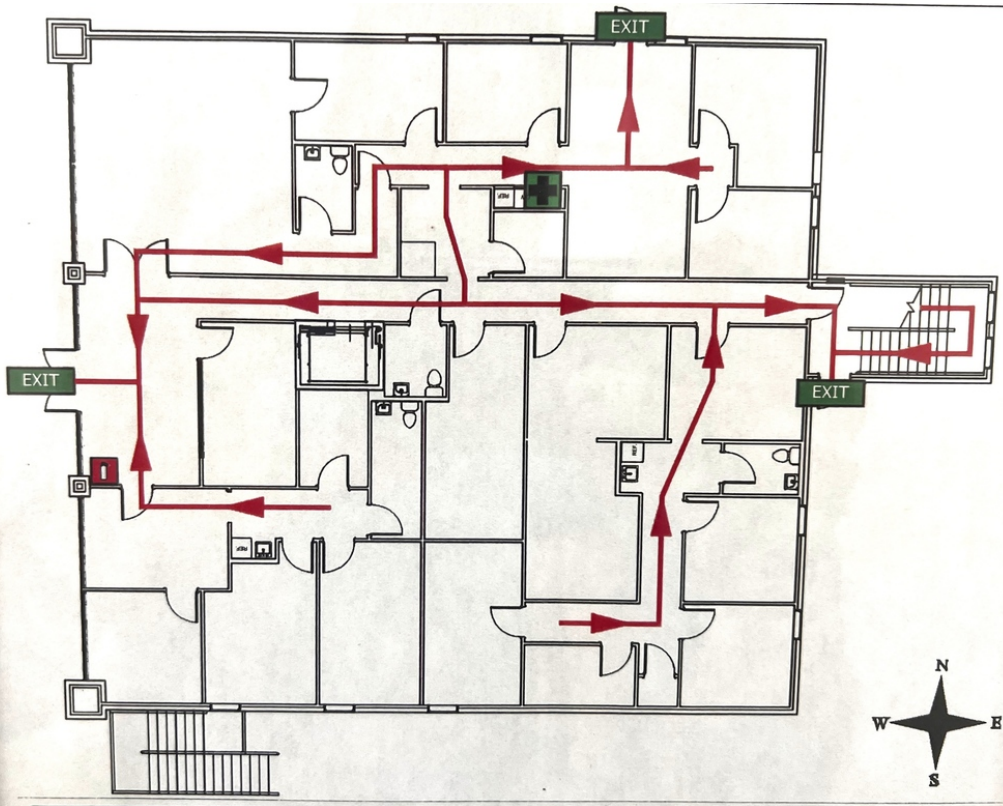
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 19, 2022





**4333 American Way**  
4333 American Way Baton Rouge, LA 70816

**FLOOR PLAN**



**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaubox.com

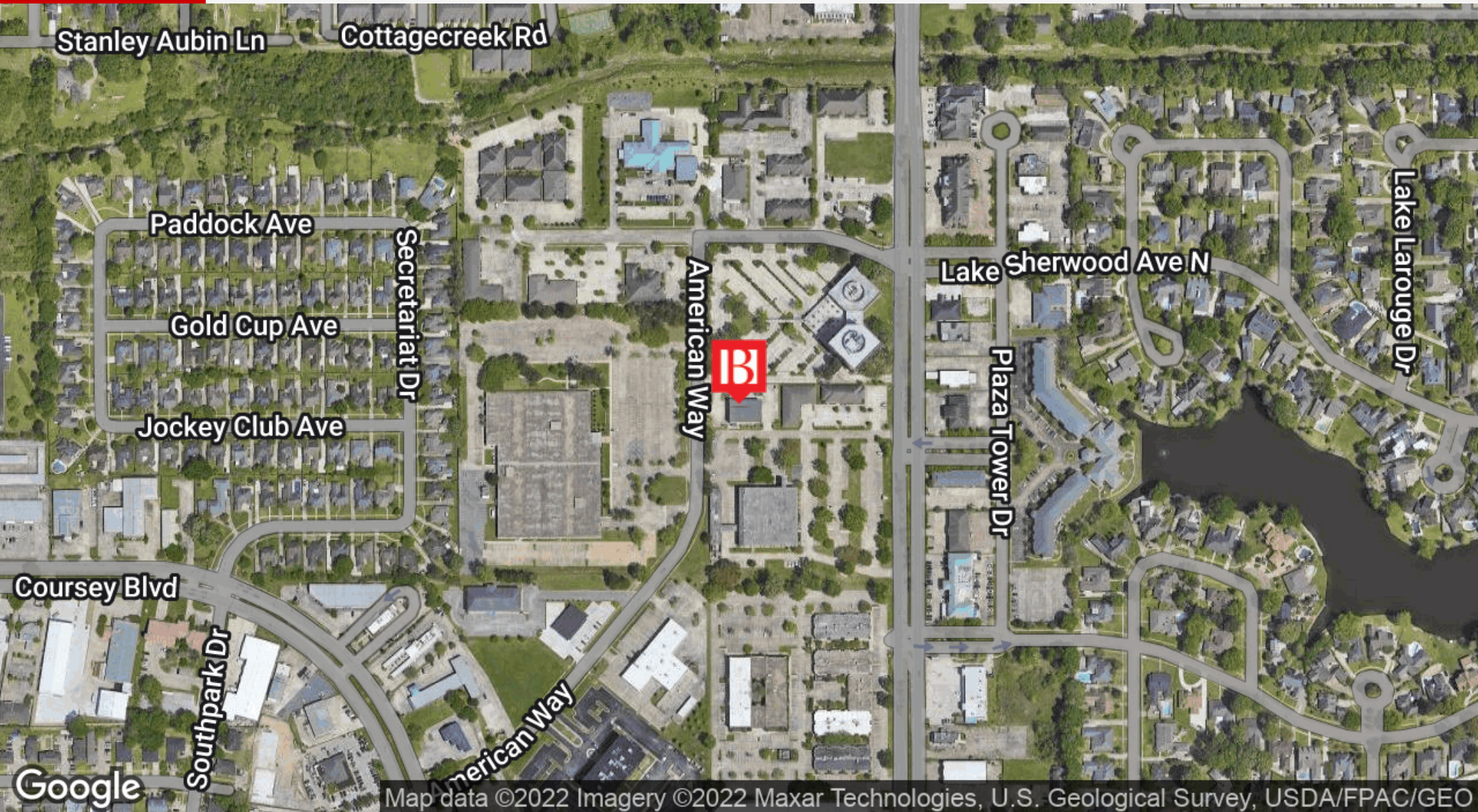
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 19, 2022





**4333 American Way**  
4333 American Way Baton Rouge, LA 70816

LOCATION MAP



**Ashlyn Plaisance**  
225.717.2790  
ashlynp@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 19, 2022

