



EXECUTIVE SUITES FOR LEASE IN CLASS A KUMAR BUILDING

3029 S SHERWOOD FOREST BLVD BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$295.00 - 895.00 PER MONTH

±81 - 210 SF

- ±0.5 Mile south of I-12
- Ample off-street parking surrounding the building
- Retail-dense corridor
- Suites can be delivered furnished

CONTACT:

JACOB LOVELAND
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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

- Now available for lease, the Kumar Building is located just ±0.5 mile south of I-12 at S Sherwood Forest.
- The suites and common areas have been renovated to Class A standard. Common areas include a conference room, restrooms, and several seating areas.
- Some of the executive suites are to come furnished.
- 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 the floorplan.
- Full Service lease type.

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FLOOR PLAN

3029 S SHERWOOD FOREST BLVD

■ AVAILABLE ■ LEASED

SECOND FLOOR



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS

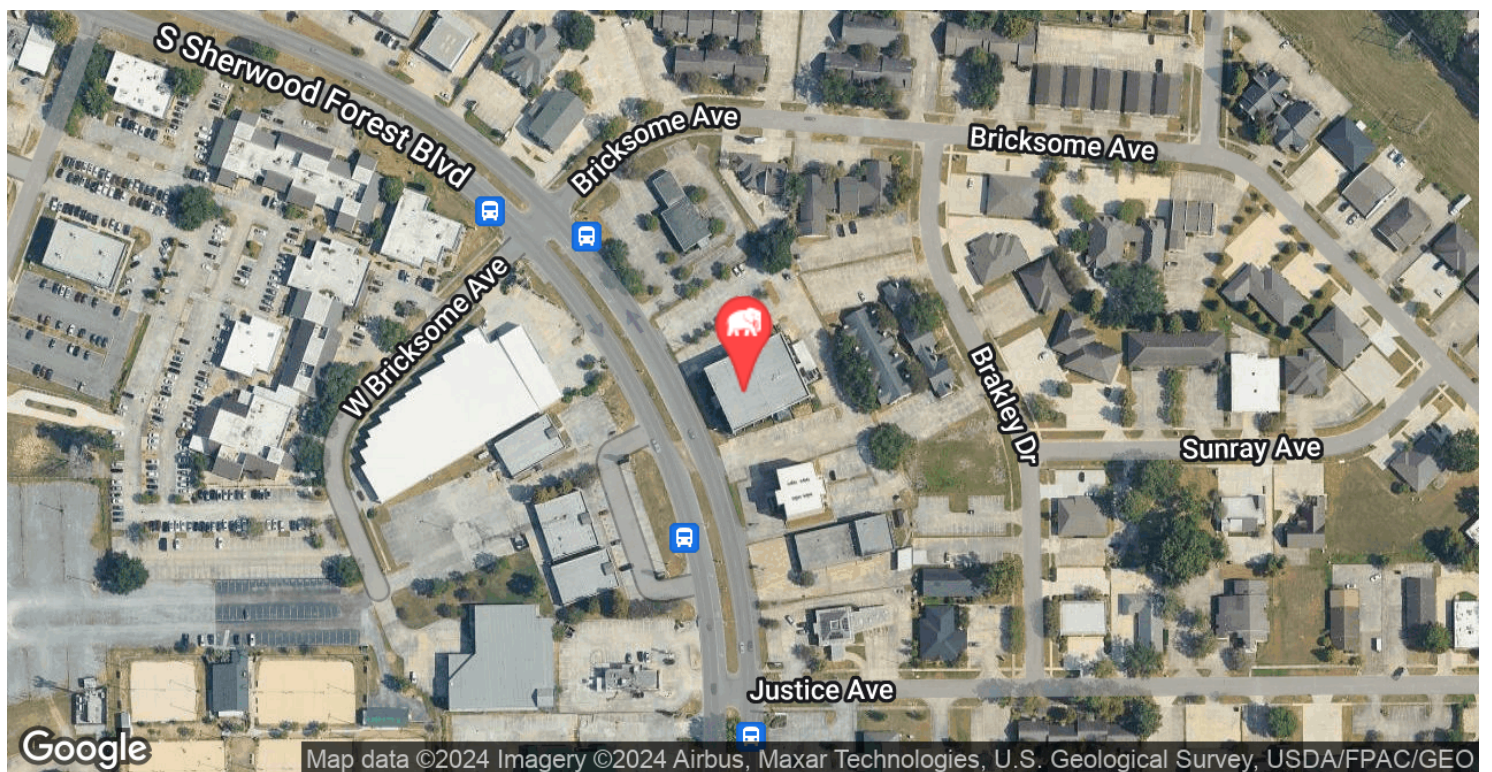
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LOCATION MAP

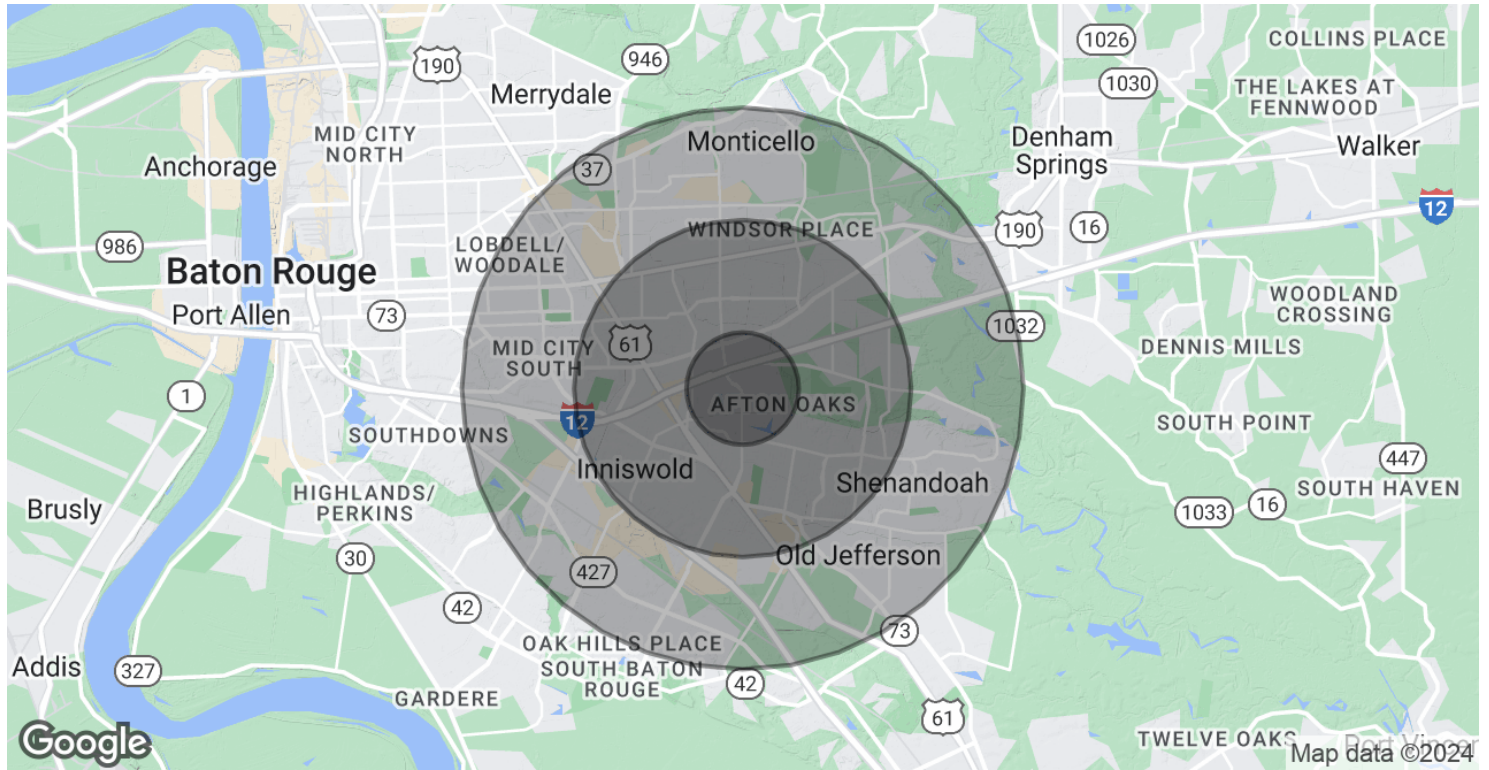
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DEMOGRAPHICS MAP & REPORT



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

* Demographic data derived from 2020 ACS - US Census

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