



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

4,015 SF OFFICE SPACE IN CBD ON MAIN ST. @ N. 9TH ST.

842 & 846 MAIN ST, BATON ROUGE, LA 70802

FOR SALE

4,015 SF

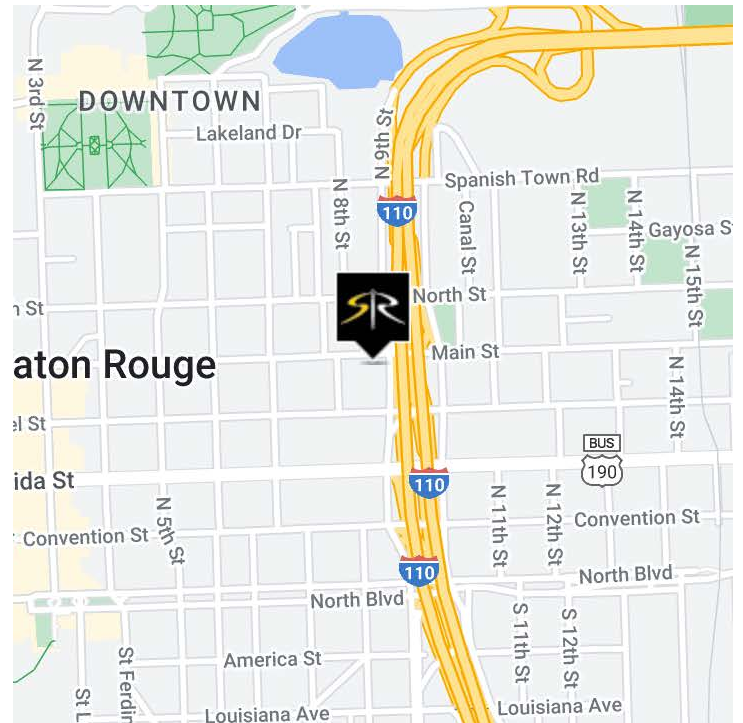


OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Sale Price: | \$650,000 |
| Building Size: | 4,015 SF |
| Zoning: | C-2 |

PROPERTY HIGHLIGHTS

- 4,015 SF Office Space in CBD on Main St. @ N. 9th St.
- Fantastic Opportunity to be in CBD - One Block from Interstate, Walking Distance to Federal Courthouse, Restaurants and Government Complex.
- Onsite Parking with Front and Rear Building Access
- Great Opportunity for Legal, Government Service, Non-Profit looking to Locate Downtown
- 846 Main: (Available for Owner/Occupant or Value-Add Lease-up) 4 Private Offices, Large Bullpen, Glass Conference Room, Reception/Lobby, Kitchenette, Breakroom, 2 Restrooms
- Great Opportunity to Occupy One Side, 846 Main St. and Collect Income from 842 Main St., Leased thru Dec-2025
- Adjacent Building is also Available for Sale or Lease for an additional 4,032 SF



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Commercial Sales & Leasing
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



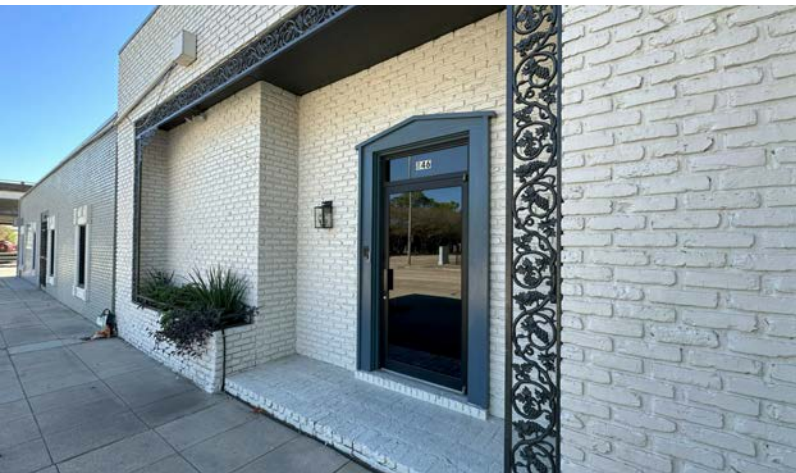
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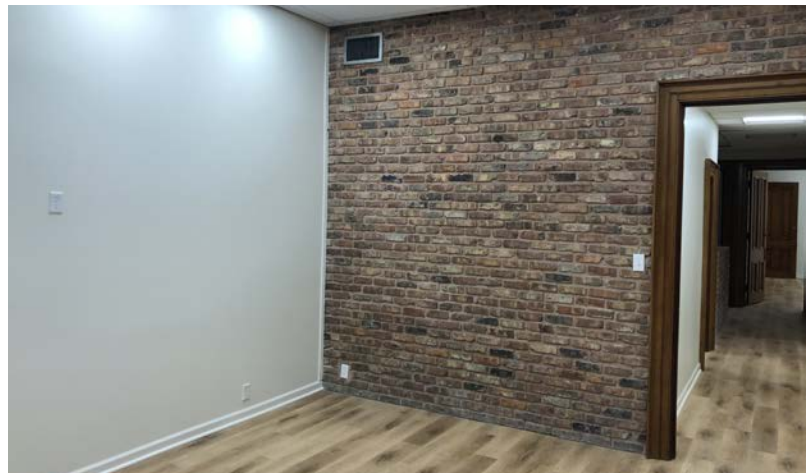
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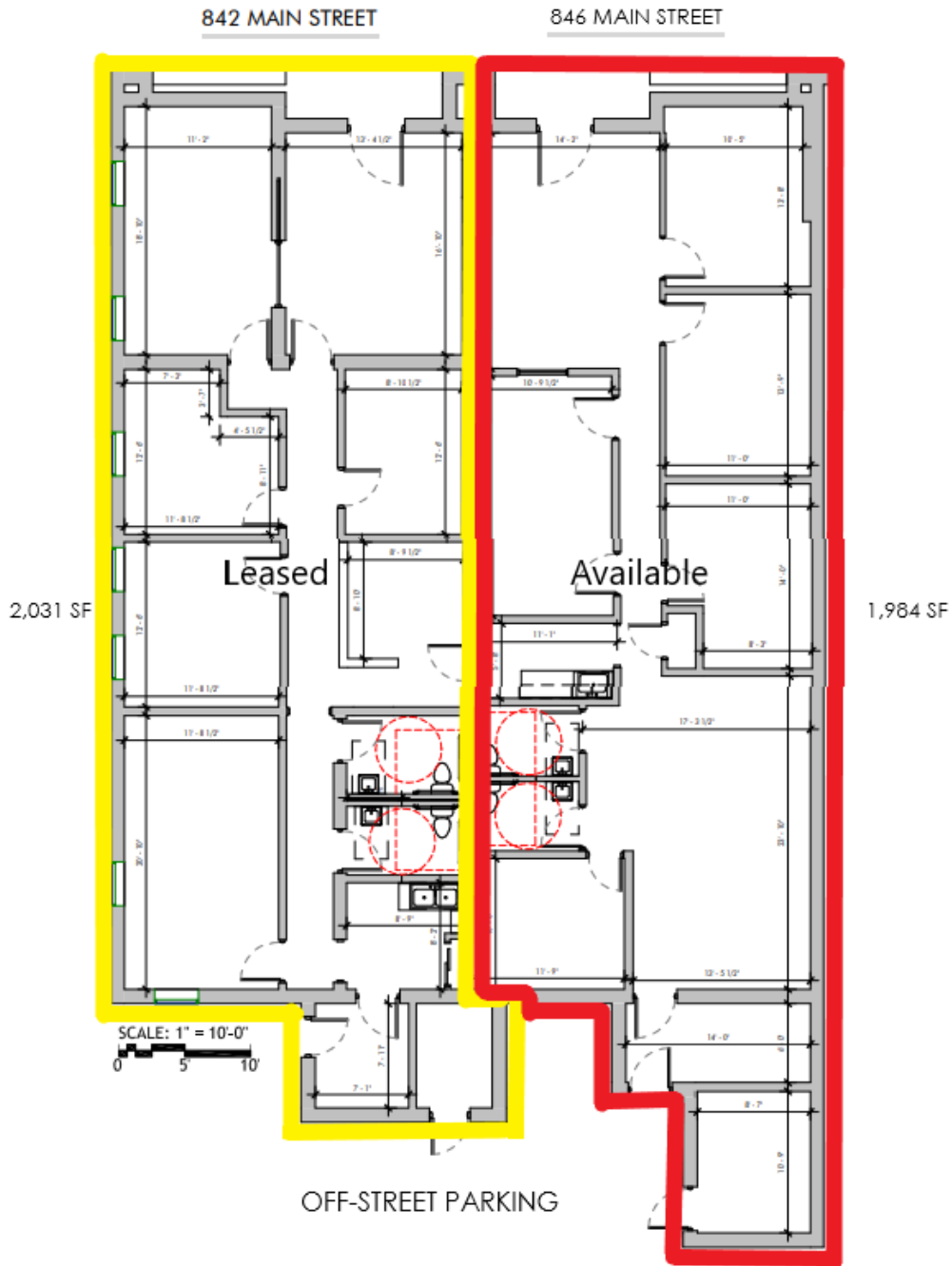
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FLOOR PLAN

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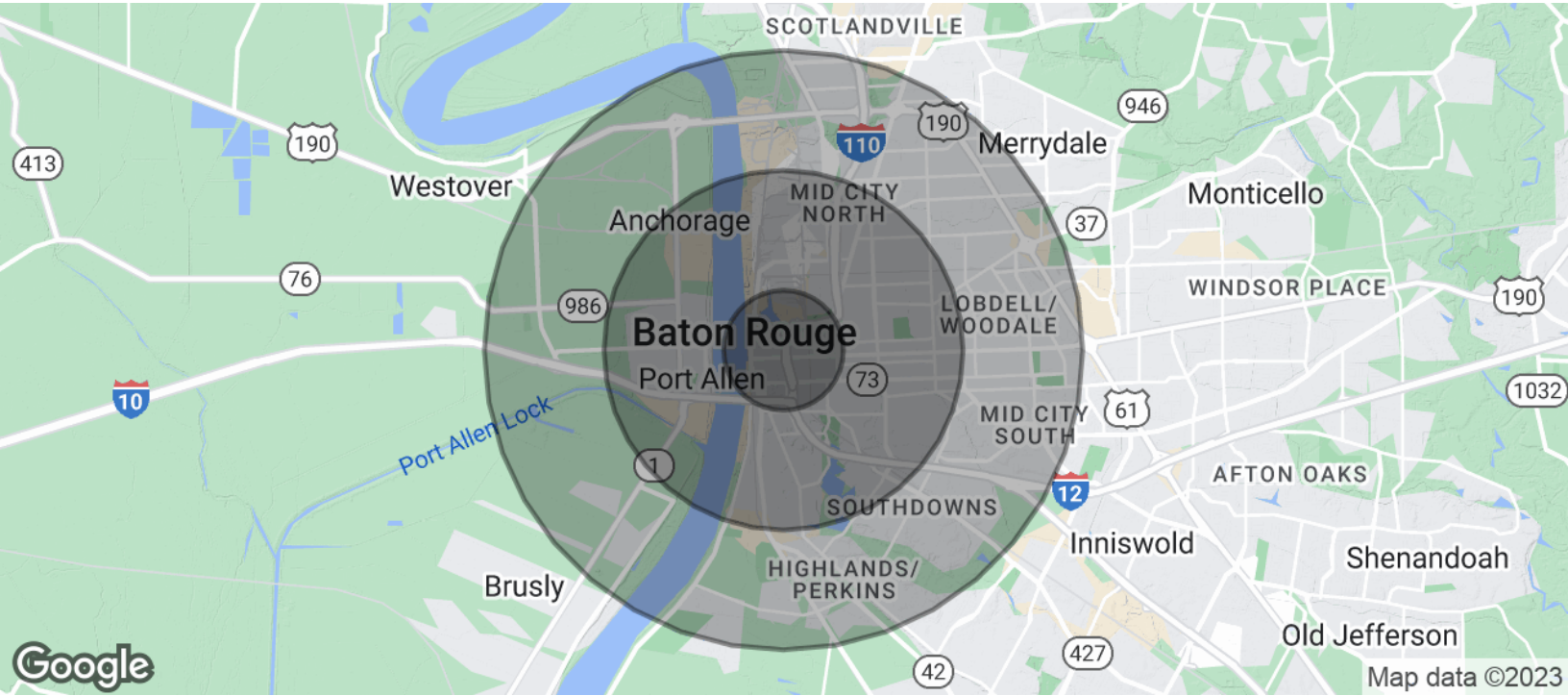
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,479 | 63,298 | 143,340 |
| Average Age | 33.3 | 37.2 | 34.2 |
| Average Age (Male) | 33.3 | 35.6 | 33.1 |
| Average Age (Female) | 33.4 | 37.4 | 35.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 3,694 | 32,255 | 69,783 |
| # Of Persons Per HH | 1.8 | 2.0 | 2.1 |
| Average HH Income | \$45,856 | \$65,732 | \$60,146 |
| Average House Value | \$66,863 | \$173,327 | \$177,099 |

* Demographic data derived from 2020 ACS - US Census

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