



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (MG)
Available SF:	1,792 SF

PROPERTY HIGHLIGHTS

- For Lease: Prime Medical/Office Space in Denham Springs, LA
- Exceptional Opportunity for Office or Medical Practice at 215 S North St, Denham Springs.
- Most Recently Leased as a Medical Office, this stand-alone office building, boasting 1,792 sq ft, is now available for lease, providing a strategically located space for your business or medical endeavors.

PROPERTY HIGHLIGHTS

Key Features:

- **Prime Location:** Situated in the heart of Denham Springs, right off of Range Ave. this property enjoys high accessibility, making it convenient for both patients, clients, and medical professionals.
- **Versatile Layout:** The 1,792 sq ft interior is thoughtfully designed to accommodate various office lay-outs or a medical practice. Current configurations include up to 5 examination rooms, administrative area, and a kitchen, restroom with shower, and welcoming reception space.
- **Dedicated Parking:** Ample on-site parking ensures ease for your patients or clients, enhancing their overall experience.
- **Strategic Usage:** While currently configured for medical use, the versatile layout allows for easy adaptation to various professional services.
- **Seize this opportunity** to establish or expand your medical practice in a thriving community. For leasing inquiries and to schedule a viewing, please contact us today.

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

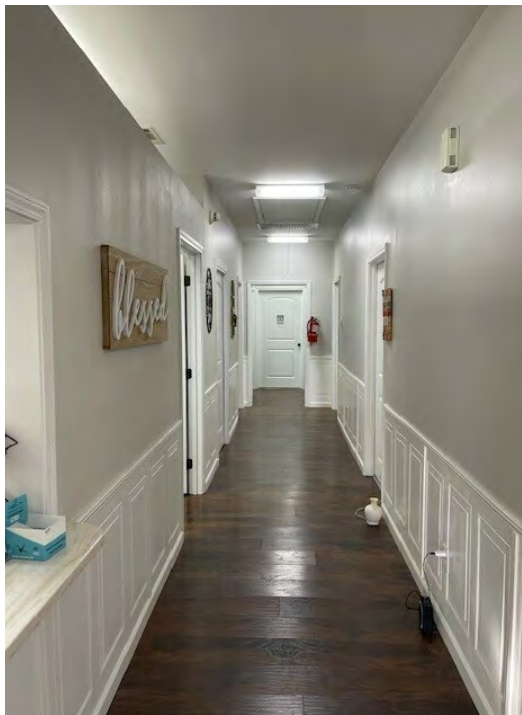
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

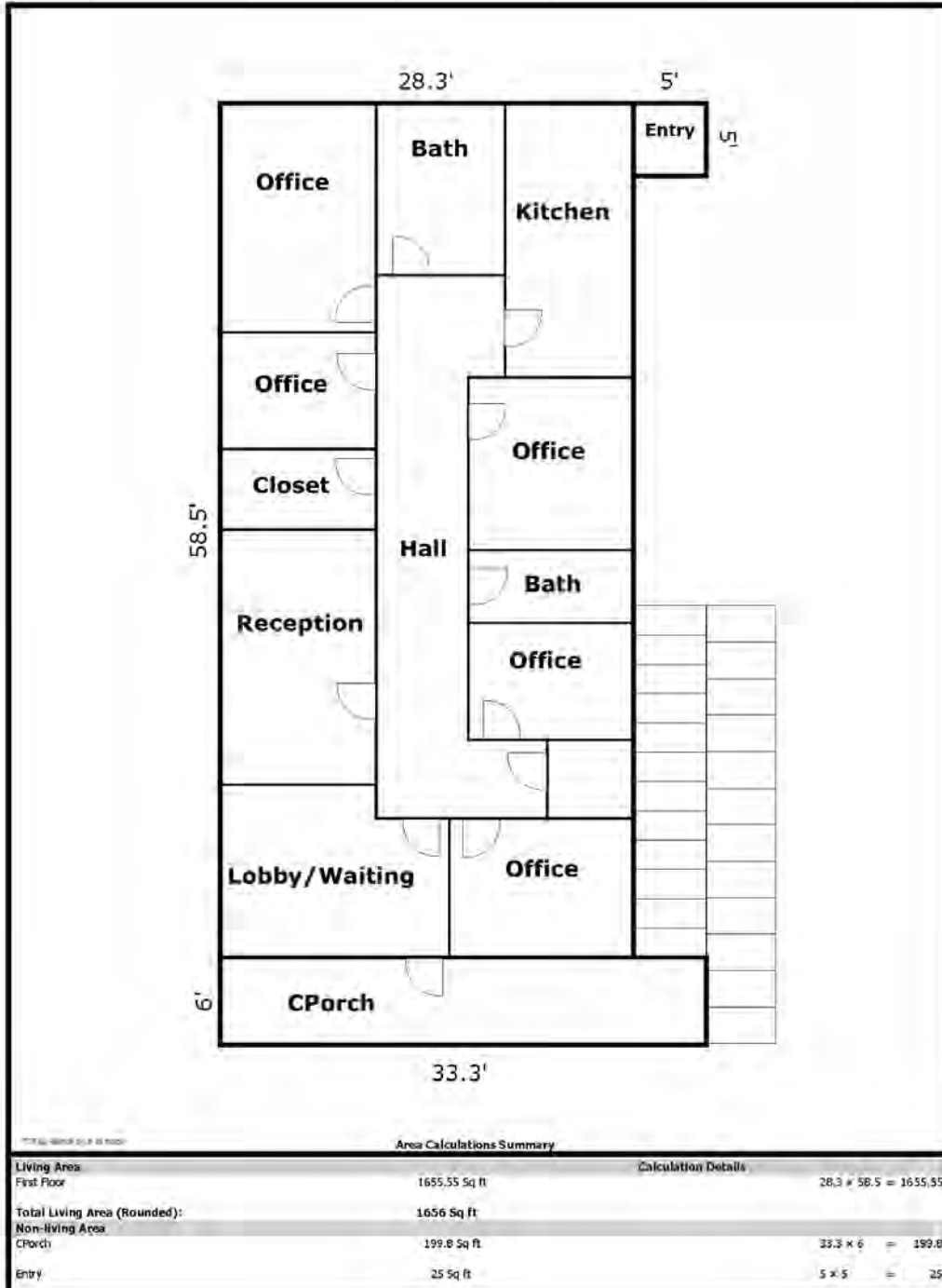
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

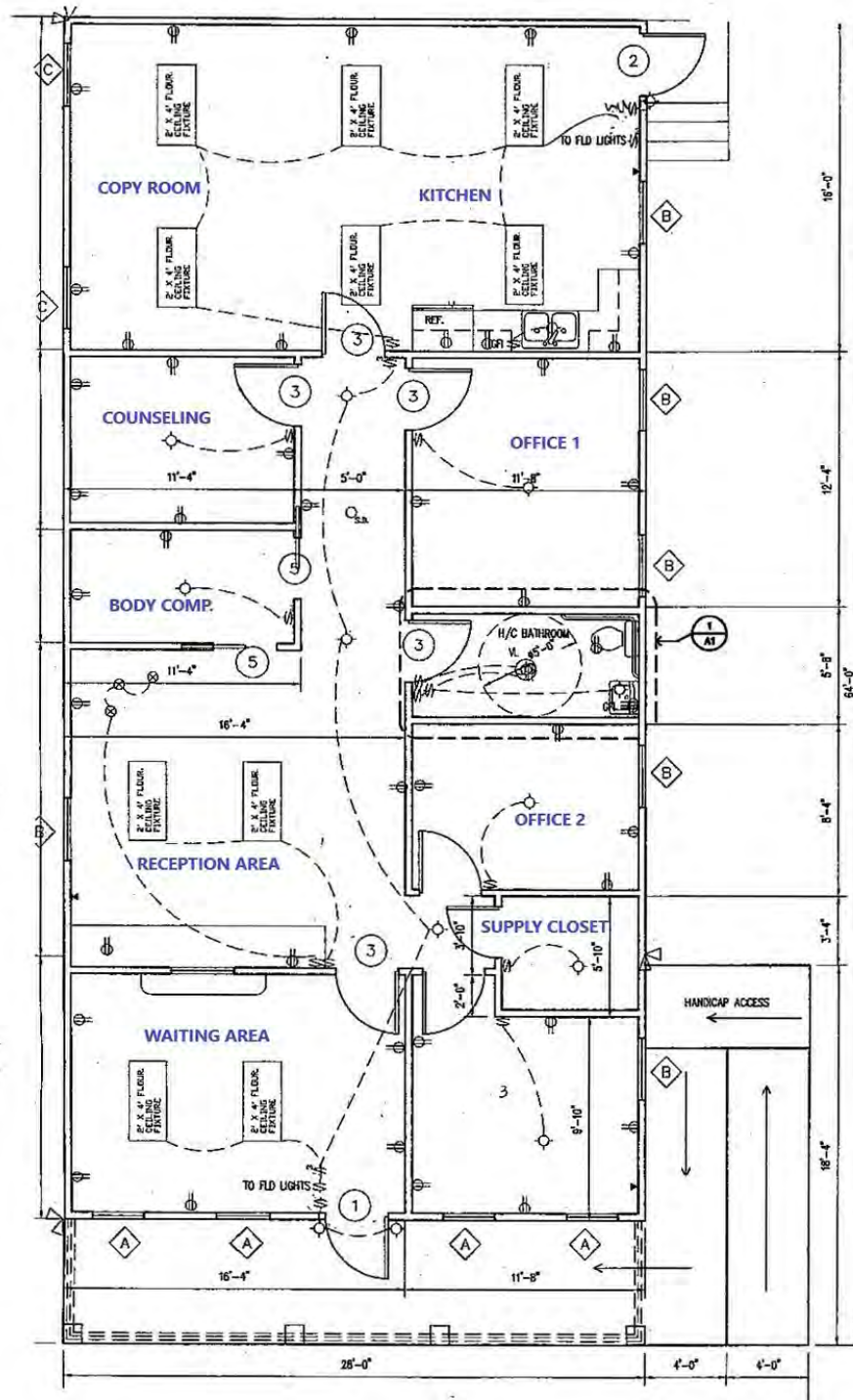
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA

215 S NORTH ST, DENHAM SPRINGS, LA 70726

AERIAL

1,792 SF



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies,
U.S. Geological Survey

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

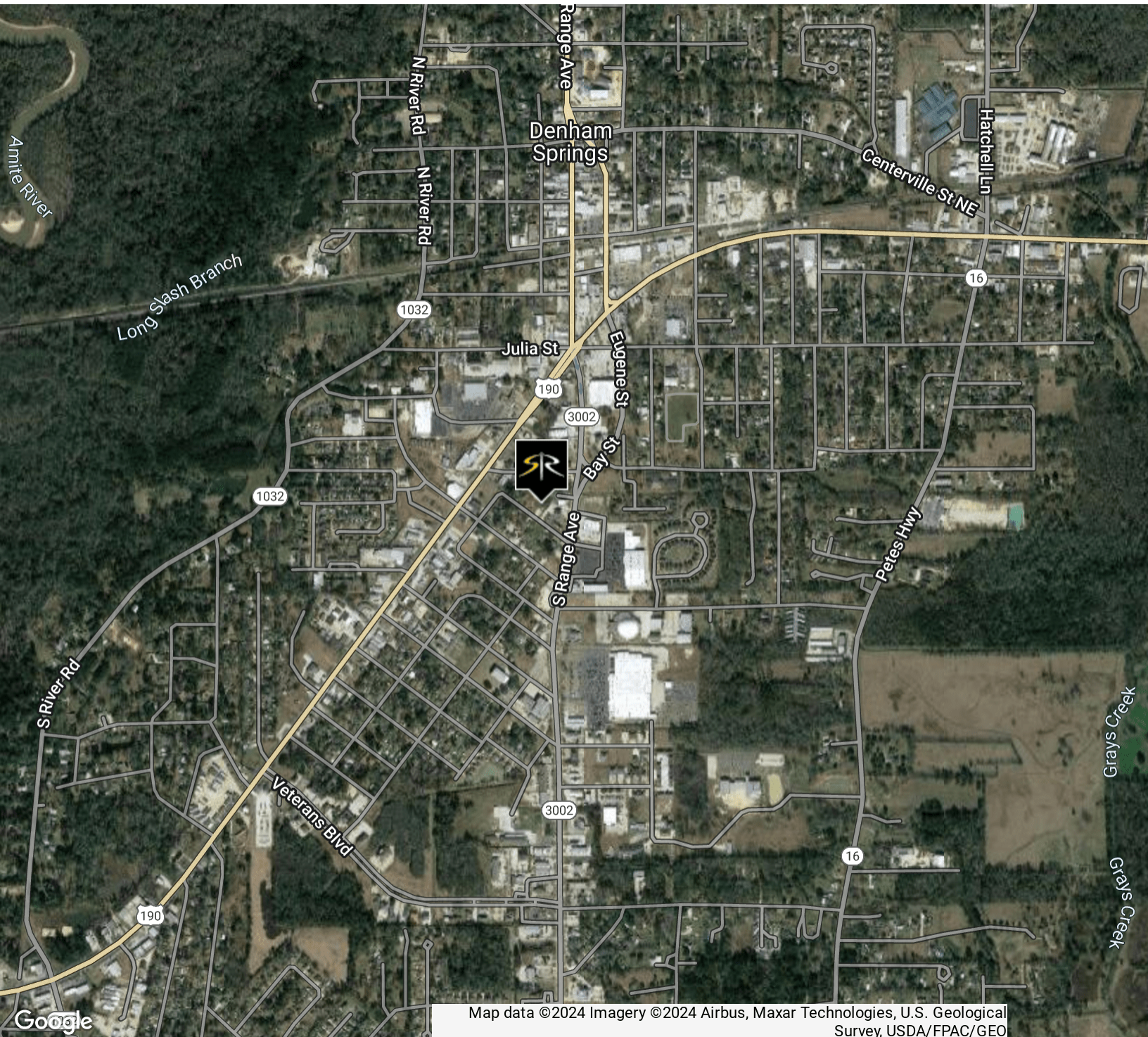
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AREA AERIAL
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



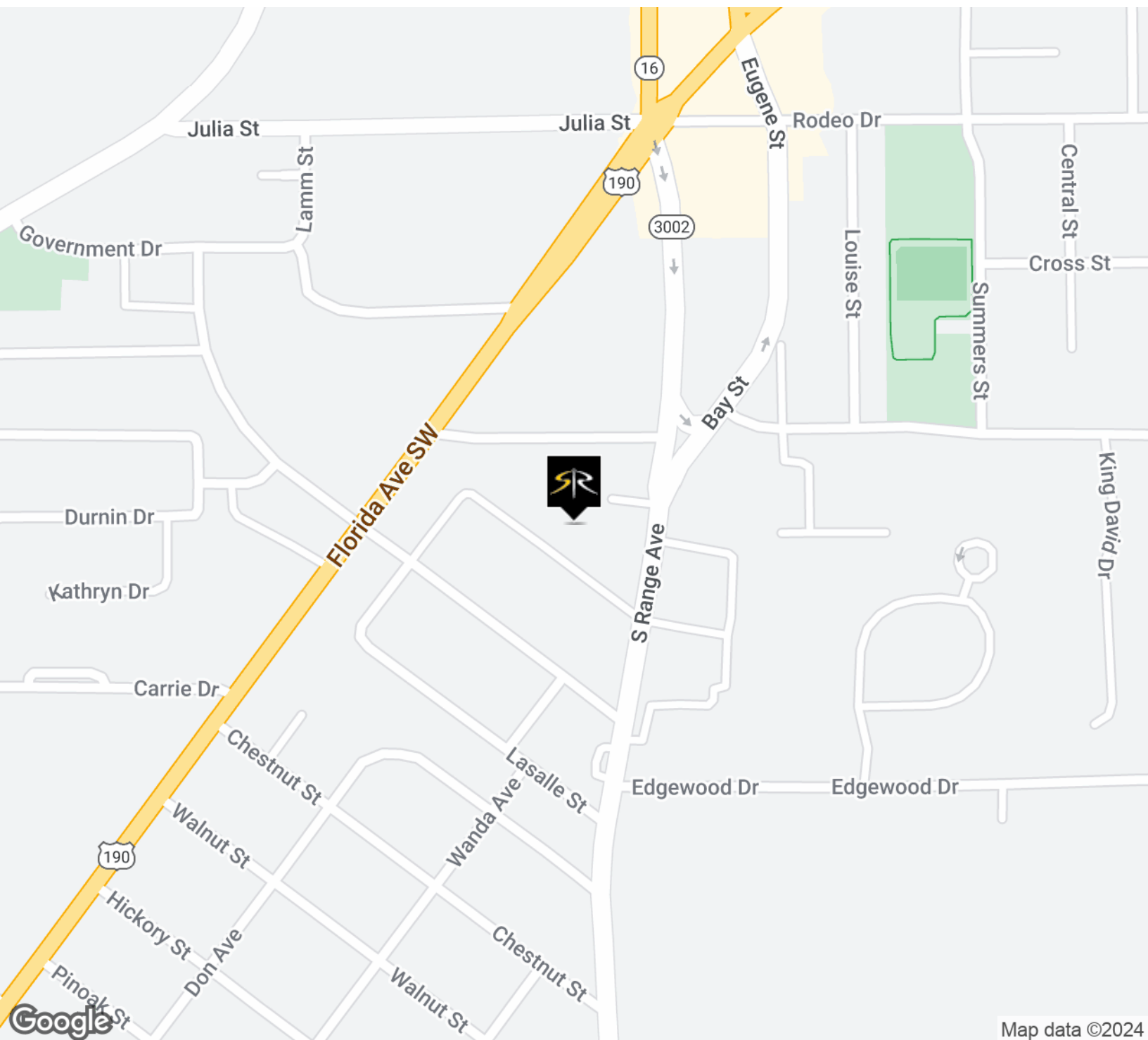
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LOCATION MAP

PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA

215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



Map data ©2024

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

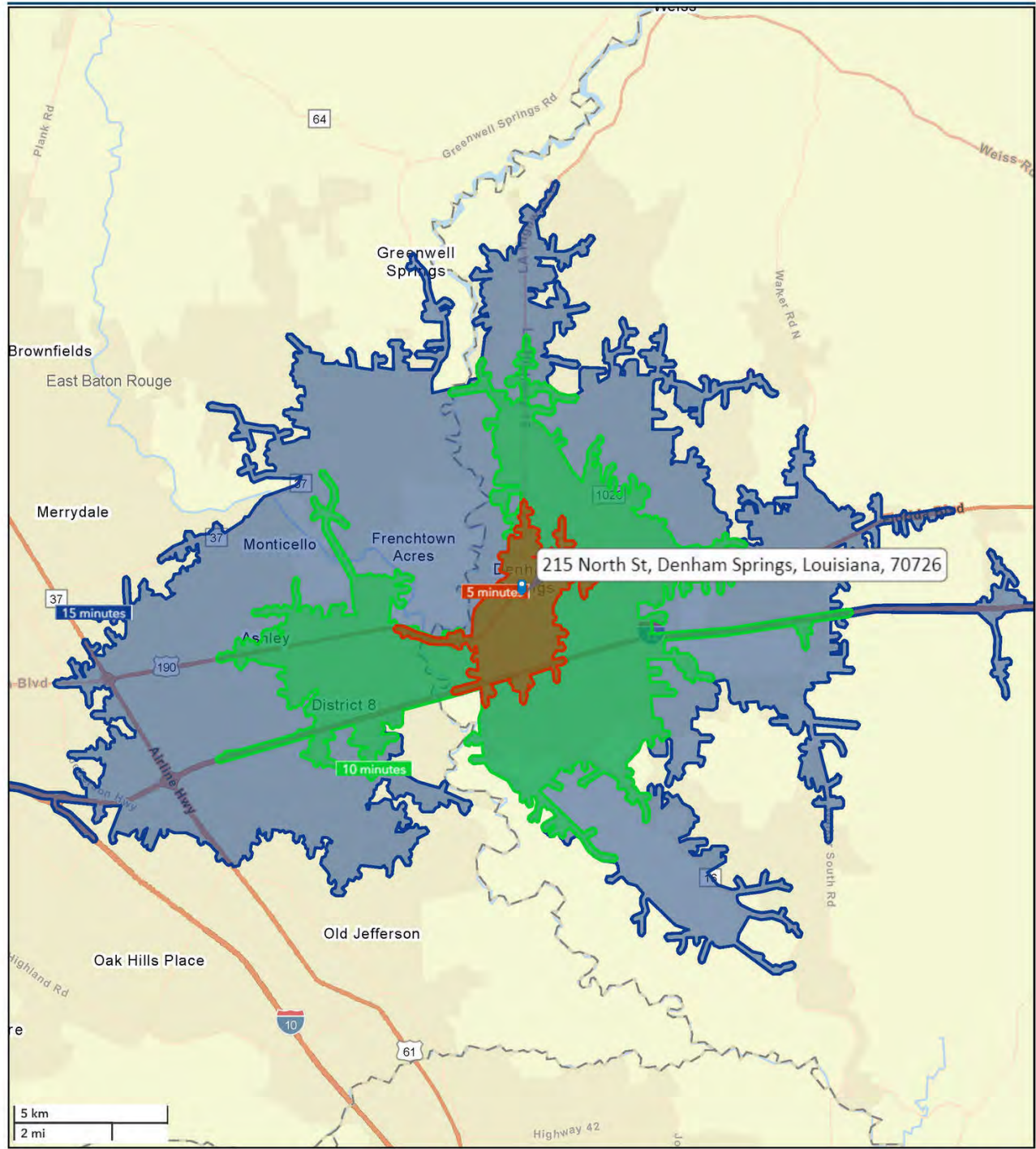
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES
PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



January 10, 2024

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



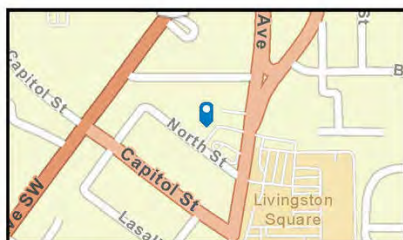
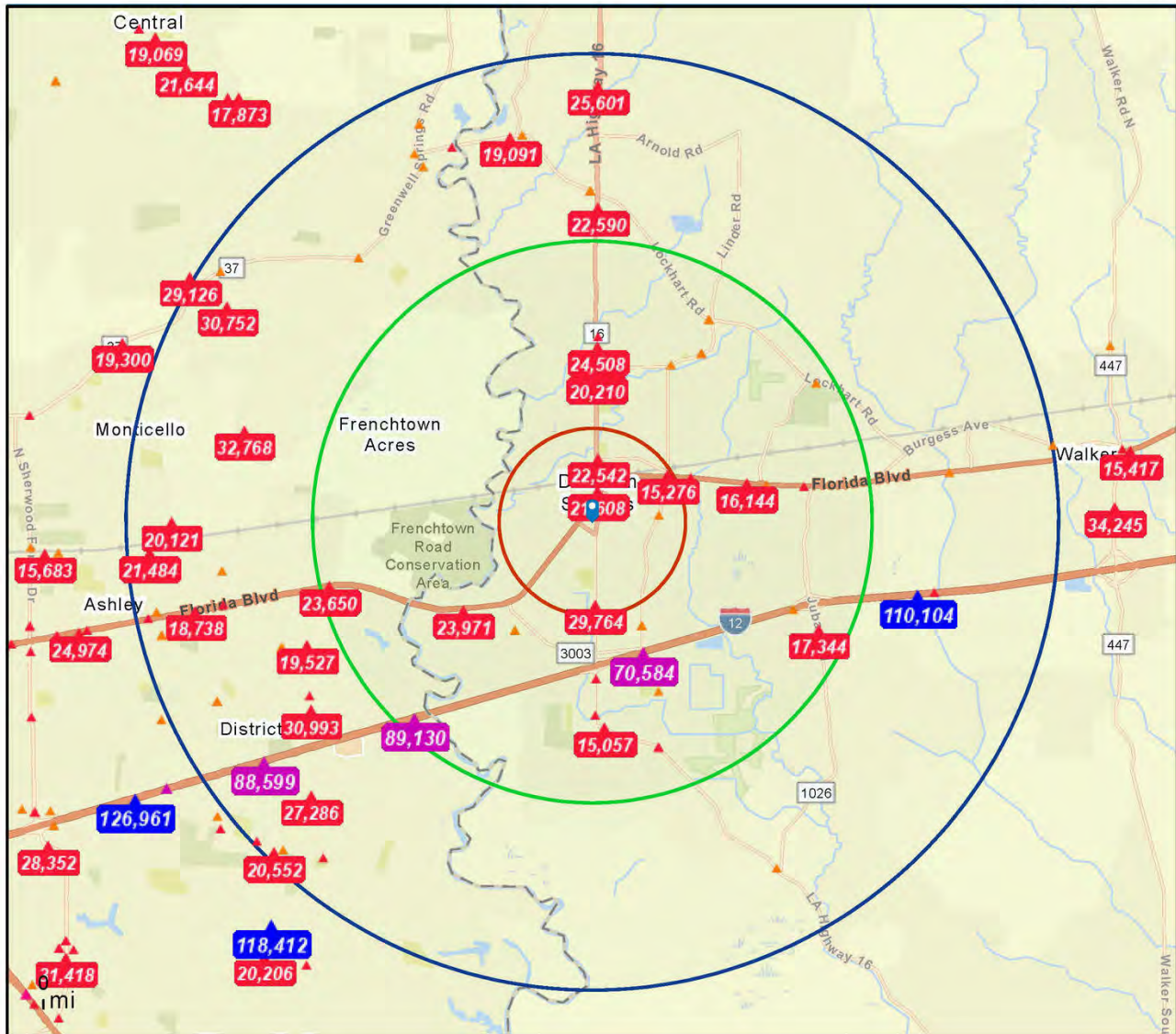
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP

PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA

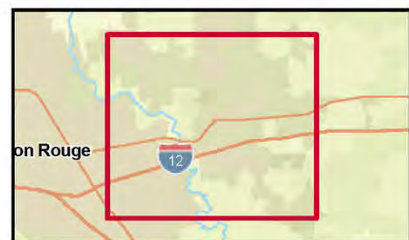
215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



Source: ©2023 Kalibrate Technologies (Q3 2023).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



January 10, 2024

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

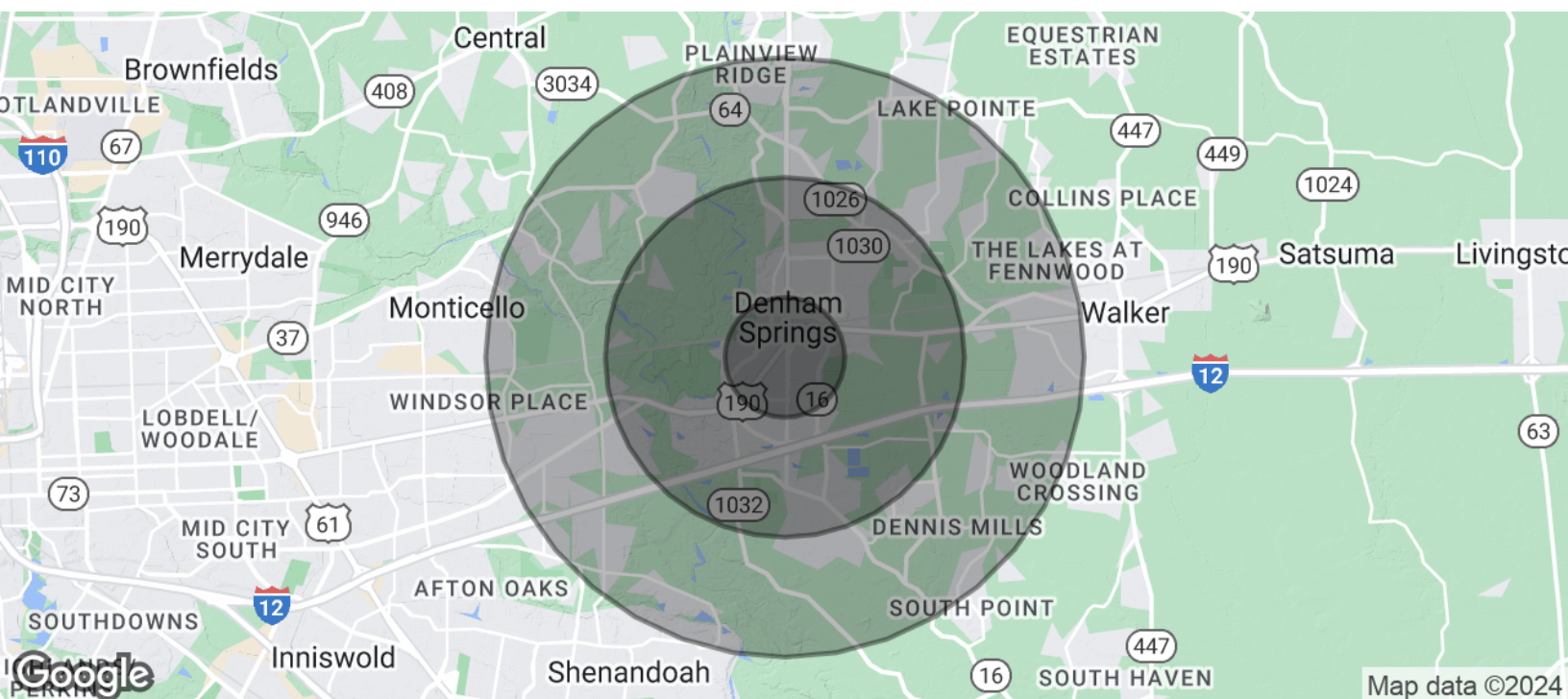
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,983	28,487	81,873
Average Age	35.8	38.8	36.8
Average Age (Male)	24.4	36.3	35.1
Average Age (Female)	45.1	39.8	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,561	12,402	33,317
# Of Persons Per HH	1.9	2.3	2.5
Average HH Income	\$51,569	\$65,323	\$72,791
Average House Value	\$151,414	\$173,621	\$191,922

* Demographic data derived from 2020 ACS - US Census

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.