

FOR SALE



OFFICE FOR SALE

2019 GOVERNMENT STREET • BATON ROUGE, LA 70806

Highlights

Purchase Price:	\$225,000
Building SF:	1,980
Lot Size:	0.20 Acres
Offices:	6
Zoning:	B-1



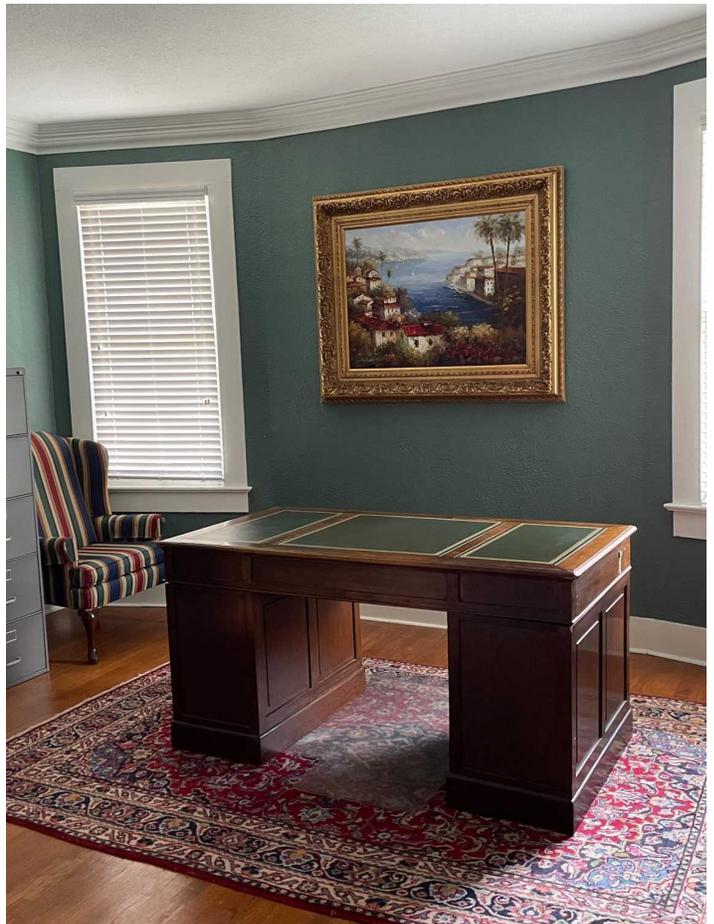
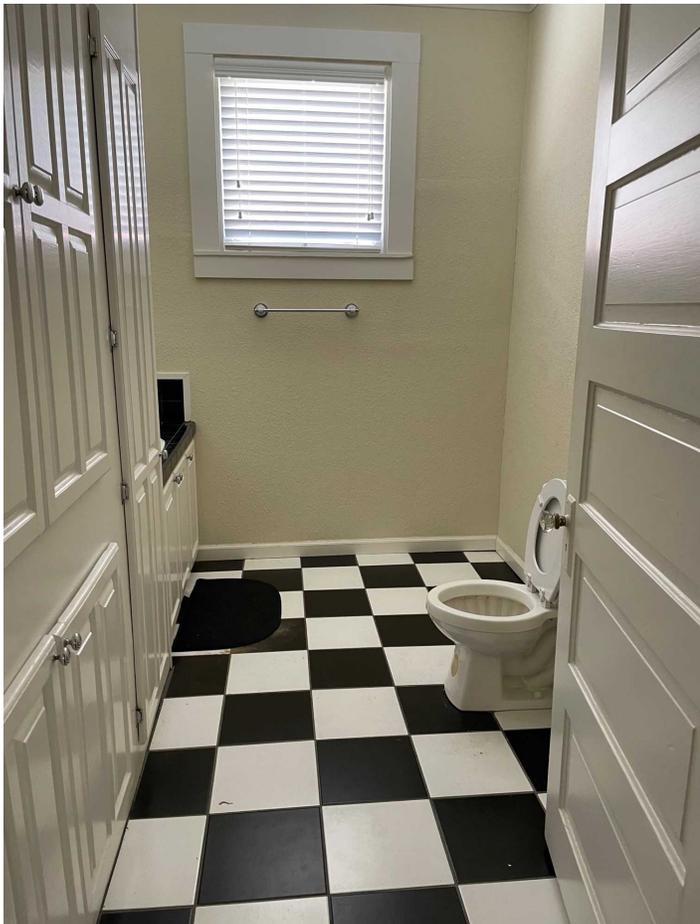
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Property Description

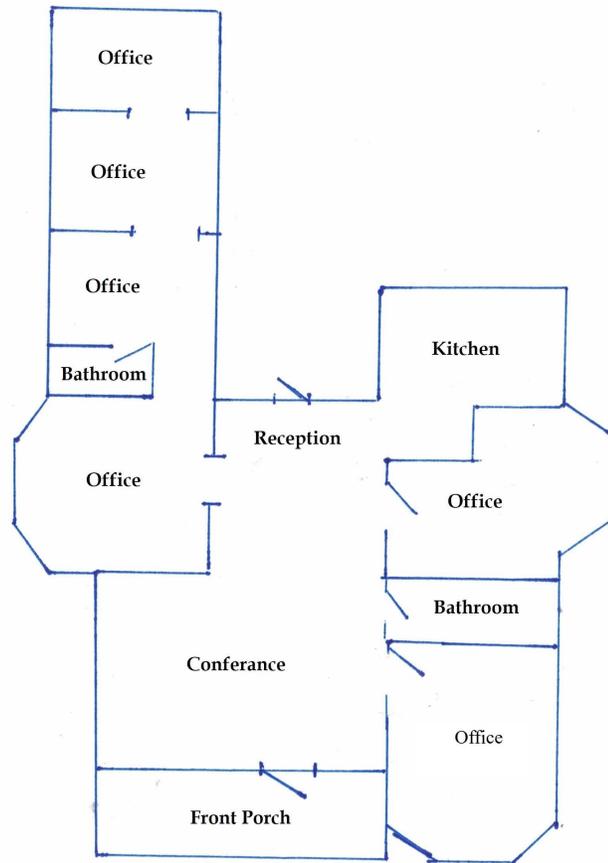
Located in the heart of Mid-City Baton Rouge, this distinctive cottage-style office space blends historic character with professional functionality. Formerly used as a law office, the property features six private offices, a welcoming reception area, a full kitchen, two restrooms, and a spacious conference room—ideal for a variety of professional uses.

- 1,980 SF
- Full Kitchen
- 6 Offices
- Conference Room
- Off Street Parking





FLOOR PLAN & FLOOD MAP



Visible Layers

Effective FIRM
Imagery

Point Coordinates

Point #	Lat., Long.
1	30.4441, -91.1674

Flood information in this table is from the: Effective FIRM

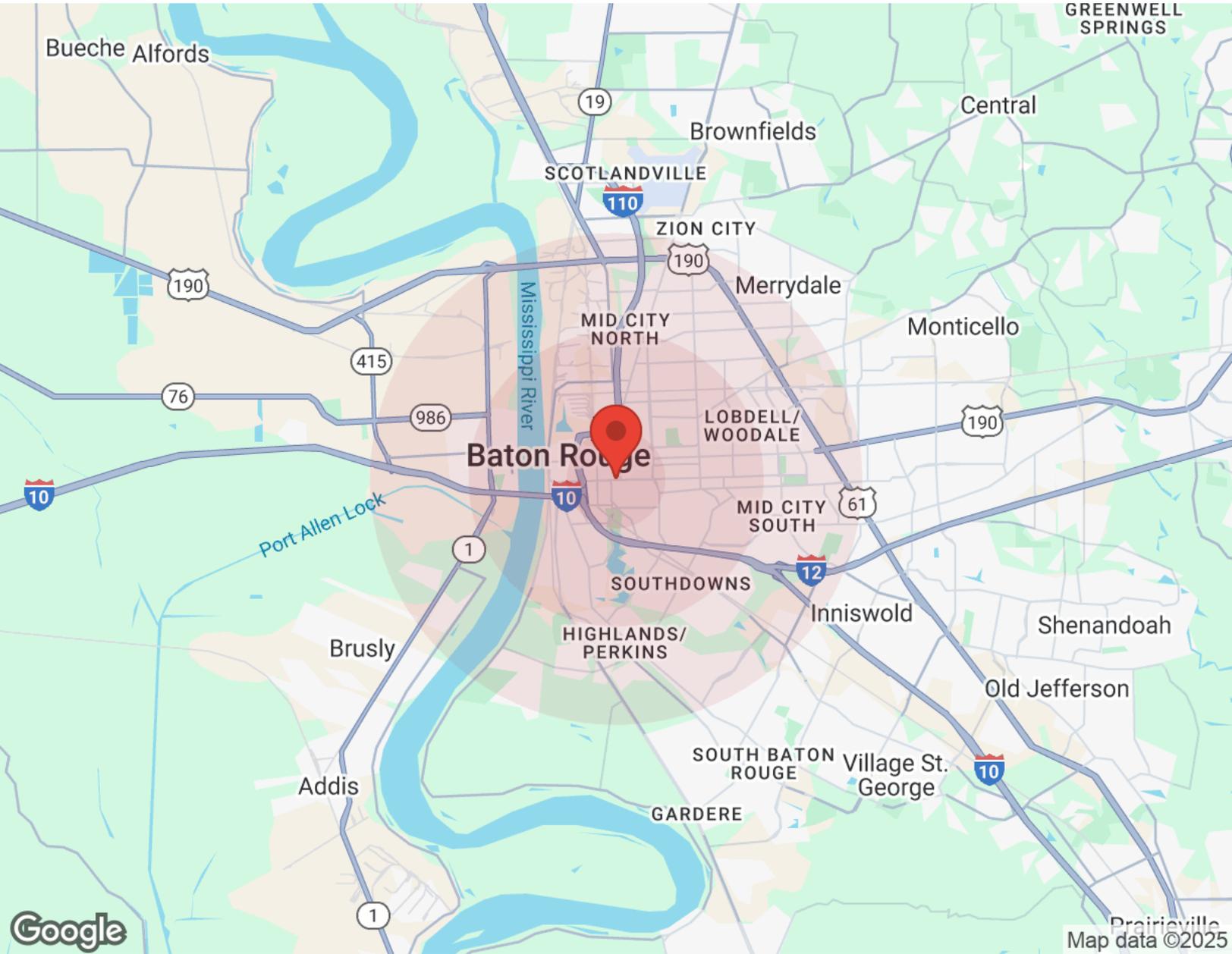
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0235E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	54.4	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

DEMOGRAPHICS



GREENWELL SPRINGS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,033	42,764	81,088	Median	\$54,563	\$47,058	\$49,185
Female	5,749	35,144	76,389	< \$15,000	825	5,742	11,546
Total Population	11,782	77,909	157,477	\$15,000-\$24,999	402	3,552	6,665
				\$25,000-\$34,999	621	3,499	7,309
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	594	3,195	7,279
Ages 0-14	1,957	12,152	26,275	\$50,000-\$74,999	919	4,729	10,243
Ages 15-24	1,764	20,645	38,088	\$75,000-\$99,999	405	2,782	5,679
Ages 25-54	4,891	26,847	54,927	\$100,000-\$149,999	734	3,349	6,891
Ages 55-64	1,430	7,625	15,239	\$150,000-\$199,999	226	1,506	3,414
Ages 65+	1,740	10,640	22,947	> \$200,000	553	2,256	5,733
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,668	30,727	62,440	Total Units	6,450	37,299	77,739
Black	6,405	40,661	79,699	Occupied	5,280	30,608	64,759
Am In/AK Nat	14	86	157	Owner Occupied	2,222	12,756	26,965
Hawaiian	6	16	31	Renter Occupied	3,058	17,852	37,794
Hispanic	371	3,638	8,157	Vacant	1,170	6,691	12,980
Asian	126	1,613	4,598				
Multi-Racial	177	1,091	2,252				
Other	15	78	157				