



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

OFFICE BUILDING FOR SALE

2798 ONEAL LN, BLDG. F, BATON ROUGE, LA 70816

5,000 SF



OFFERING SUMMARY

Sale Price:	\$700,000
Building Size:	5,000 SF
Price / SF:	\$140.00

PROPERTY HIGHLIGHTS

- Building F: 5,000 SF Office For Sale (Office Condo)
- 14 Spacious Offices
- Conference Room
- Large Copy/Utility Room
- Full Kitchen
- Building can be divided into 2 spaces if needed
- Large Reception Area
- Available 8/1/2025
- Priced to Sell!
- Make Offer!



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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.



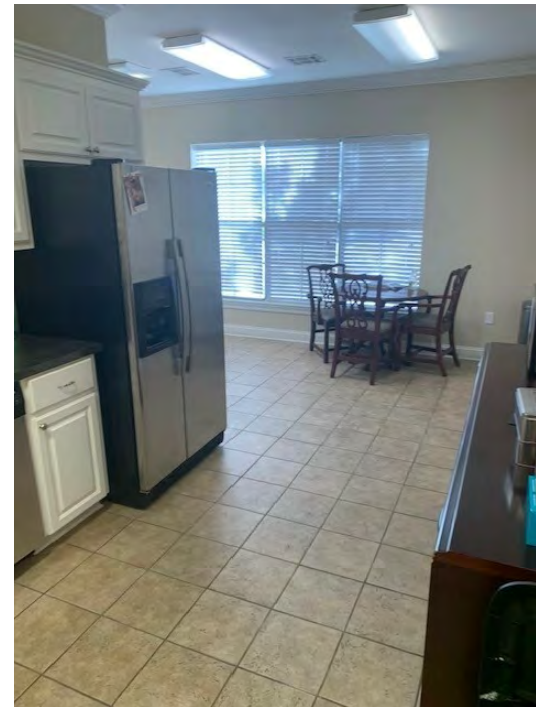
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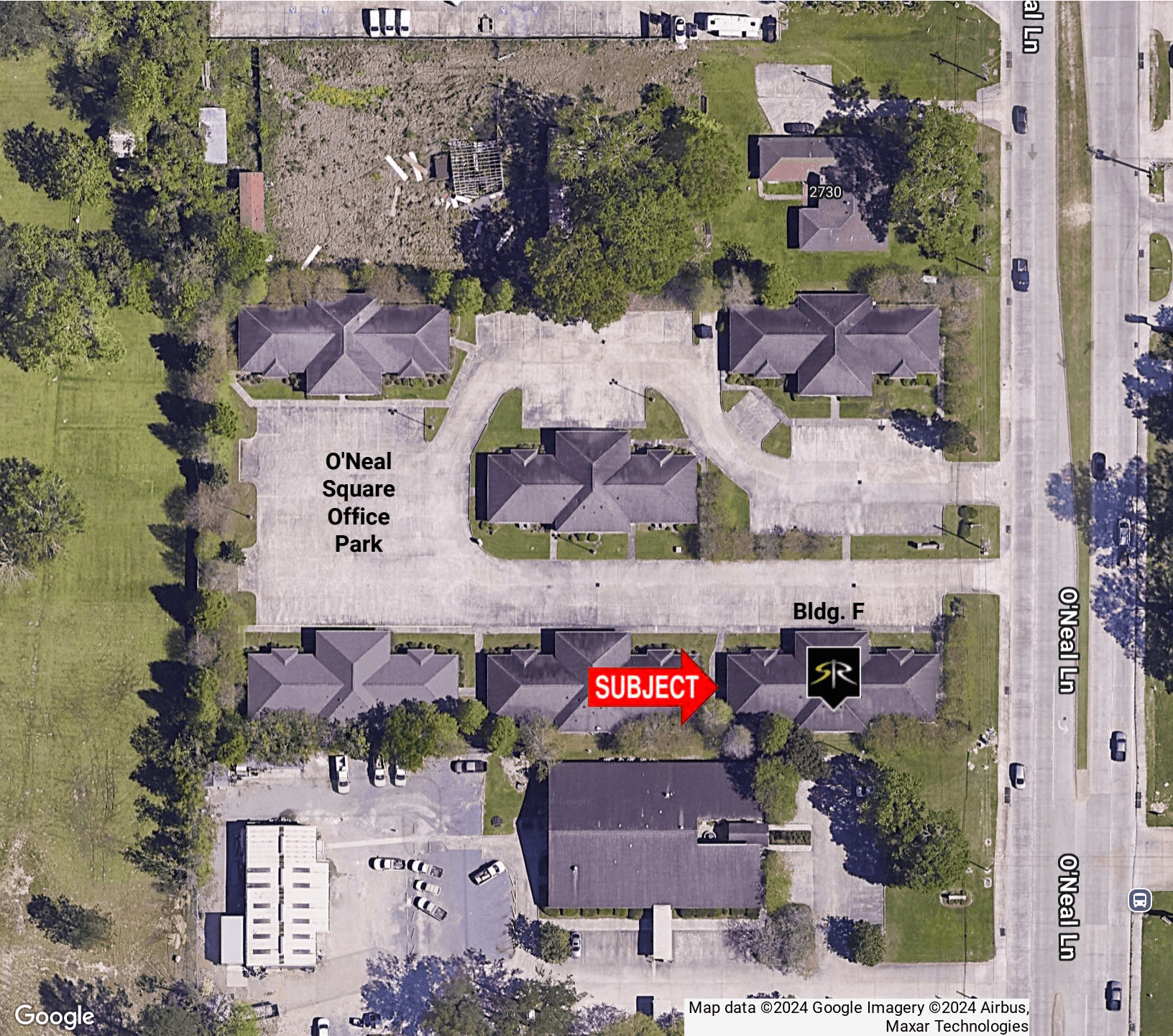
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AERIAL

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Google

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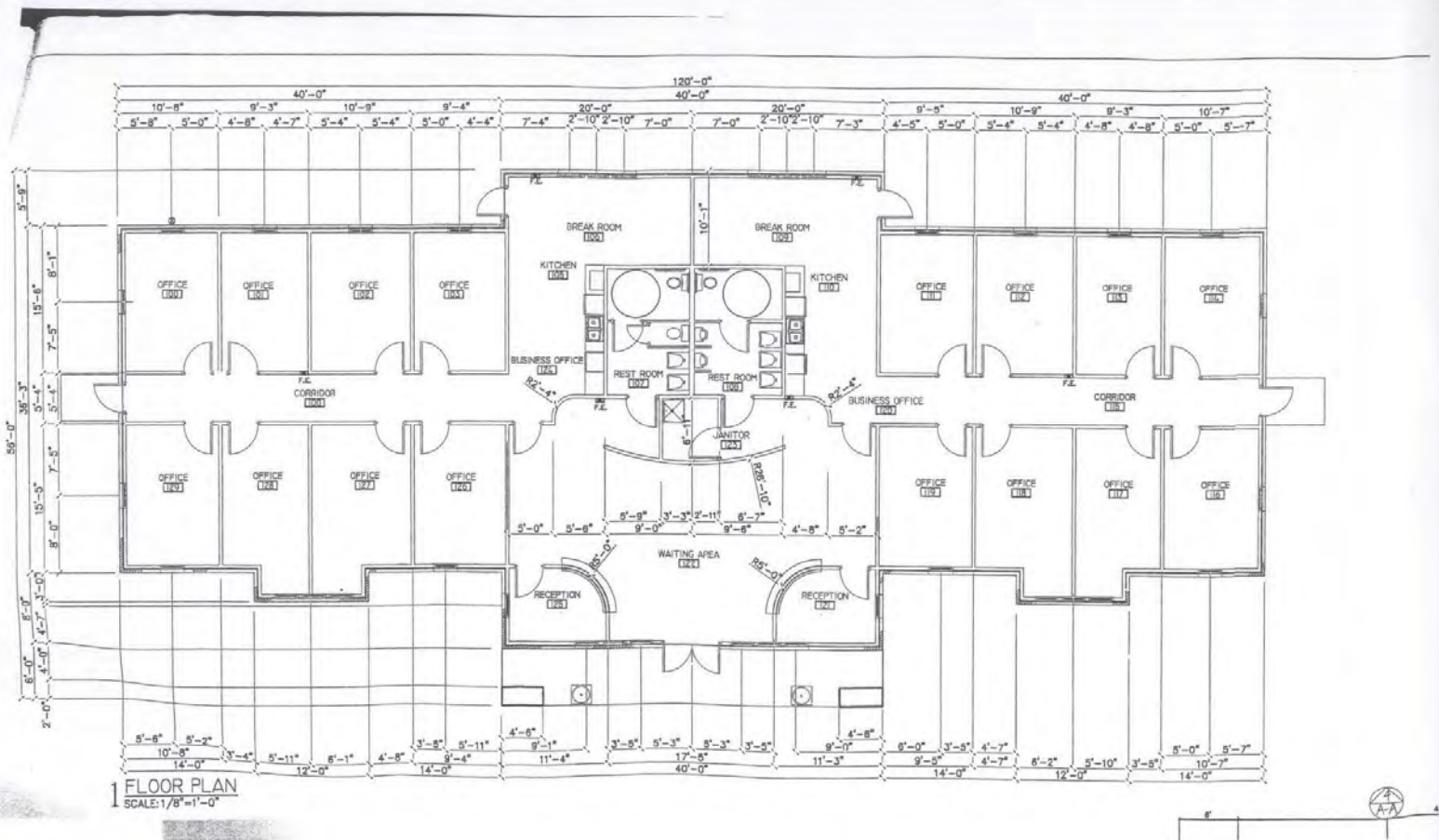
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FLOOR PLAN

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5,000 SF



**O'Neal
Square
Office
Park**

Bldg. F

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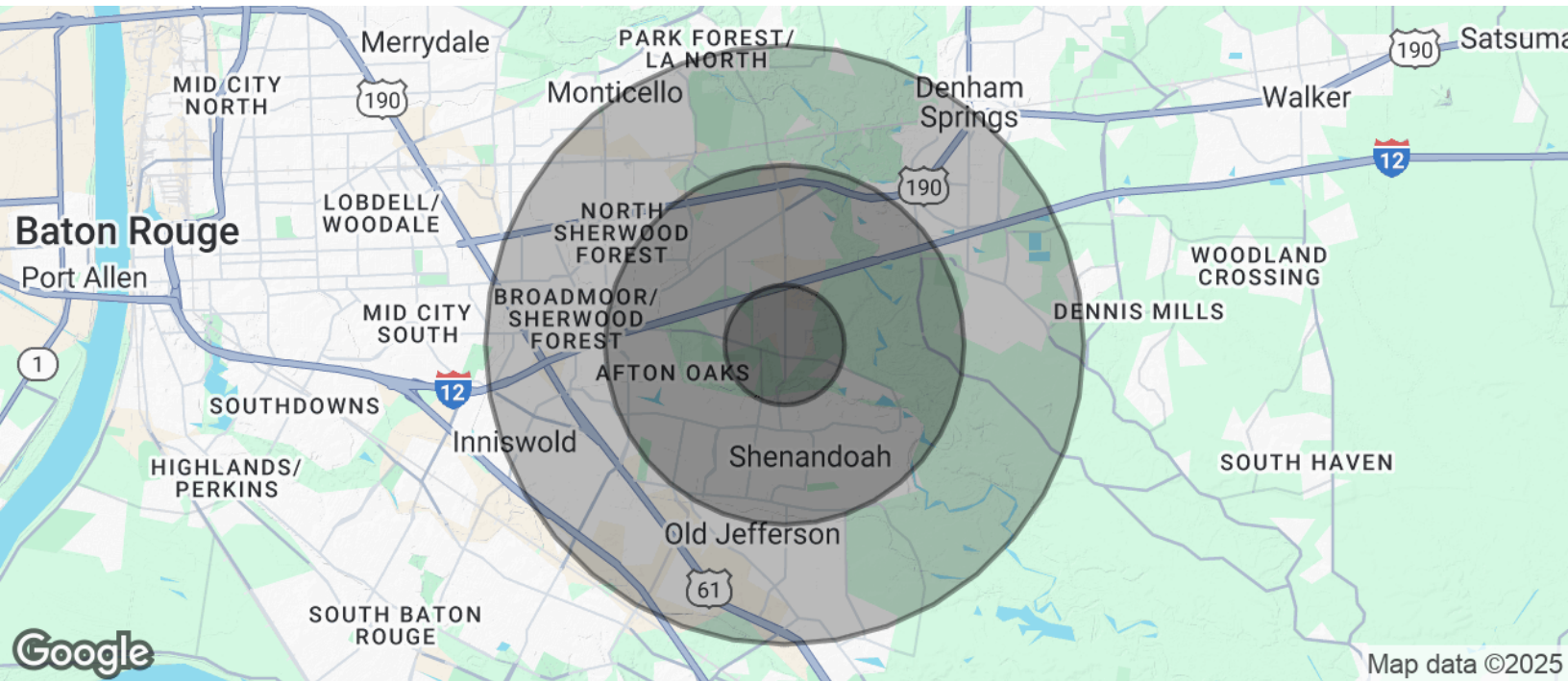
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,883	64,995	139,943
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,159	25,978	55,858
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$93,000	\$98,399	\$97,065
Average House Value	\$338,754	\$293,836	\$277,087

Demographics data derived from AlphaMap

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