



OFFICE SUITES FOR LEASE IN CLASS A KUMAR BUILDING

3029 S SHERWOOD FOREST BLVD BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$17.00 SF/YR

±1,546 - 5,939 SF | 6 SUITES | FULL SERVICE

- ±0.5 Mile south of I-12
- Ample off-street parking surrounding the building
- Retail-dense corridor
- Multiple suite configurations – Contact broker about additional executive suites

CONTACT:

JACOB LOVELAND
225.460.0877

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

- Now available for lease, the Kumar Building is located just ±0.5 mile south of I-12 at S Sherwood Forest.
- Most suites and common areas have been renovated to Class A standard. TI negotiable for qualified tenants.
- There is ample off-street parking in a lot that wraps around the building.
- S Sherwood Forest is a retail-dense corridor with everything that you could need. Enjoy easy access to restaurants, grocers, convenience stores, coffee, office supplies, gas stations, and more.
- There are multiple suite configurations available at this property. See pages 7 and 8 for full first-floor and third-floor floorplans.
- Contact broker for more info on the second-floor executive suites.
- Full Service lease type.

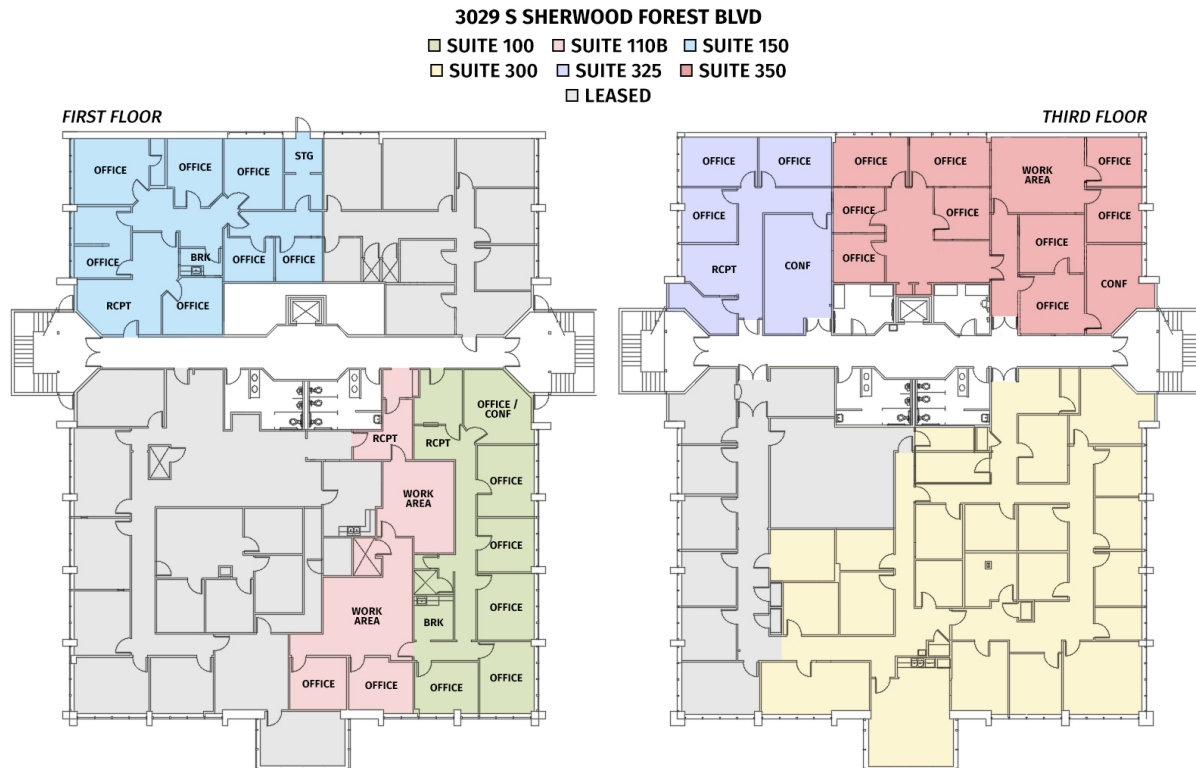
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	±1,546 - 5,939 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 100 and 110B	Available	3,350 SF	Full Service	\$17.00 SF/yr	\$4,745.83 / Month
Suite 150	Available	1,950 SF	Full Service	\$17.00 SF/yr	\$2,762.50 / Month
Suite 300	Available	5,939 SF	Full Service	\$17.00 SF/yr	\$8,413.58 / Month
Suite 325	Available	1,546 SF	Full Service	\$17.00 SF/yr	\$2,190.17 / Month
Suite 350	Available	2,730 SF	Full Service	\$17.00 SF/yr	\$3,867.50 / Month

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS

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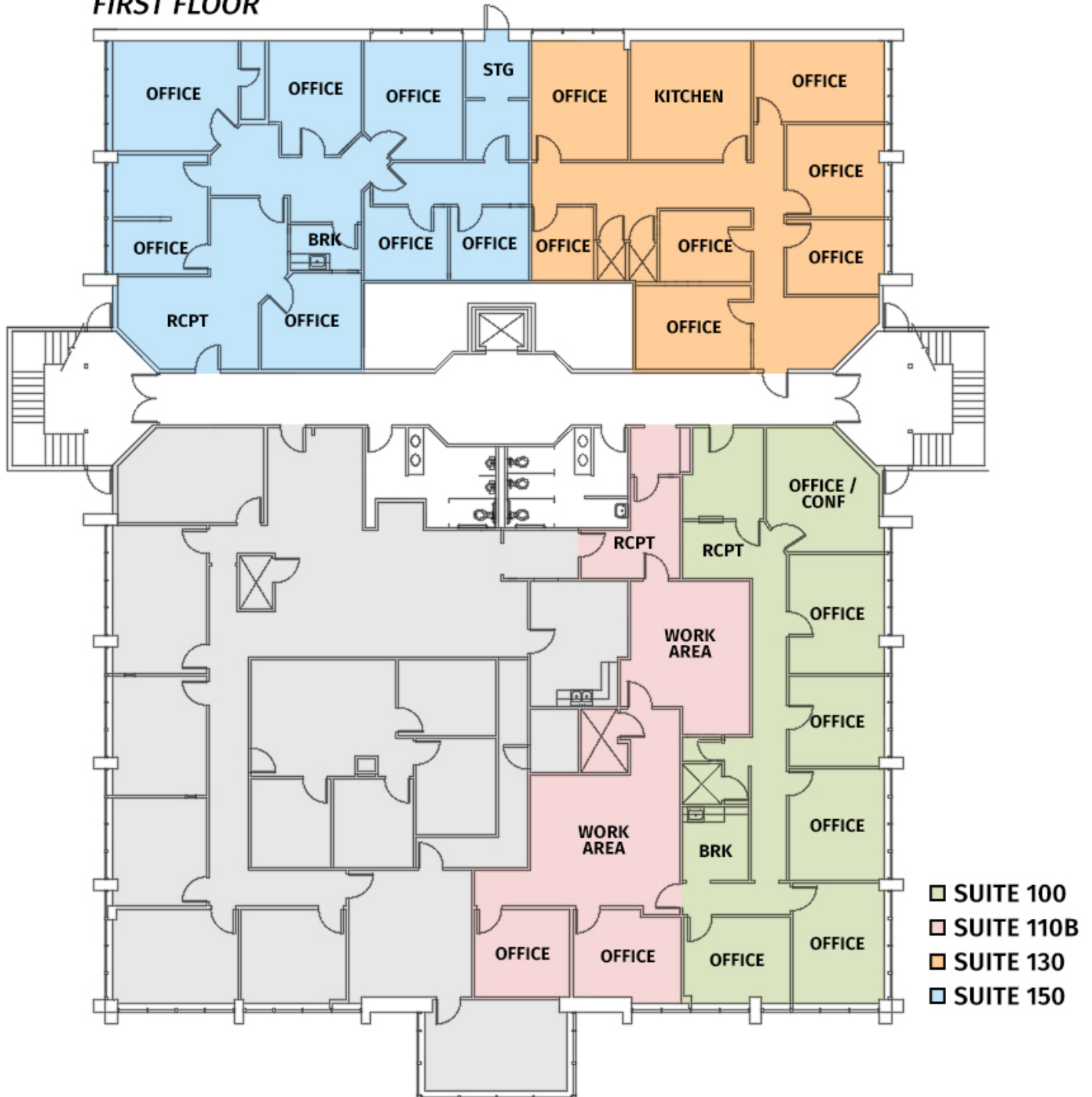
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FIRST-FLOOR FLOORPLAN

FIRST FLOOR



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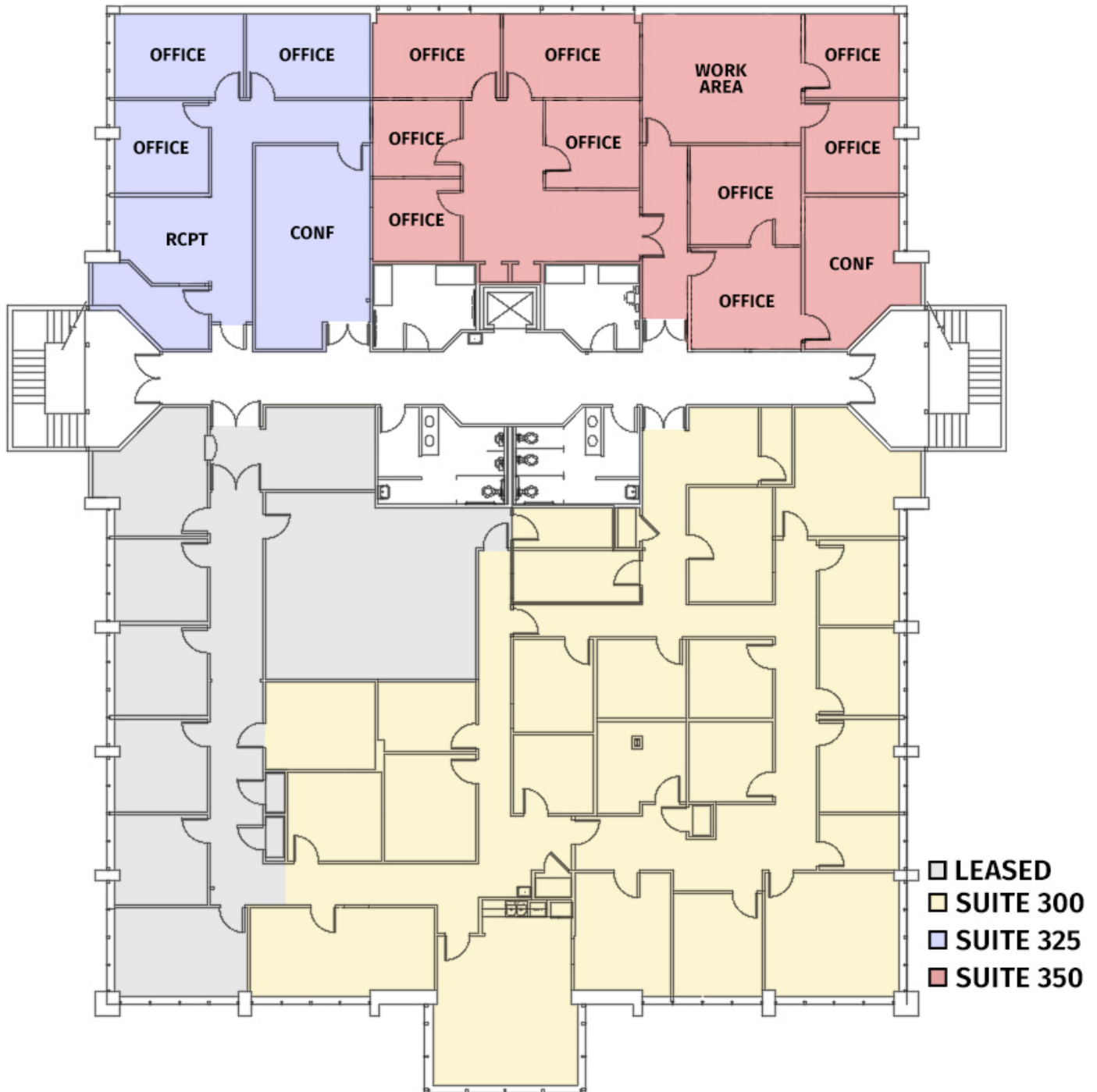
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THIRD-FLOOR FLOORPLAN

THIRD FLOOR



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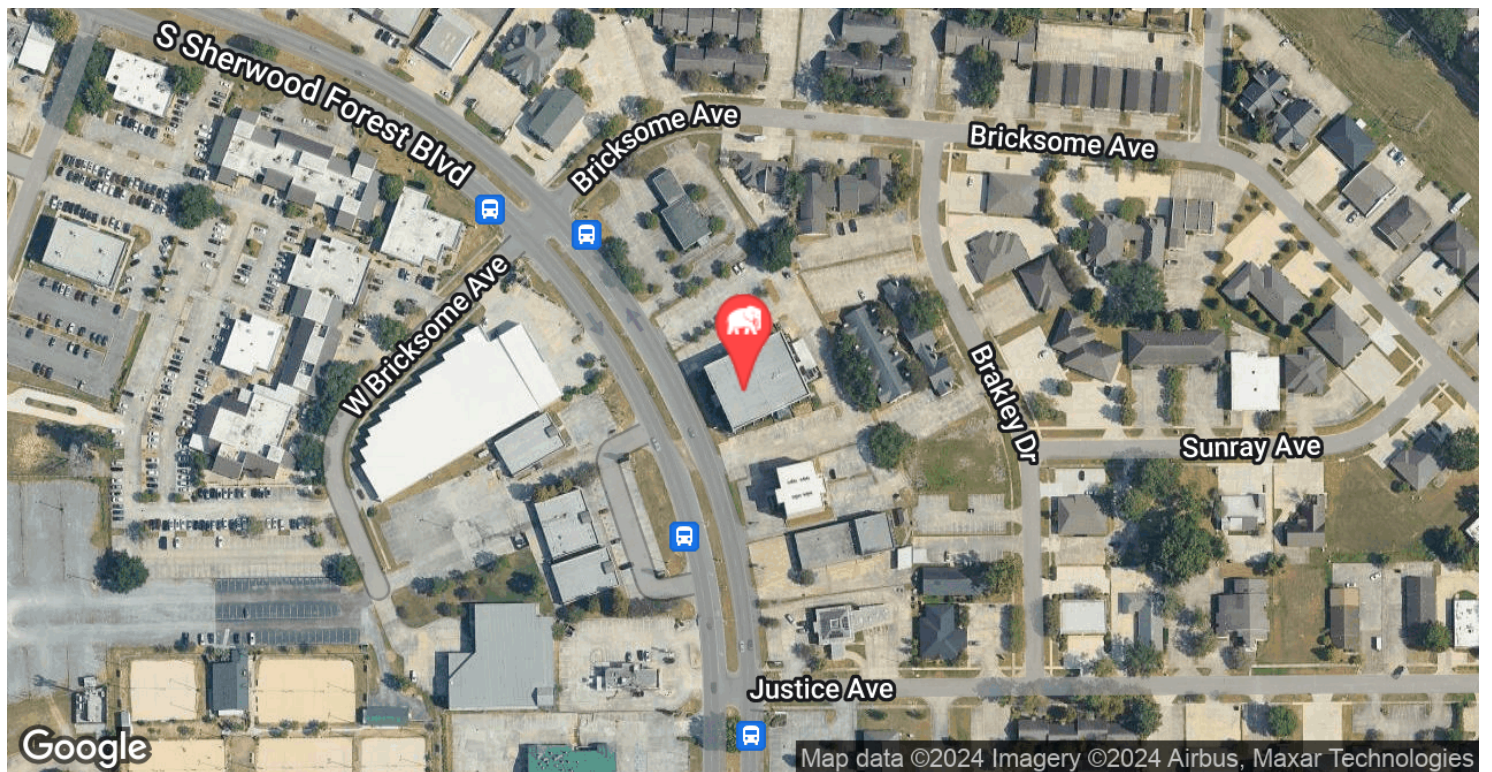
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LOCATION MAP

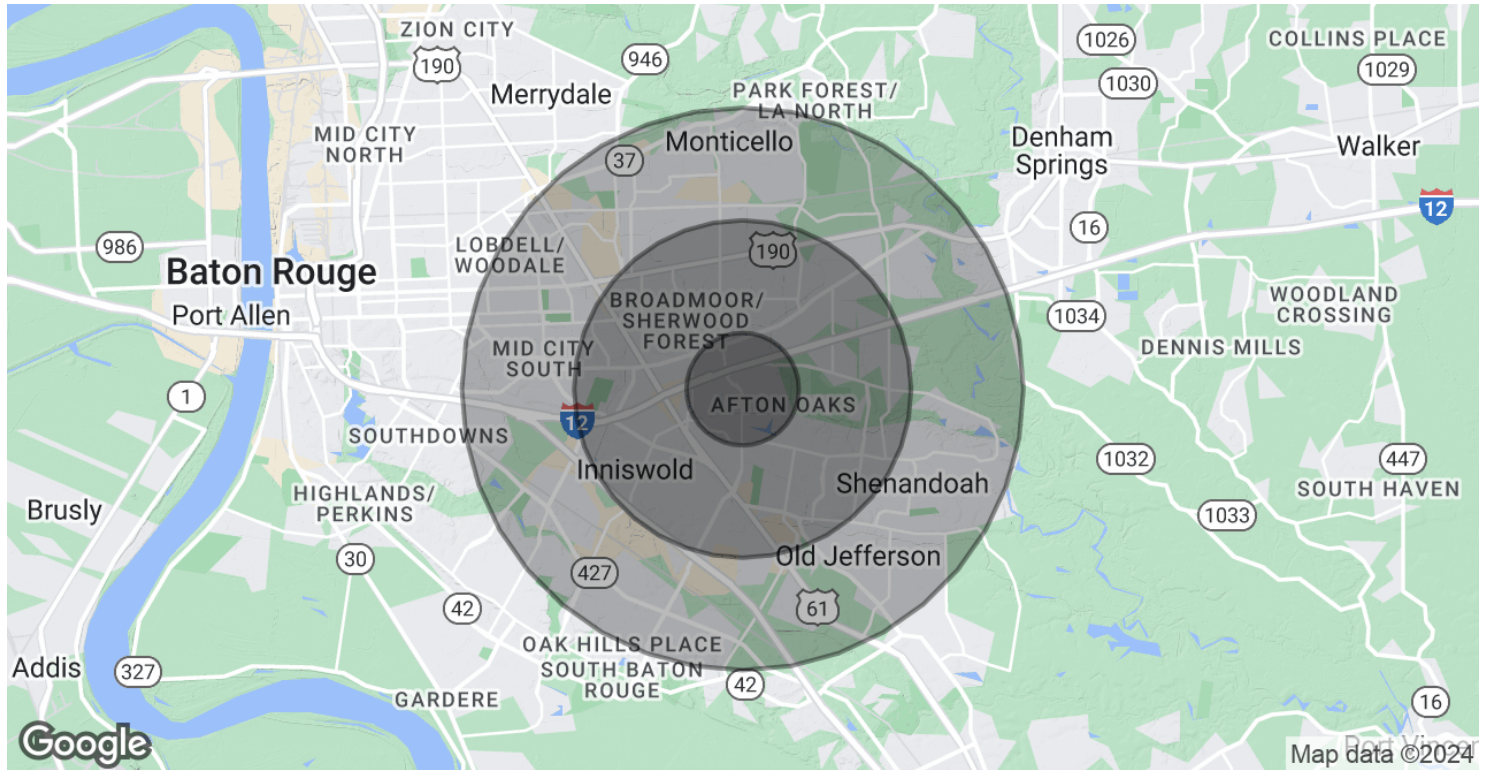
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,515	87,466	178,636
Average Age	34.7	37.0	37.8
Average Age (Male)	29.7	34.3	35.6
Average Age (Female)	36.5	38.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,037	38,341	79,998
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$54,757	\$72,438	\$75,492
Average House Value	\$160,380	\$184,545	\$206,465

2020 American Community Survey (ACS)

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