

# OFFICE FOR SALE

33,000+/- SF CLASS B MULTI-TENANT OFFICE COMPLEX FOR SALE

3233 Sherwood Forest Blvd, Baton Rouge, LA 70816



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>LOT SIZE:</b>	2.29 Acres
<b>BUILDING SIZE:</b>	35,421 SF
<b>ZONING:</b>	C-1
<b>TRAFFIC COUNT:</b>	32,263

## PROPERTY OVERVIEW

33,000+/- sf Class B Multi-Tenant Office Complex For Sale. Currently operating at 68% occupancy. This is a great value add opportunity. Recent updates include tile floors in common areas, restroom upgrades, freshly painted exterior. Shared restrooms on first and second floors. Elevator access to second floor. All tenants are on Full-Service leases.

## PROPERTY HIGHLIGHTS

- 2.290 Acre Lot
- 170 Parking spaces
- 25 Suites
- Zoned C-1
- Annual Gross Income \$188,500
- 32263 CPD
- 425 Ft Frontage on Sherwood Forest

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**DAVID VERCHER**  
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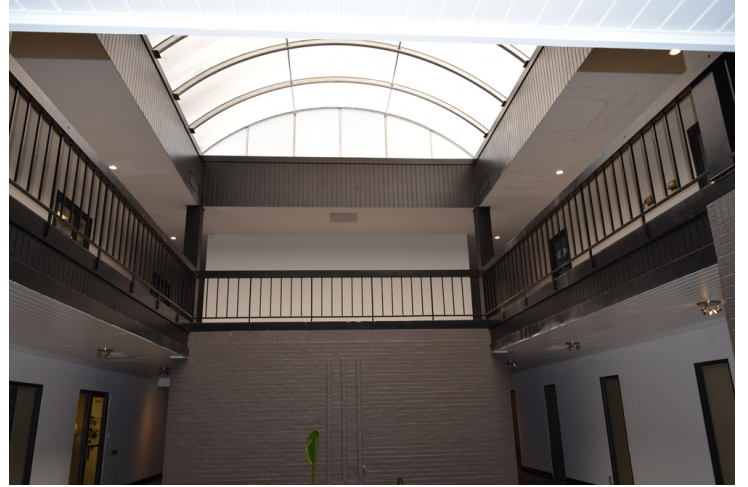
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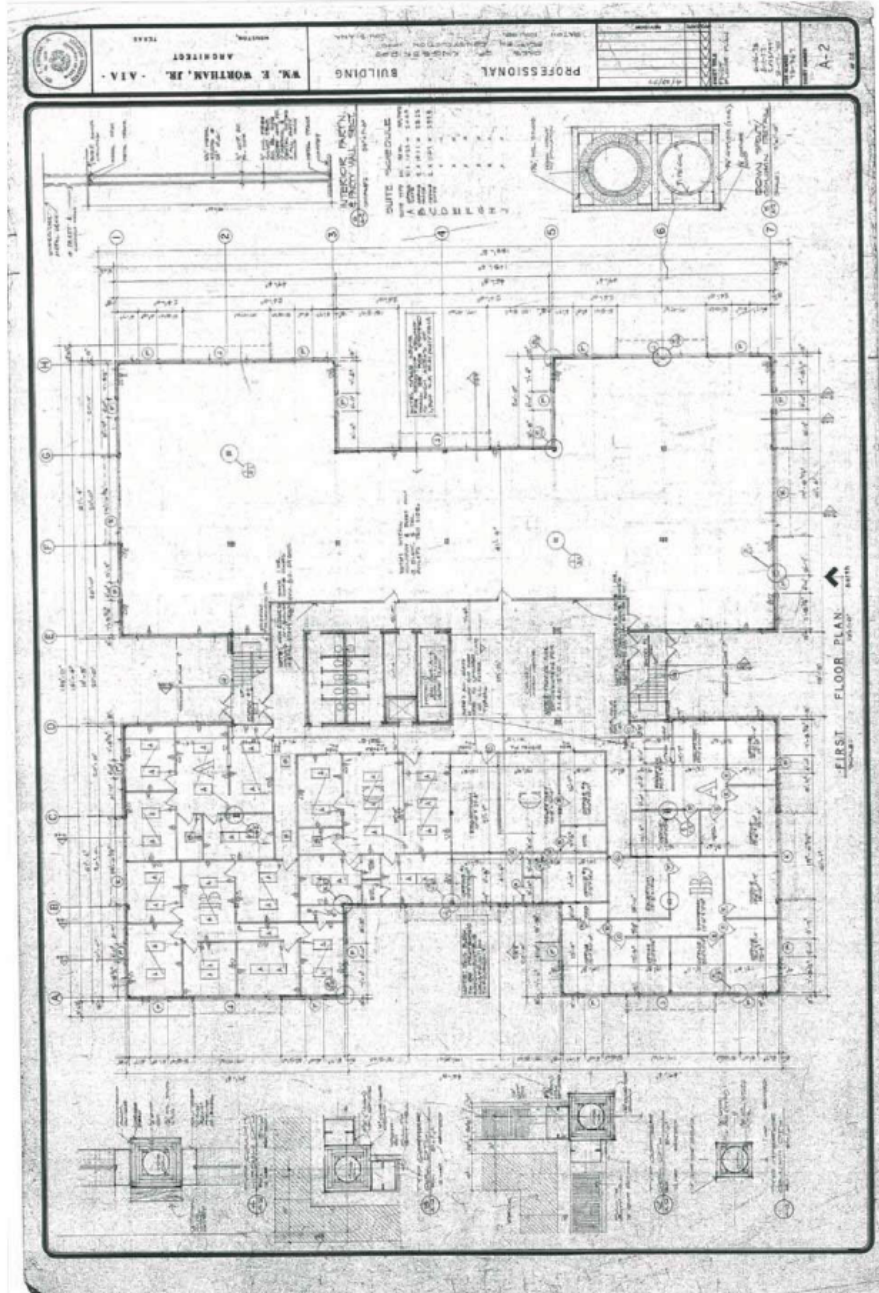
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## FLOOR PLAN – GROUND FLOOR



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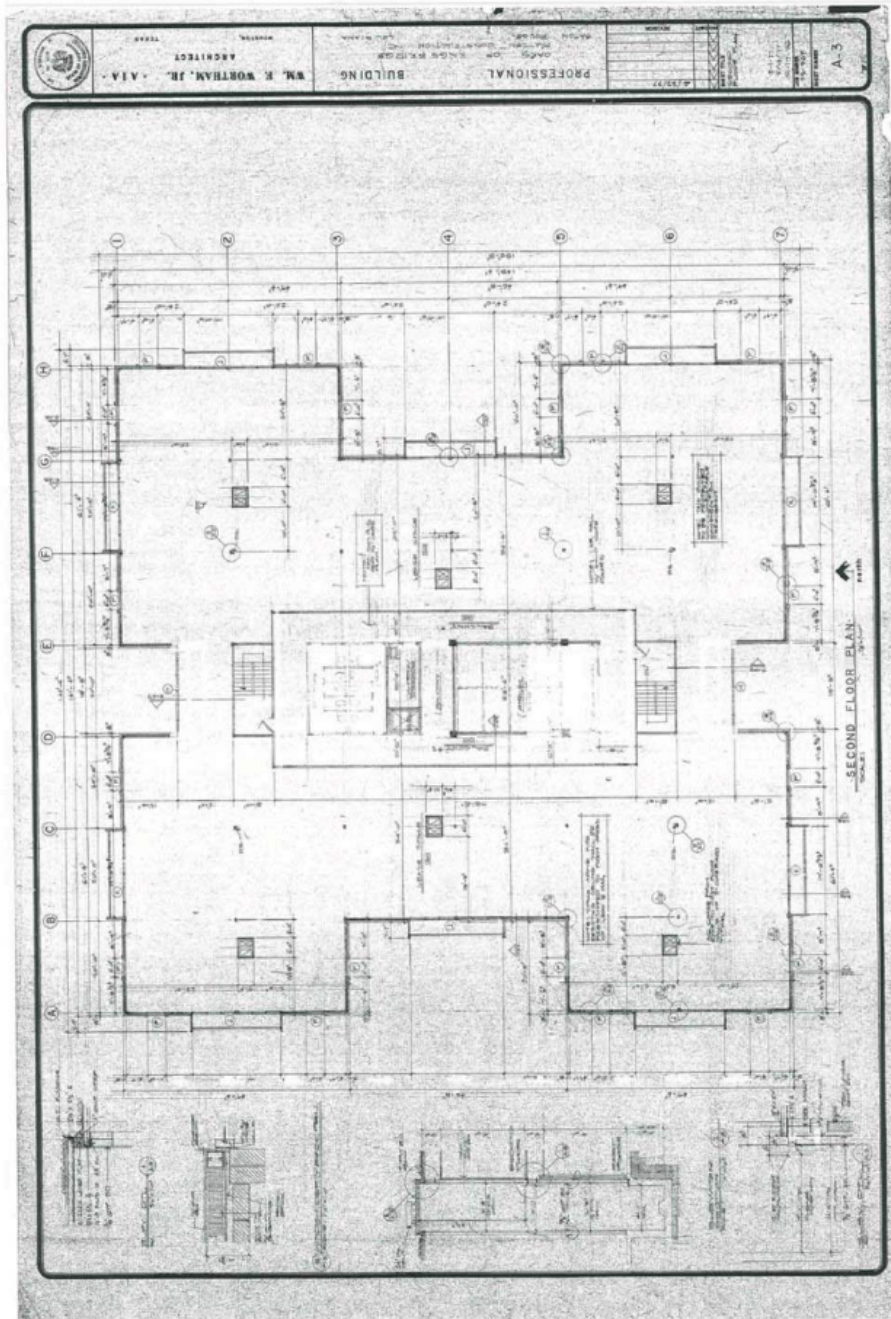
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## FLOOR PLAN – 2<sup>ND</sup> FLOOR



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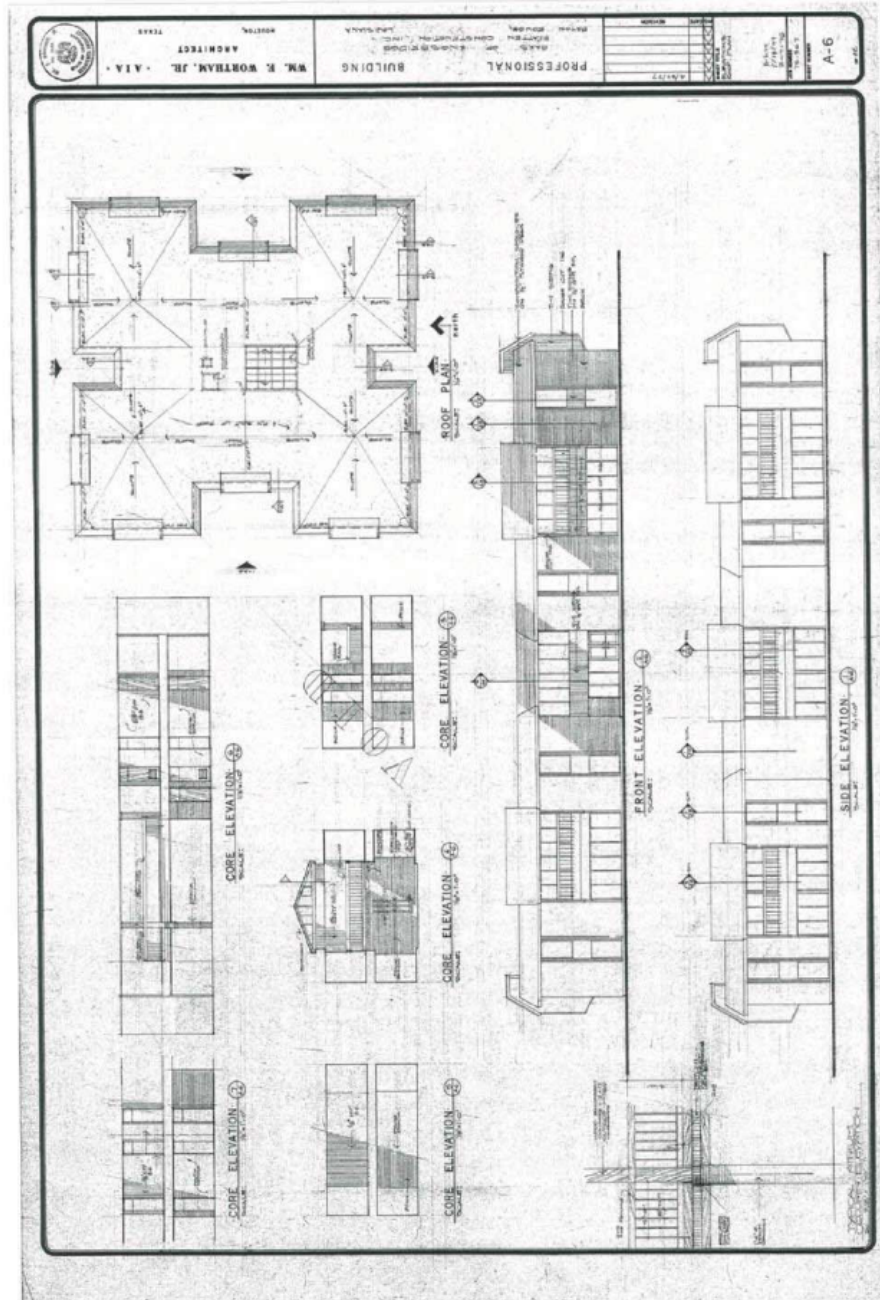
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## ELEVATION PLAN



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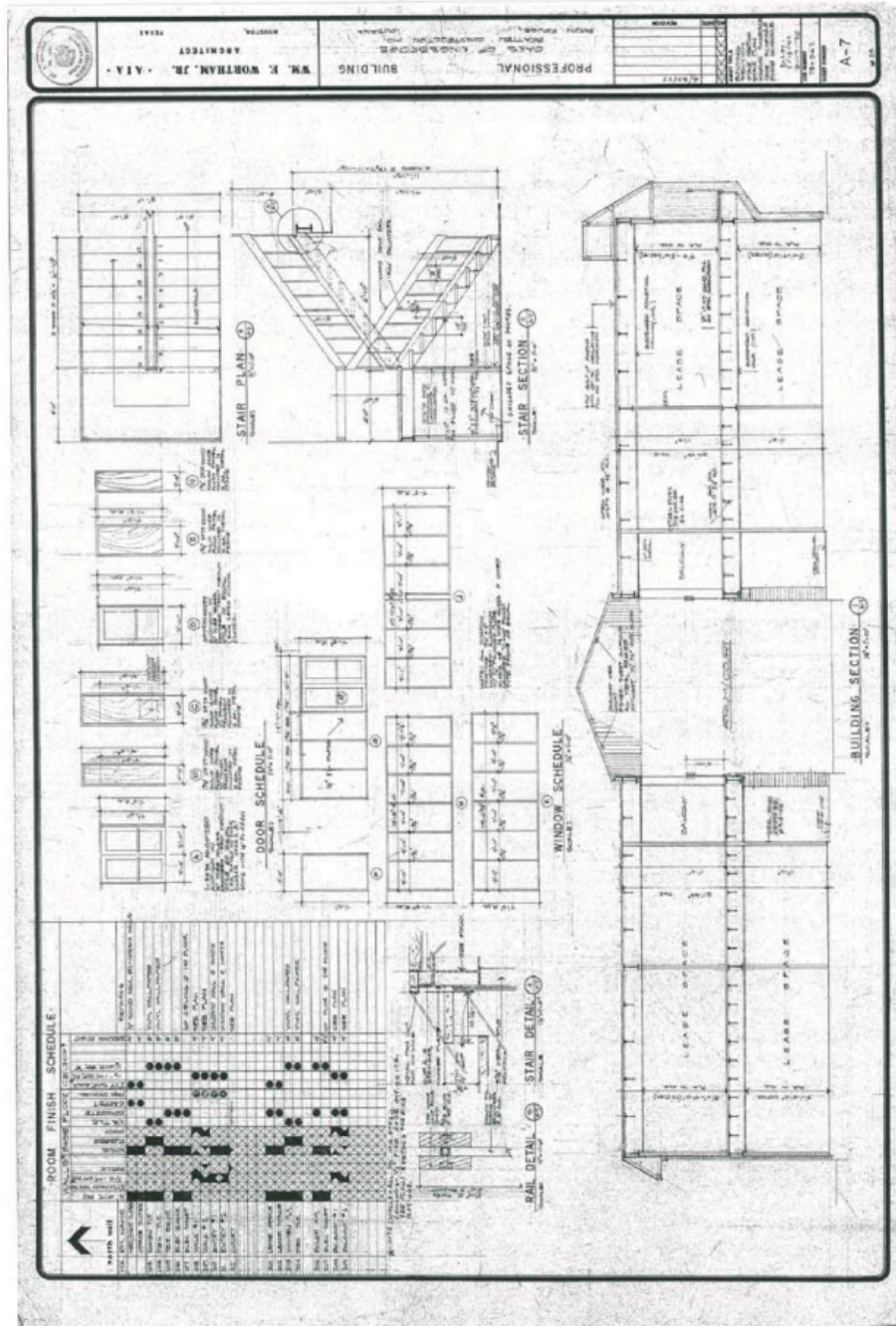
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## BUILDING SECTION



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## Sketch

### SKETCH/AREA TABLE ADDENDUM

Property Address: 3233 S Sherwood Forest  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Borrower: \_\_\_\_\_  
 Lender/Client: \_\_\_\_\_  
 Appraiser Name: \_\_\_\_\_

IMPROVEMENTS SKETCH

First Floor: 17839.44 sf  
 Second Floor: 18301.92 sf

Comments: \_\_\_\_\_

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	17839.44	17839.44
GBA2	Second Floor	18301.92	18301.92
Net BUILDING Area		(rounded)	36141

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
49.5 x 20.0	990.00	
146.0 x 41.3	6029.80	
20.0 x 49.5	990.00	
18.8 x 96.8	1819.84	
146.0 x 41.3	6029.80	
20.0 x 49.5	990.00	
20.0 x 49.5	990.00	
Second Floor		
49.5 x 20.0	990.00	
146.0 x 41.3	6029.80	
20.0 x 49.5	990.00	
18.8 x 121.4	2282.32	
146.0 x 41.3	6029.80	
20.0 x 49.5	990.00	
20.0 x 49.5	990.00	
14 Items	(rounded)	36141

Mighty Appraisal Services

APR31 SKETCH/AREA TABLE ADDENDUM

April 15, 2016

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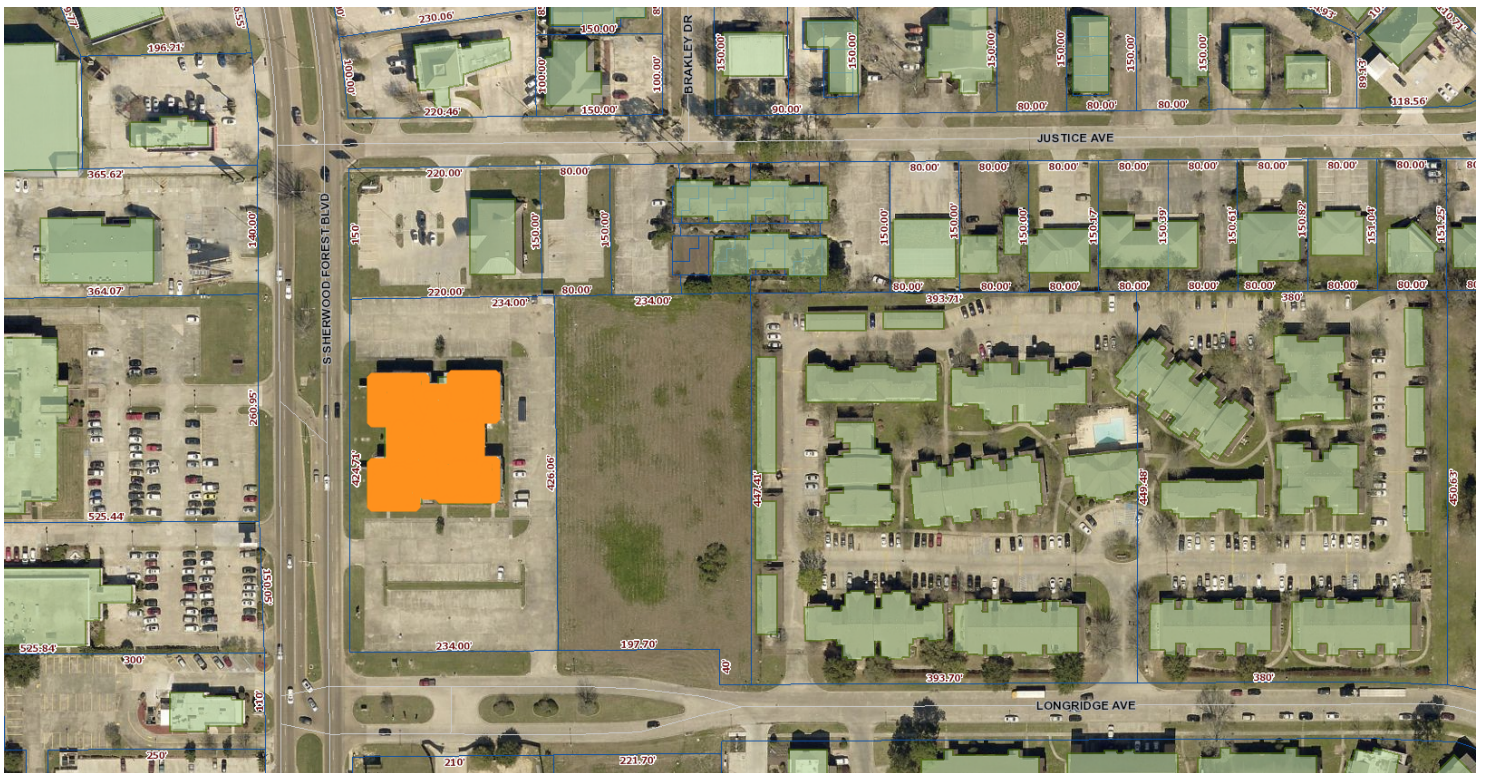
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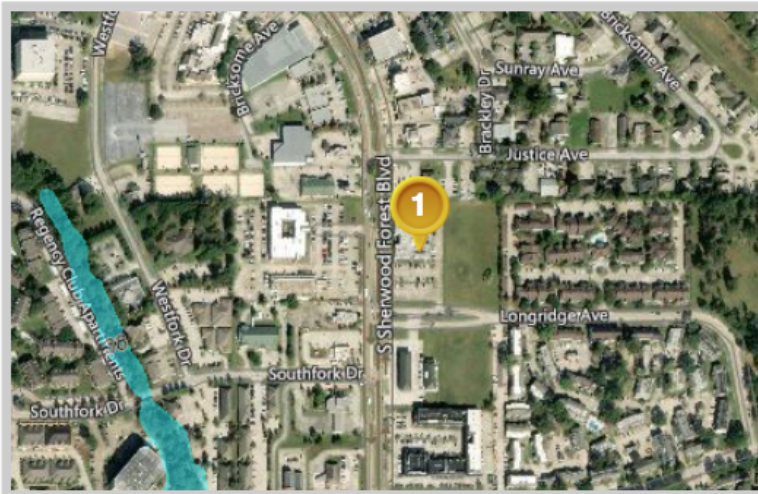
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## Louisiana Flood Map 3233 S. Sherwood Forest Baton Rouge LA 70816



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4231, -91.051

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22033C0270E 5/2/2008	X PROTECTED BY LEVEE	out	45.1

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).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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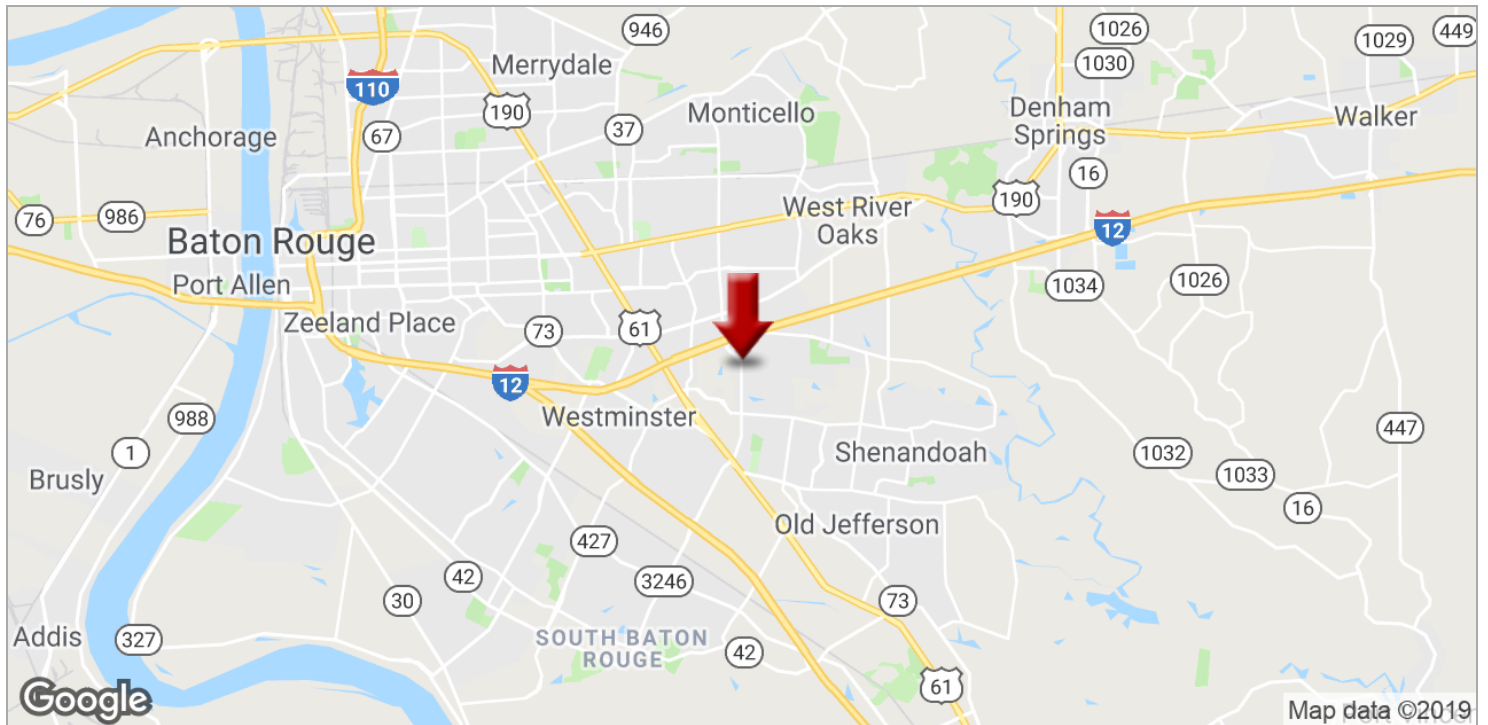
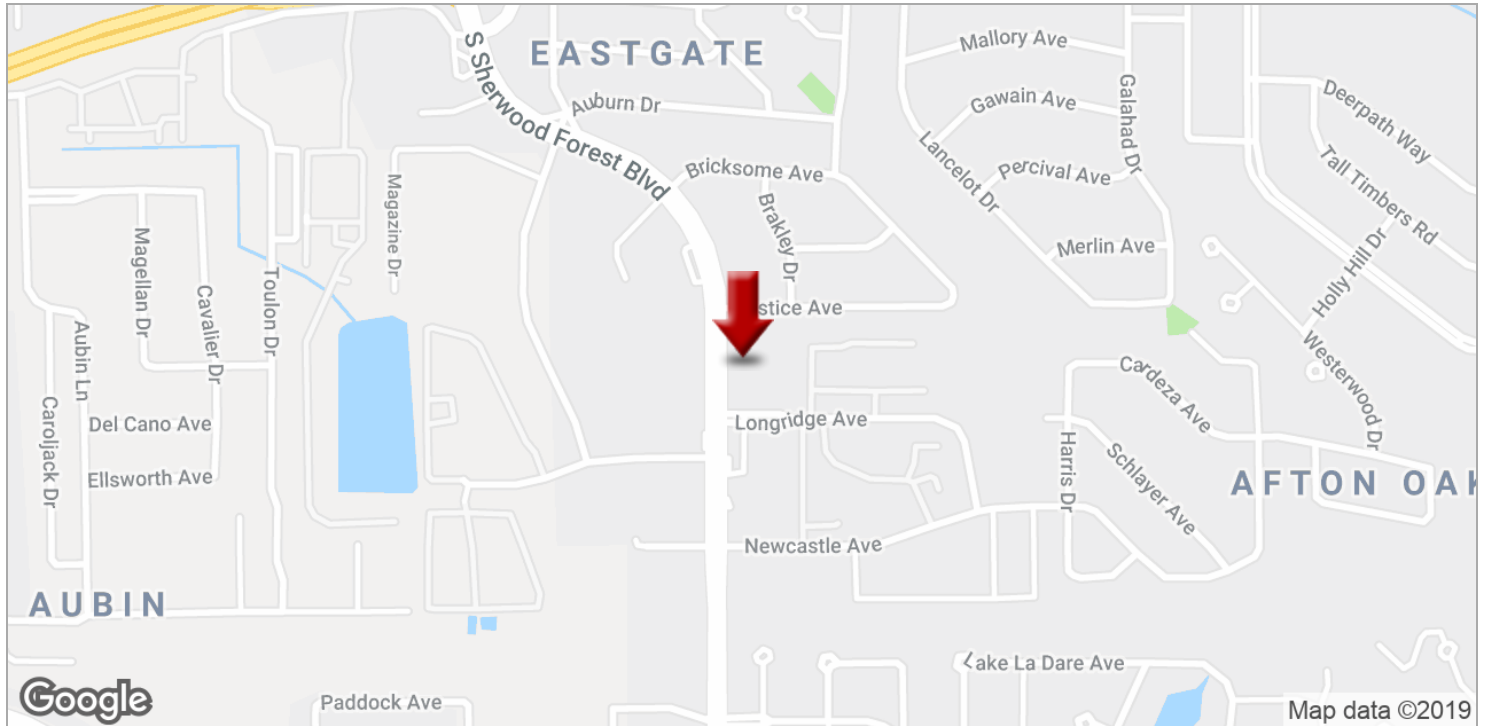
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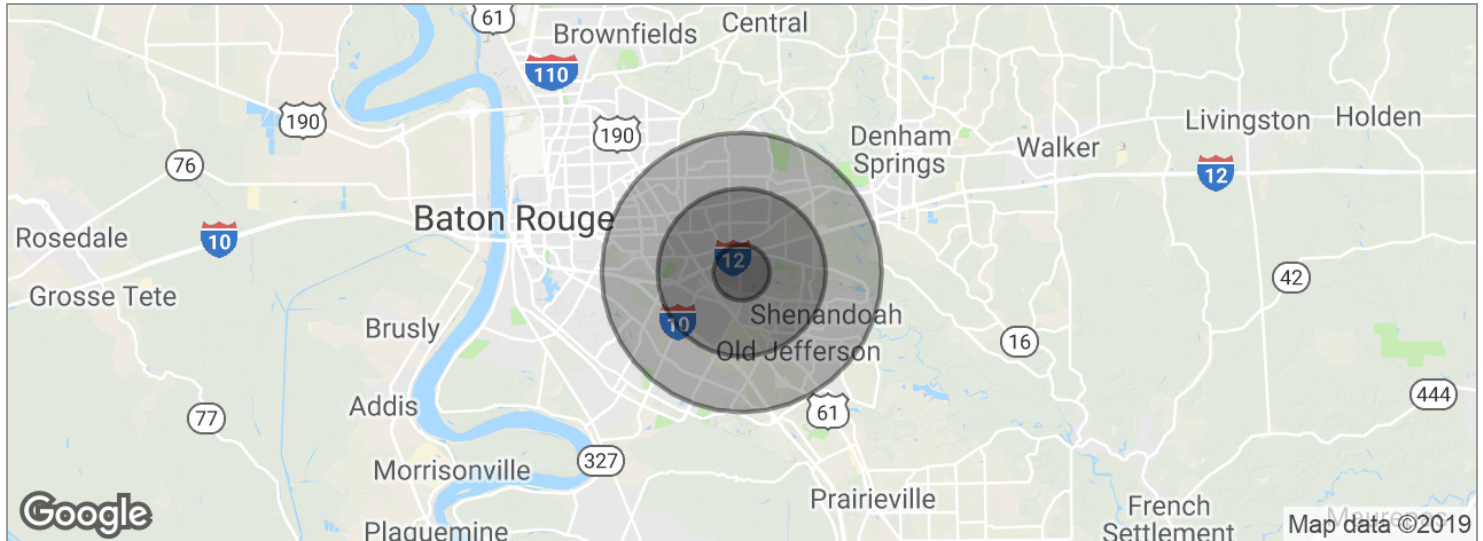
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,033	79,278	175,300
Median age	33.8	36.0	36.0
Median age (male)	32.4	34.1	33.9
Median age (Female)	35.1	37.9	38.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,676	33,514	71,684
# of persons per HH	2.1	2.4	2.4
Average HH income	\$61,888	\$68,715	\$73,534
Average house value	\$222,739	\$196,332	\$217,190

\* Demographic data derived from 2010 US Census

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