

FOR LEASE



OFFICE SPACE AVAILABLE FOR

3867 PLAZA TOWER DR · BATON ROUGE, LA 70816

Highlights

| | |
|-----------------|--------------|
| Building SF: | 1525sf |
| Lease Rate: | \$1207/month |
| Lot Size: | 0.5 Acres |
| Offices: | 7 |
| Parking Spaces: | 17 |
| Zoning: | C1 |



Property Description

Great B+ class ground floor office for lease. This space was recently remodeled with ceramic floors and fresh paint. Conveniently located off South Sherwood Forest near Coursey Blvd. Ready for immediate occupancy.

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Louisiana

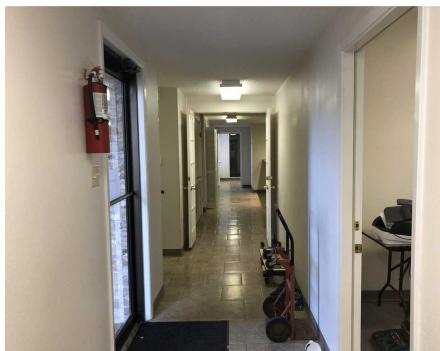
Bullets

- 17 Parking spaces
- 7 Executive Offices
- One Restroom
- \$1207 Monthly Lease Rate
- Modified Gross Lease



INTERIOR

3867 PLAZA TOWER DR



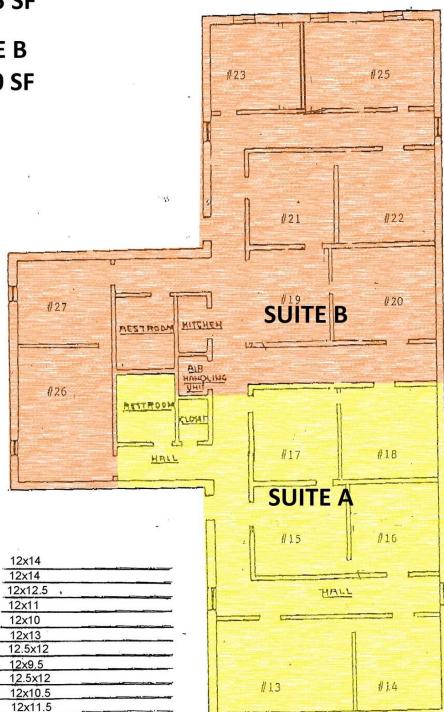
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3867 PLAZA TOWER DR



SUITE A
1,525 SF

SUITE B
2,000 SF



Office
No.

| | |
|----|----------------------------------|
| 13 | 12x14 |
| 14 | 12x14 |
| 15 | 12x12.5 |
| 16 | 12x11 |
| 17 | 12x10 |
| 18 | 12x13 |
| 19 | 12.5x12 |
| 20 | 12x9.5 |
| 21 | 12.5x12 |
| 22 | 12x10.5 |
| 23 | 12x11.5 |
| 24 | Omitted to create larger 23 & 25 |
| 25 | 12x16.5 |
| 26 | 12x19.5 |
| 27 | 12x8.5 |

3867 Plaza Tower Dr.

Louisiana Flood Map

3867 Plaza Tower Dr Baton Rouge LA 70816



Visible Layers

- Effective FIRM
- Bing Hybrid

Point Coordinates

| Point # | Lat., Long. |
|---------|-------------------|
| 1 | 30.4177, -91.0504 |

Flood information in this table is from the: Effective FIRM

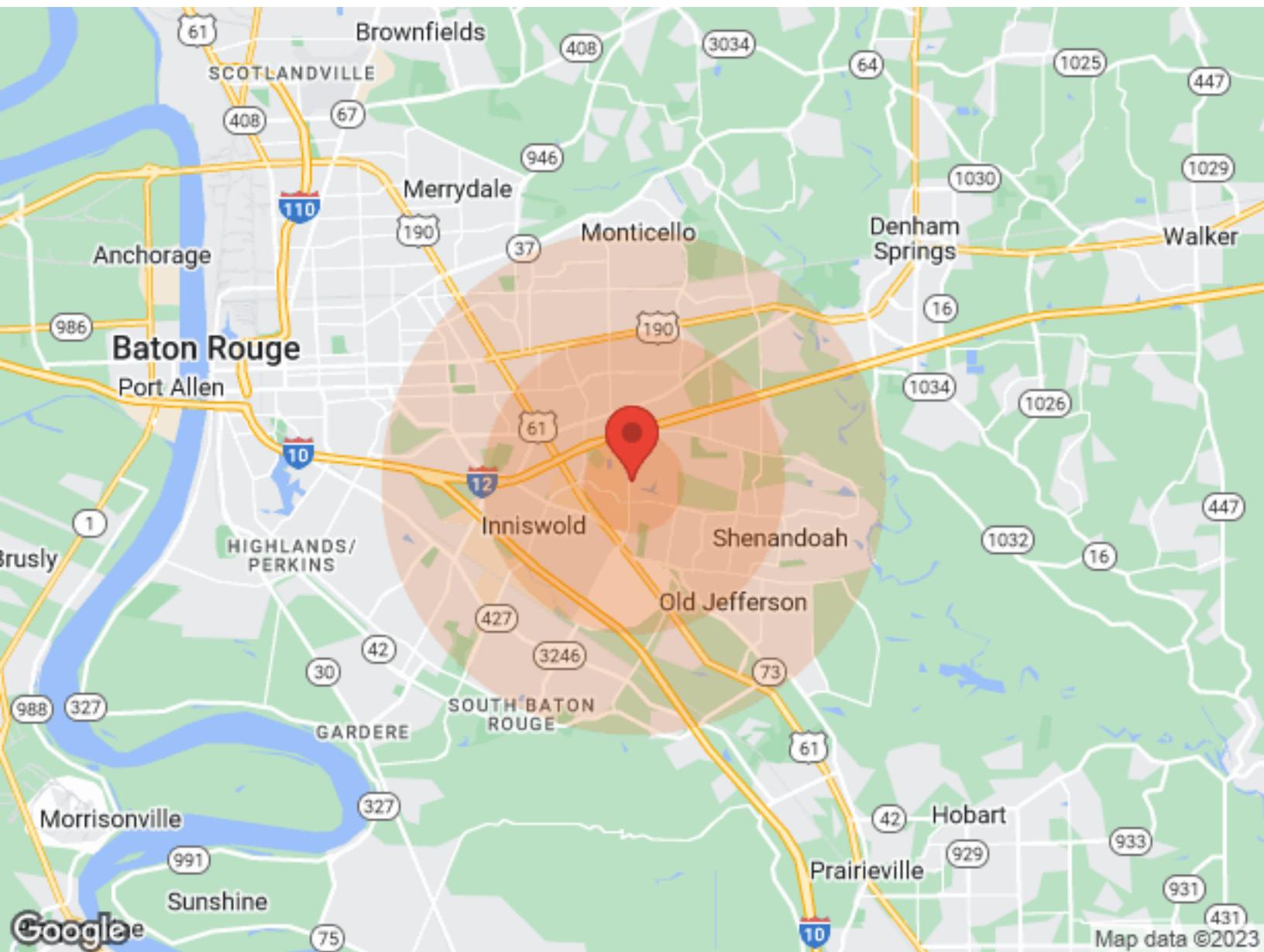
| Point | Panel ID | Flood Zone | BFE | Ground Elevation | LOMR |
|-------|-------------------------|---|-----|------------------|------|
| 1 | 22033C0270E 5/2/2008 | X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE | out | 40.0 | N/A |

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+306).

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.

DEMOCRAPHICS

3867 PLAZA TOWER DR



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 6,977 | 37,158 | 90,225 |
| Female | 7,351 | 40,559 | 98,823 |
| Total Population | 14,328 | 77,717 | 189,048 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,497 | 13,683 | 34,947 |
| Ages 15-24 | 1,549 | 9,686 | 25,157 |
| Ages 55-64 | 1,657 | 9,826 | 23,770 |
| Ages 65+ | 1,571 | 12,174 | 26,794 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 7,641 | 50,188 | 110,987 |
| Black | 5,545 | 22,824 | 66,304 |
| Am In/AK Nat | 13 | 30 | 129 |
| Hawaiian | N/A | 5 | 25 |
| Hispanic | 1,352 | 3,794 | 10,045 |
| Multi-Racial | 1,600 | 4,472 | 11,986 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$43,342 | \$60,256 | \$58,616 |
| < \$15,000 | 647 | 2,876 | 7,605 |
| \$15,000-\$24,999 | 1,039 | 3,242 | 7,882 |
| \$25,000-\$34,999 | 992 | 3,231 | 7,720 |
| \$35,000-\$49,999 | 1,162 | 5,555 | 11,595 |
| \$50,000-\$74,999 | 1,475 | 6,553 | 13,853 |
| \$75,000-\$99,999 | 382 | 4,407 | 10,381 |
| \$10,0000-\$149,999 | 620 | 4,746 | 11,237 |
| \$150,000-\$199,999 | 315 | 1,801 | 4,435 |
| > \$200,000 | 117 | 954 | 3,483 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 7,408 | 36,338 | 84,607 |
| Occupied | 6,852 | 34,130 | 78,690 |
| Owner Occupied | 2,610 | 20,509 | 49,359 |
| Renter Occupied | 4,242 | 13,621 | 29,331 |
| Vacant | 556 | 2,208 | 5,917 |