

# 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



**DAVID VERCHER, CCIM**  
Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

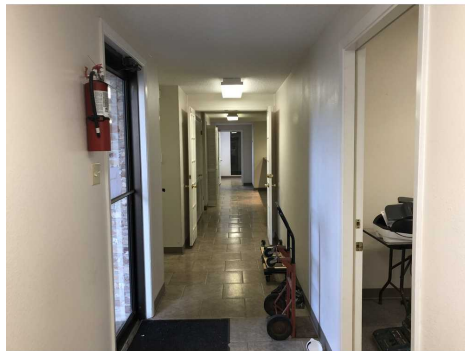
## Property Description

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.

## Bullets

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





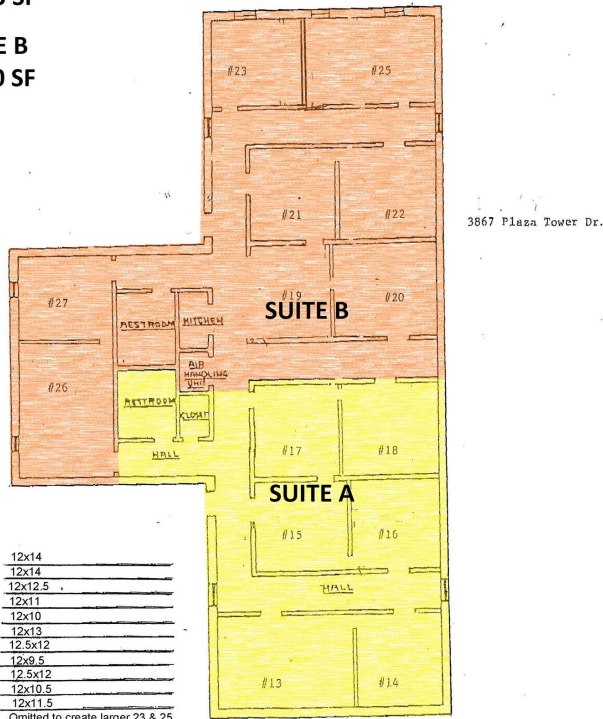
OFFICE SPACE AVAILABLE FOR LEASE

3867 PLAZA TOWER DR



SUITE A  
1,525 SF

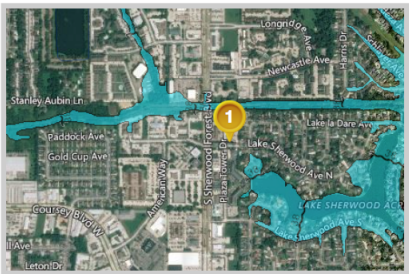
SUITE B  
2,000 SF



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

not to scale

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

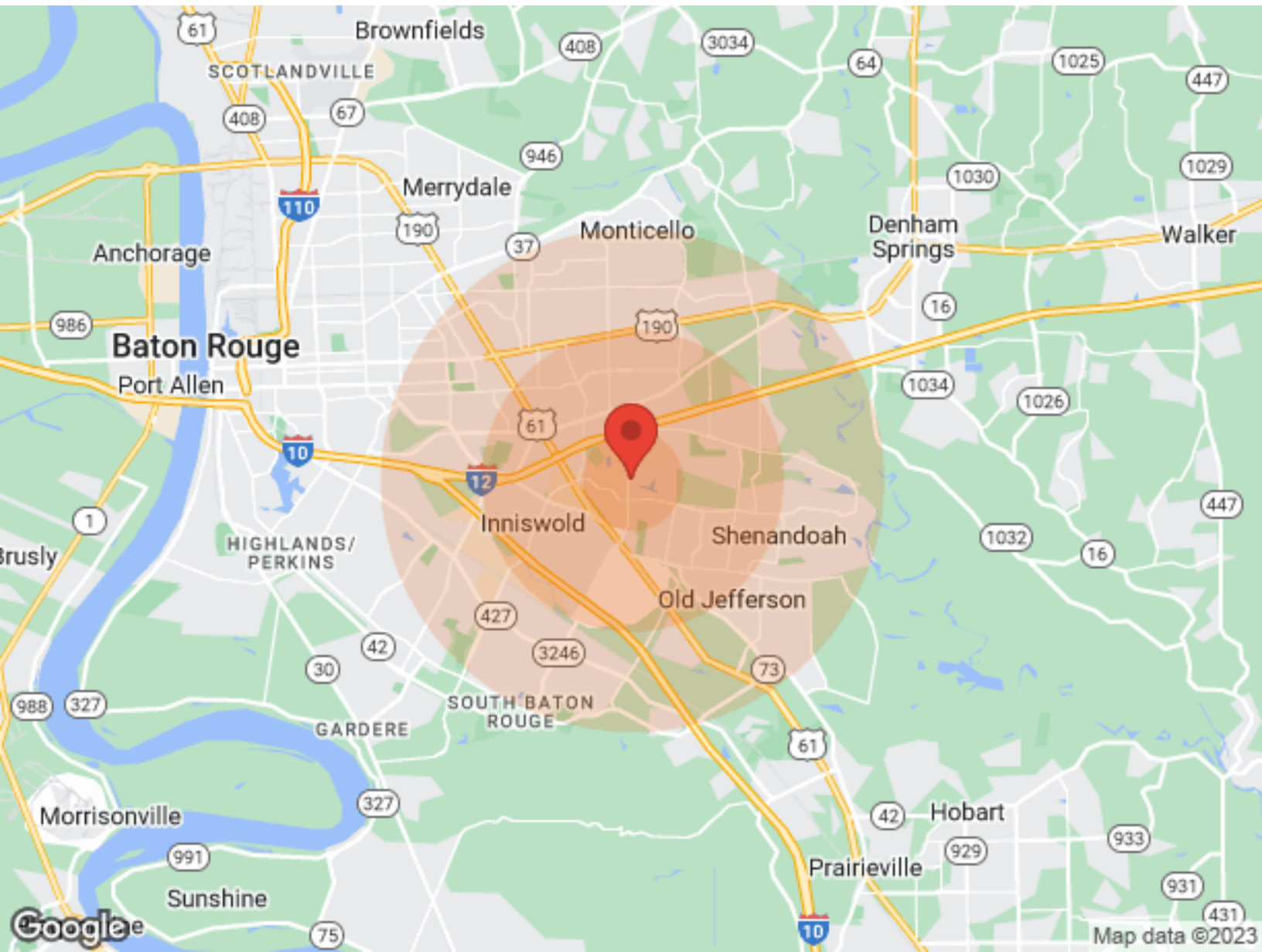
1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

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.



# DEMOGRAPHICS

3867 PLAZA TOWER DR



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,977	37,158	90,225	Median	\$43,342	\$60,256	\$58,616
Female	7,351	40,559	98,823	< \$15,000	647	2,876	7,605
Total Population	14,328	77,717	189,048	\$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
				\$10,000-\$149,999	620	4,746	11,237
				\$150,000-\$199,999	315	1,801	4,435
				> \$200,000	117	954	3,483
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,497	13,683	34,947	Total Units	7,408	36,338	84,607
Ages 15-24	1,549	9,686	25,157	Occupied	6,852	34,130	78,690
Ages 55-64	1,657	9,826	23,770	Owner Occupied	2,610	20,509	49,359
Ages 65+	1,571	12,174	26,794	Renter Occupied	4,242	13,621	29,331
				Vacant	556	2,208	5,917
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				