



UNIQUE OFFICE FOR LEASE IN HISTORIC DOWNTOWN BUILDING

340 FLORIDA ST BATON ROUGE, LA 70801



OFFERED: FOR LEASE

LEASE RATE: \$16.00 SF/YR (\$5,796/MO)

±4,024 SF | FIRST FLOOR SUITE

- ±4,024 SF office space available
- Located on Florida St in Downtown Baton Rouge
- 2 Minute access to I-110, 3 minute access to I-10
- Parking option on neighboring property

CONTACT:

FABIAN EDWARDS, JD/DCL JACOB LOVELAND
985.974.8301 225.460.0877

800.895.9329 | <https://elifinrealty.com> | April 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



PROPERTY SUMMARY

- First floor office space available in the historic MGM building in downtown Baton Rouge.
- The remaining space is $\pm 4,024$ SF built out as traditional office space. It includes a conference room, several cubicles, private offices which can be locked, and 2 restrooms.
- The property is located on Florida St, just 2 minutes from I-110 and 3 minutes from I-10.
- The neighboring church, St James Episcopalian, has a large parking lot which can be used for a fee.

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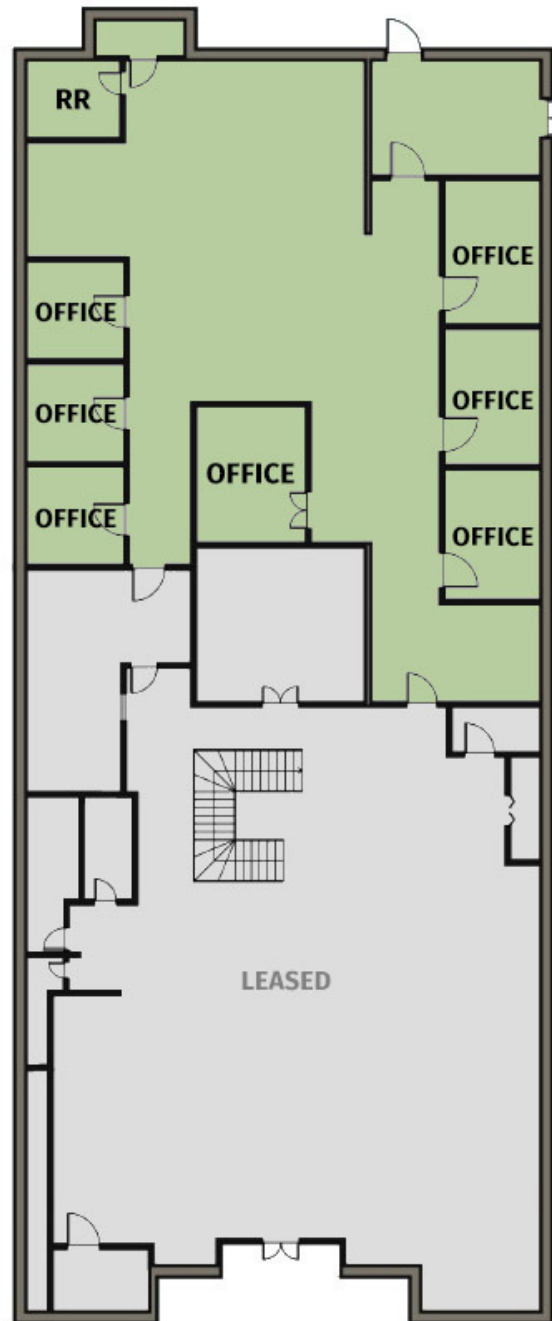
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FLOORPLAN

340 FLORIDA ST

■ OFFICE – ±4,024 SF



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INTERIOR PHOTOS - OFFICE

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AERIAL FACING SOUTH

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ADDITIONAL AERIAL PHOTOS



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LOCATION MAP

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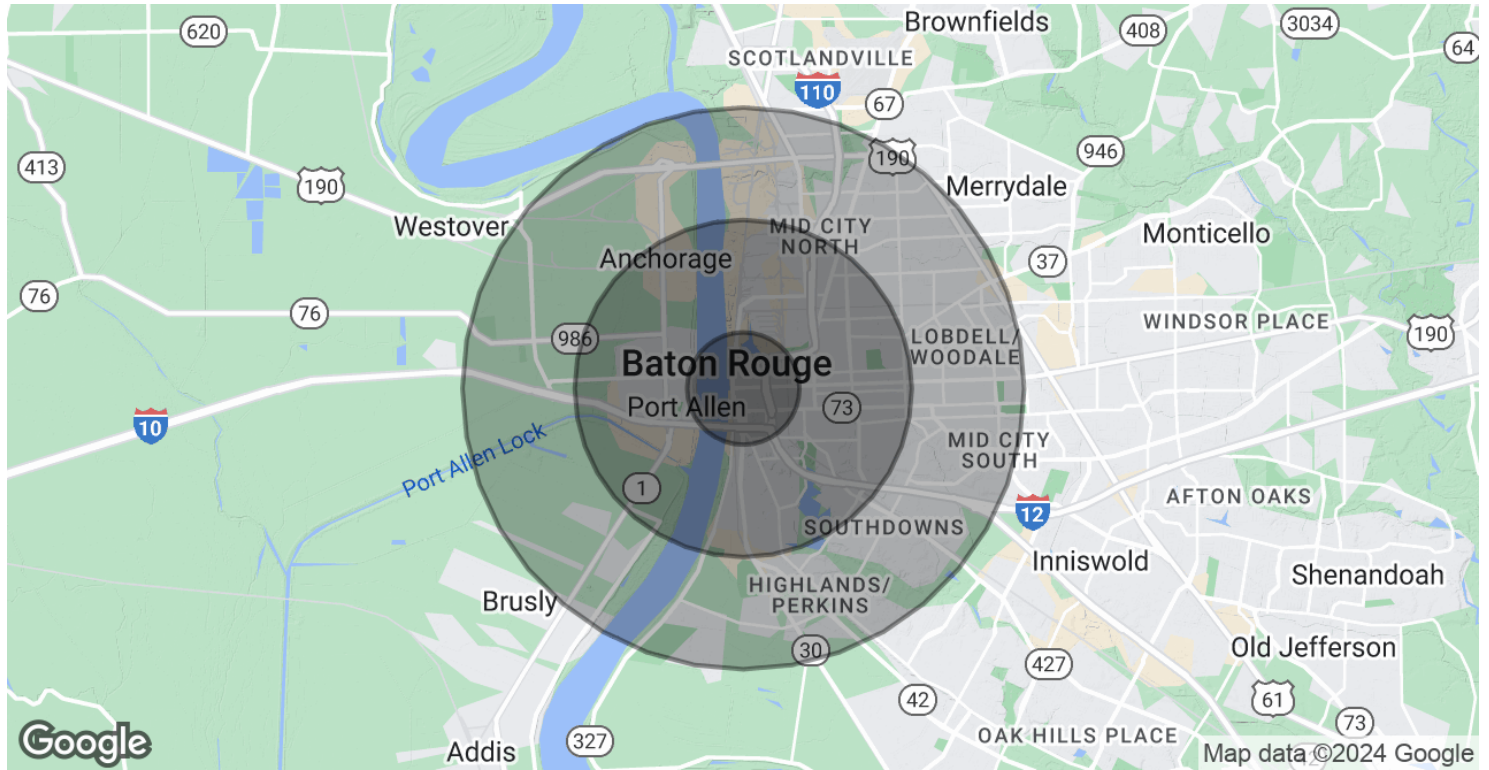
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,635	57,100	134,926
Average Age	33.7	36.9	34.1
Average Age (Male)	33.1	35.4	33.1
Average Age (Female)	34.6	37.1	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,236	29,449	66,415
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$53,717	\$65,921	\$59,929
Average House Value	\$85,632	\$168,661	\$173,279

* Demographic data derived from 2020 ACS - US Census

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