



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE

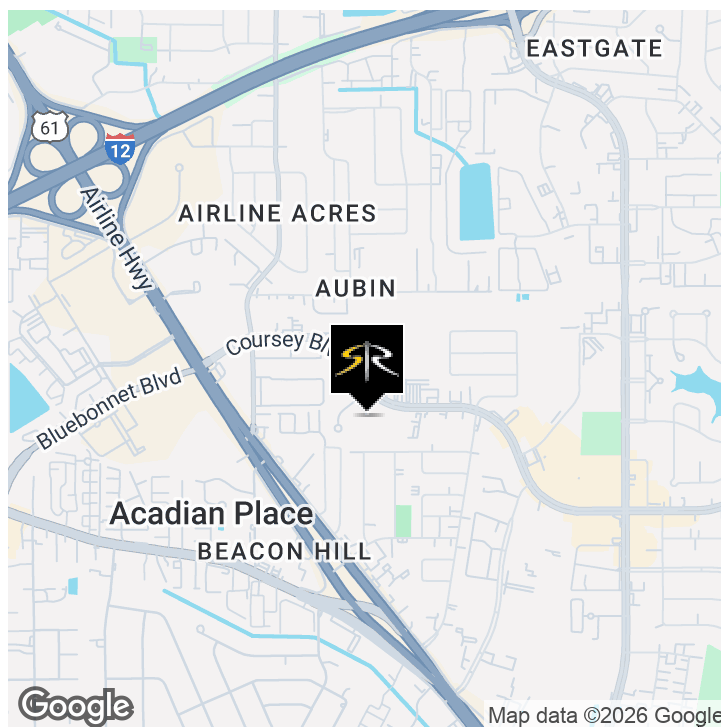


OFFERING SUMMARY

Building "E":	3600 SF
Suite E-1: 900 SF \$1275/MO. + \$300/MO. (NNN)	Leased
Suite E-2: 900 SF \$1,275/MO. + \$300/MO (NNN)	Available
Suite E-3: 900 SF \$1,275/MO. + \$300/MO (NNN)	Leased
Suite E-4: 900 SF \$1,275/MO. + \$300/MO (NNN)	Leased

PROPERTY HIGHLIGHTS

- High-End new Construction with Custom Interior Finishes and Tall Ceilings
- Suites include Welcoming Reception Area, 2 ADA Restrooms, Nice Kitchen/Breakroom, 4 Private Offices, Large Conference Room, and Ample Storage
- New Construction Garden-Style Offices with Bluebonnet Level Custom Finishes at Coursey Blvd. Prices.
- A Must See!



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



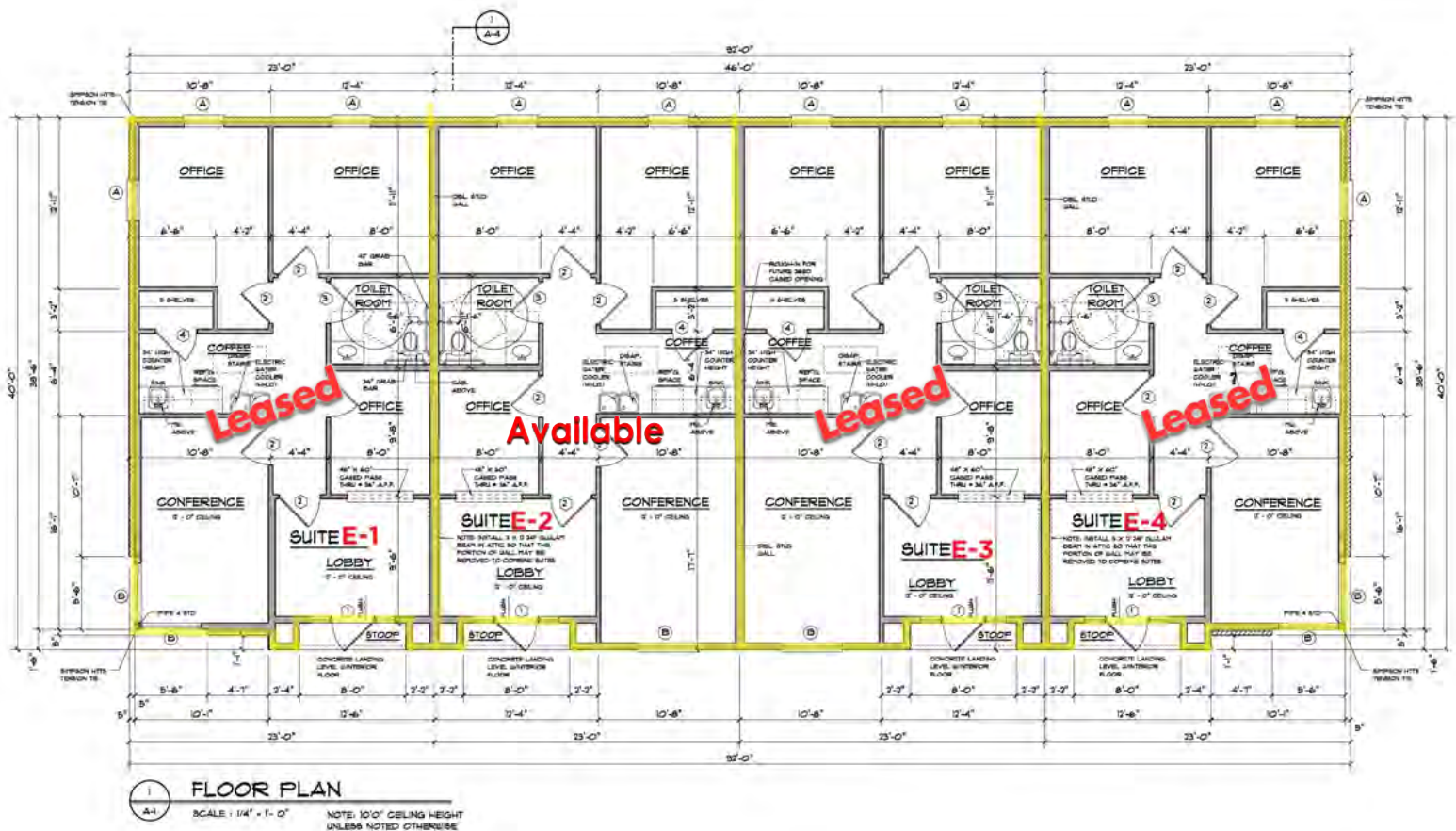
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE



Building "E" Floor Plan

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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

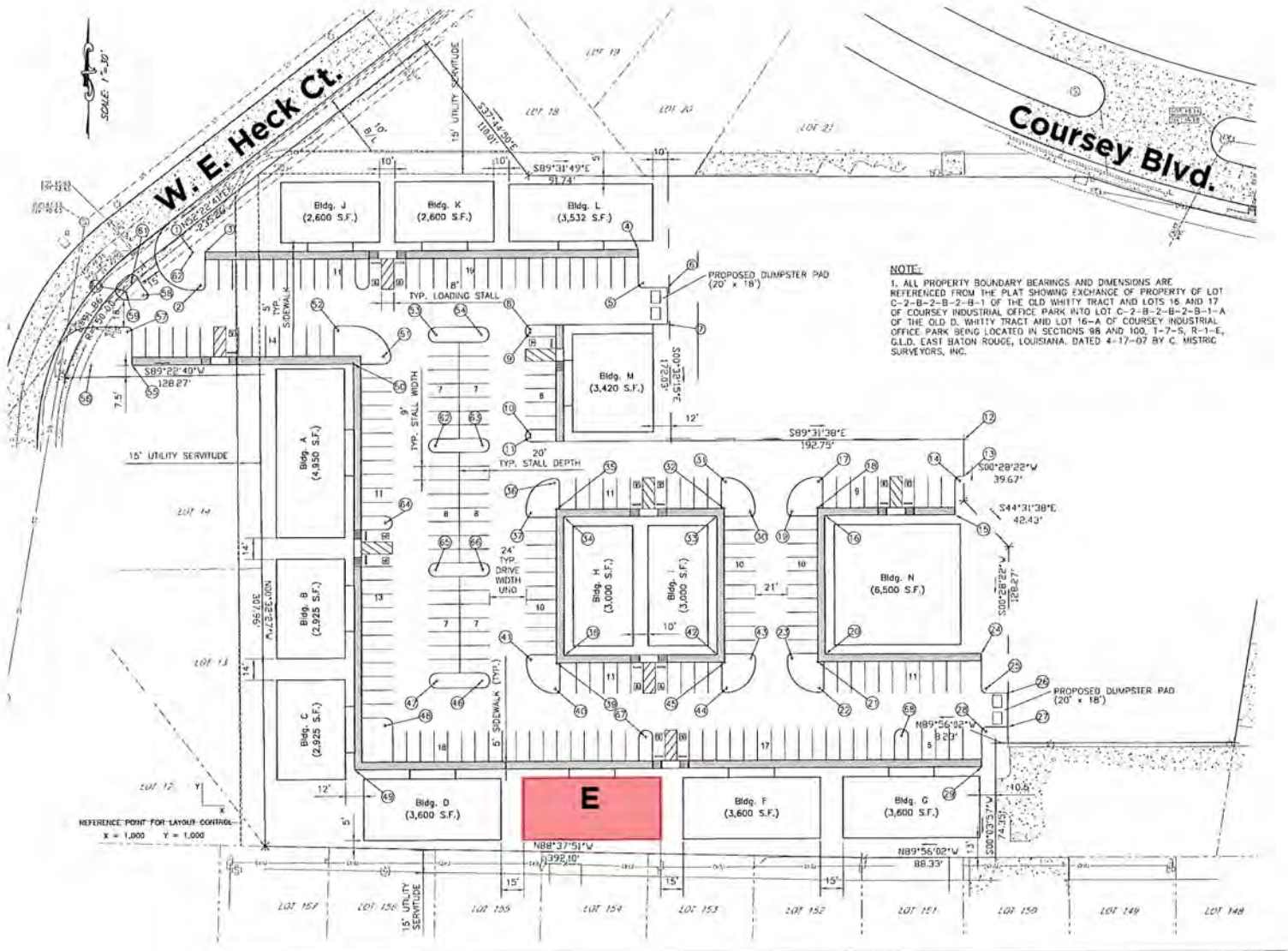


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE



Market Plaza Site Plan: Building "E"

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE



Market Plaza Office Park



Market Plaza Office Park

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



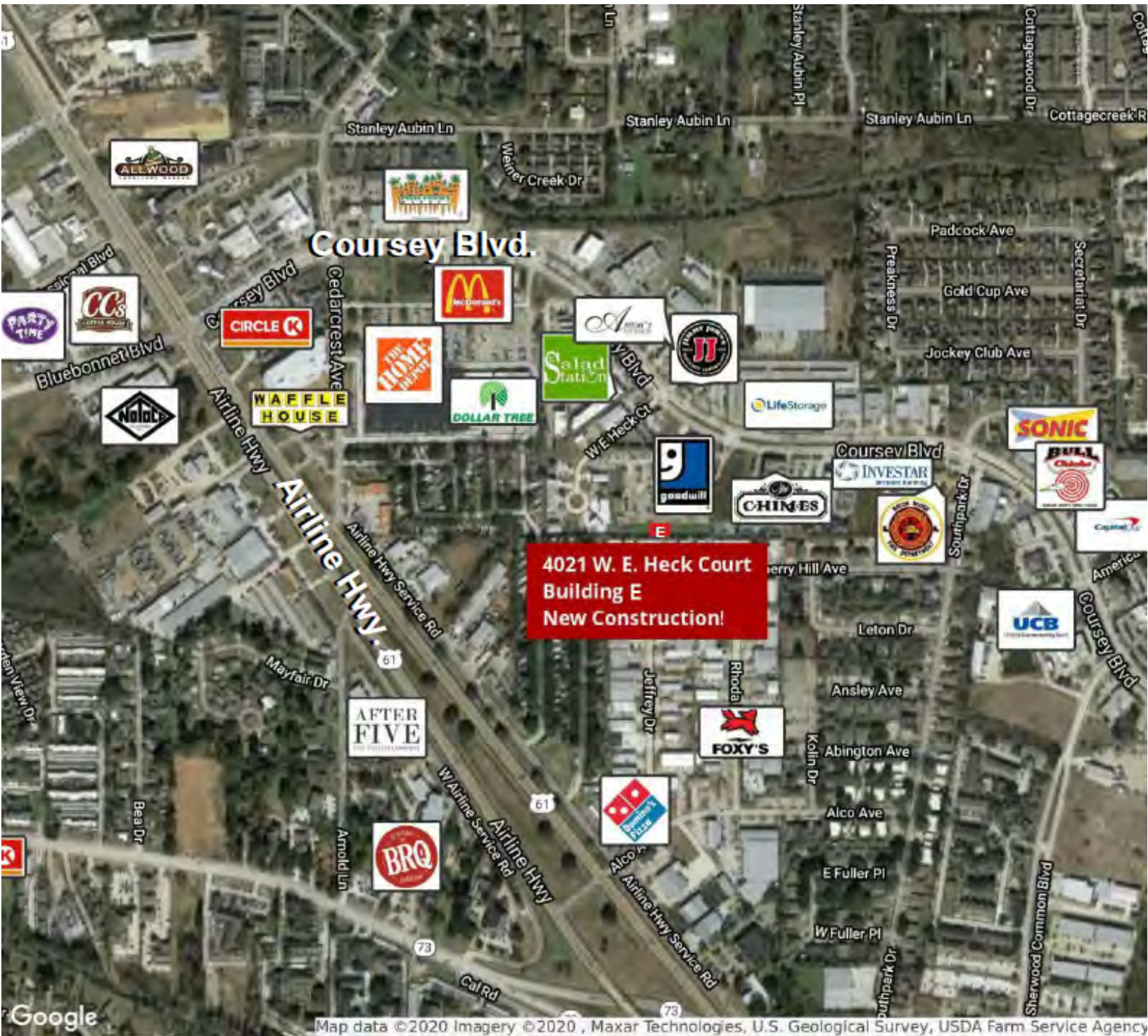
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

FOR LEASE

900 SF AVAILABLE



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

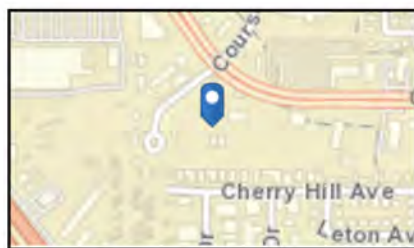
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

The map displays the following population data for the 100 census tracts:

Census Tract	Population
1	17,134
2	16,732
3	21,407
4	18,374
5	21,493
6	19,767
7	19,188
8	17,375
9	30,690
10	31,365
11	146,076
12	16,000
13	18,268
14	21,737
15	21,620
16	51,091
17	18,544
18	26,872
19	16,000
20	15,843
21	28,419
22	21,154
23	16,328
24	25,273
25	22,388
26	29,160
27	21,925
28	23,650
29	20,392
30	19,000
31	17,401
32	53,253
33	54,145
34	47,949
35	51,214
36	43,884
37	31,581
38	24,003
39	22,388
40	29,160
41	21,925
42	23,650
43	20,392
44	19,000
45	17,401
46	53,253
47	54,145
48	47,949
49	51,214
50	43,884
51	31,581
52	24,003
53	22,388
54	29,160
55	21,925
56	23,650
57	20,392
58	19,000
59	17,401
60	53,253
61	54,145
62	47,949
63	51,214
64	43,884
65	31,581
66	24,003
67	22,388
68	29,160
69	21,925
70	23,650
71	20,392
72	19,000
73	17,401
74	53,253
75	54,145
76	47,949
77	51,214
78	43,884
79	31,581
80	24,003
81	22,388
82	29,160
83	21,925
84	23,650
85	20,392
86	19,000
87	17,401
88	53,253
89	54,145
90	47,949
91	51,214
92	43,884
93	31,581
94	24,003
95	22,388
96	29,160
97	21,925
98	23,650
99	20,392
100	19,000



Source: ©2019 Kalibrate Technologies (Q3 2019).

- ▲ 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



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.



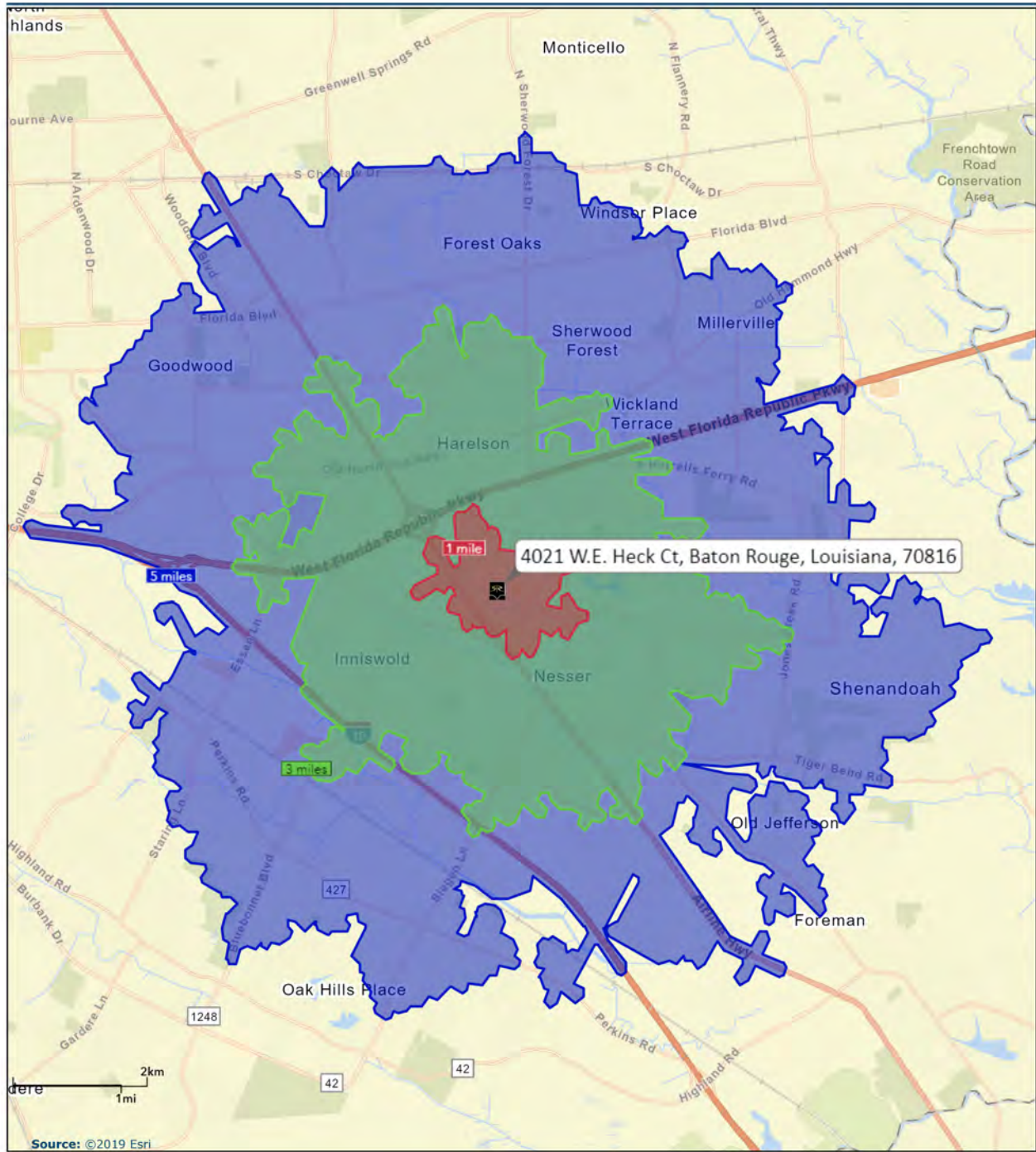
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 1, 3, 5 MILE RADII

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. E, BATON ROUGE, LA 70816

900 SF AVAILABLE



December 31, 2019

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010	2019	2024				
Population	3,241	3,321	3,332				
Households	1,416	1,394	1,390				
Families	722	684	673				
Average Household Size	2.28	2.38	2.39				
Owner Occupied Housing Units	348	326	332				
Renter Occupied Housing Units	1,068	1,068	1,058				
Median Age	29.2	29.9	29.2				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.07%	0.41%	0.77%				
Households	-0.06%	0.43%	0.75%				
Families	-0.32%	0.26%	0.68%				
Owner HHs	0.37%	0.73%	0.92%				
Median Household Income	2.60%	2.01%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	113	8.1%	91	6.5%		
	\$15,000 - \$24,999	174	12.5%	138	9.9%		
	\$25,000 - \$34,999	181	13.0%	155	11.2%		
	\$35,000 - \$49,999	187	13.4%	165	11.9%		
	\$50,000 - \$74,999	293	21.0%	299	21.5%		
	\$75,000 - \$99,999	180	12.9%	190	13.7%		
	\$100,000 - \$149,999	155	11.1%	197	14.2%		
	\$150,000 - \$199,999	98	7.0%	136	9.8%		
	\$200,000+	14	1.0%	19	1.4%		
	Median Household Income	\$52,436		\$59,621			
Average Household Income	\$65,427		\$76,500				
Per Capita Income	\$27,442		\$31,886				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	274	8.4%	256	7.7%	268	8.0%
	5 - 9	227	7.0%	216	6.5%	212	6.4%
	10 - 14	165	5.1%	192	5.8%	180	5.4%
	15 - 19	195	6.0%	211	6.4%	200	6.0%
	20 - 24	405	12.5%	378	11.4%	439	13.2%
	25 - 34	734	22.6%	730	22.0%	730	21.9%
	35 - 44	425	13.1%	473	14.2%	433	13.0%
	45 - 54	350	10.8%	337	10.1%	340	10.2%
	55 - 64	231	7.1%	248	7.5%	249	7.5%
	65 - 74	141	4.3%	159	4.8%	167	5.0%
	75 - 84	73	2.3%	92	2.8%	83	2.5%
	85+	23	0.7%	29	0.9%	32	1.0%
	Race and Ethnicity	Census 2010		2019		2024	
Number		Percent	Number	Percent	Number	Percent	
White Alone		1,319	40.7%	1,194	36.0%	1,123	33.7%
Black Alone		1,388	42.8%	1,483	44.7%	1,509	45.3%
American Indian Alone		13	0.4%	13	0.4%	13	0.4%
Asian Alone		83	2.6%	105	3.2%	117	3.5%
Pacific Islander Alone		1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone		338	10.4%	404	12.2%	433	13.0%
Two or More Races		99	3.1%	121	3.6%	135	4.1%
Hispanic Origin (Any Race)		685	21.1%	790	23.8%	851	25.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

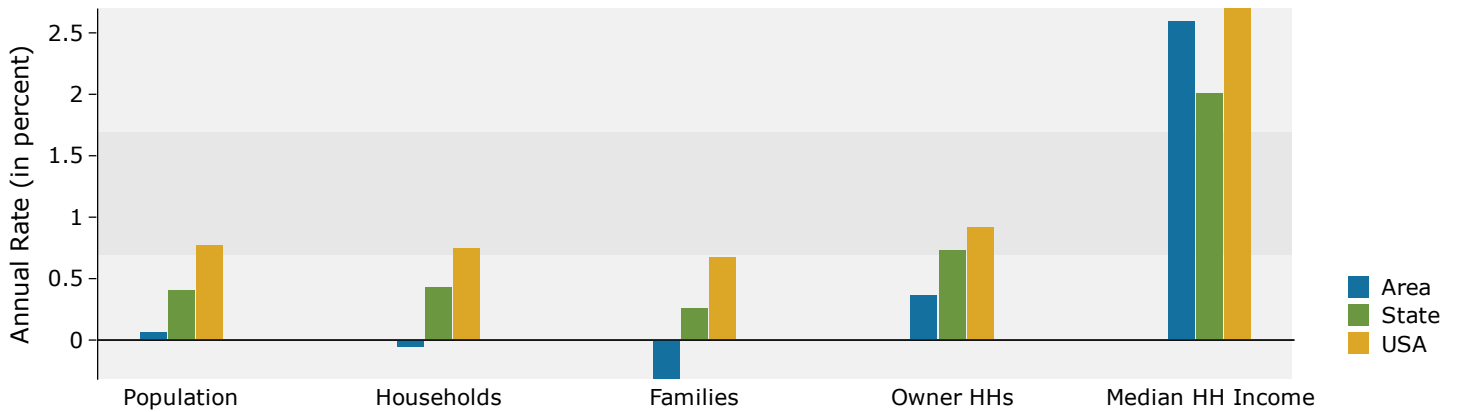


Demographic and Income Profile

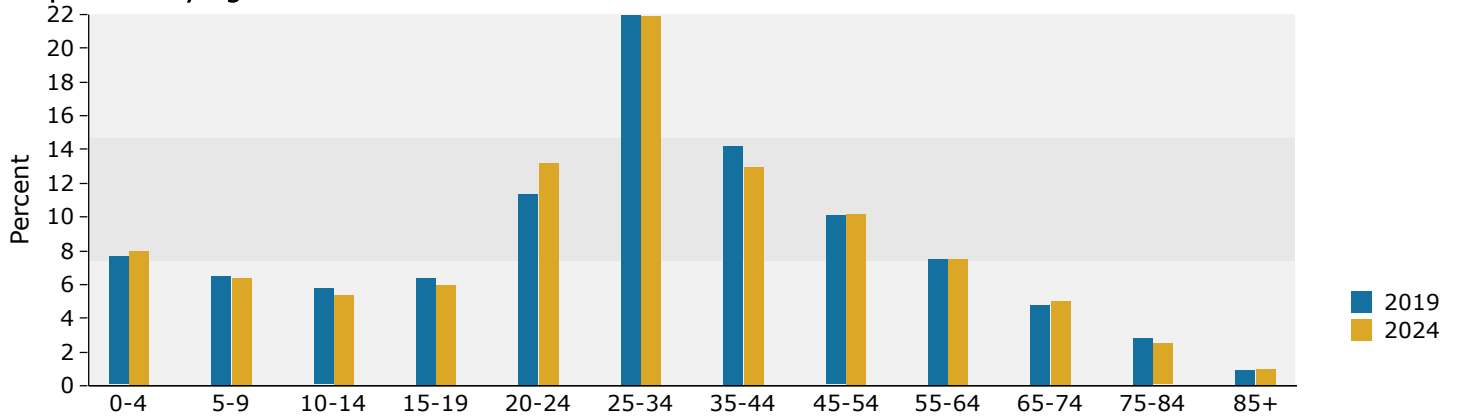
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

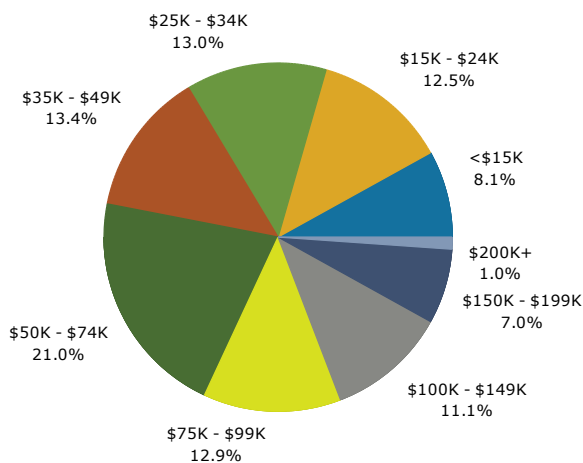
Trends 2019-2024



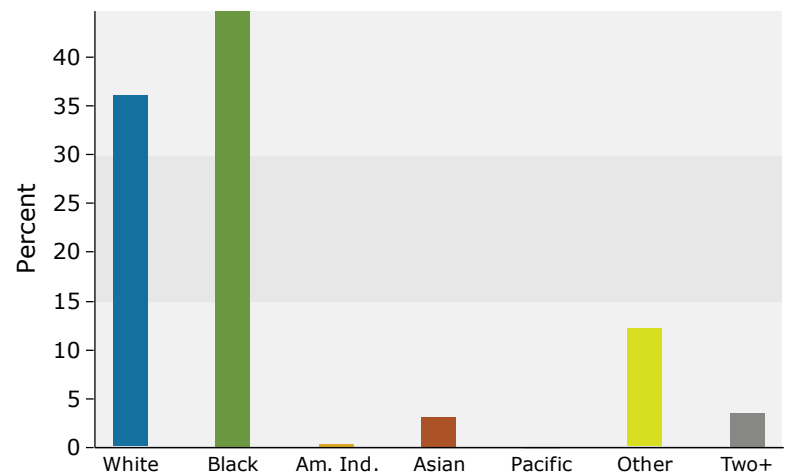
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019



Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 3 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010		2019		2024			
Population	39,740		40,598		41,251			
Households	17,799		18,098		18,354			
Families	10,116		9,946		9,971			
Average Household Size	2.20		2.21		2.22			
Owner Occupied Housing Units	10,354		9,891		10,252			
Renter Occupied Housing Units	7,445		8,207		8,102			
Median Age	36.6		38.6		39.6			
Trends: 2019 - 2024 Annual Rate	Area		State		National			
Population	0.32%		0.41%		0.77%			
Households	0.28%		0.43%		0.75%			
Families	0.05%		0.26%		0.68%			
Owner HHs	0.72%		0.73%		0.92%			
Median Household Income	2.39%		2.01%		2.70%			
Households by Income				2019		2024		
				Number	Percent	Number	Percent	
	<\$15,000			1,344	7.4%	1,156	6.3%	
	\$15,000 - \$24,999			1,468	8.1%	1,249	6.8%	
	\$25,000 - \$34,999			1,638	9.1%	1,481	8.1%	
	\$35,000 - \$49,999			2,313	12.8%	2,119	11.5%	
	\$50,000 - \$74,999			3,348	18.5%	3,360	18.3%	
	\$75,000 - \$99,999			2,413	13.3%	2,416	13.2%	
	\$100,000 - \$149,999			3,214	17.8%	3,692	20.1%	
	\$150,000 - \$199,999			1,272	7.0%	1,641	8.9%	
\$200,000+			1,089	6.0%	1,240	6.8%		
Median Household Income			\$64,908		\$73,044			
Average Household Income			\$87,171		\$97,751			
Per Capita Income			\$38,712		\$43,316			
Population by Age	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		2,440	6.1%	2,256	5.6%	2,311	5.6%
	5 - 9		2,193	5.5%	2,186	5.4%	2,220	5.4%
	10 - 14		2,044	5.1%	2,135	5.3%	2,151	5.2%
	15 - 19		2,075	5.2%	2,011	5.0%	2,035	4.9%
	20 - 24		3,332	8.4%	2,555	6.3%	2,659	6.4%
	25 - 34		7,017	17.7%	6,846	16.9%	6,334	15.4%
	35 - 44		4,697	11.8%	5,657	13.9%	6,209	15.1%
	45 - 54		5,203	13.1%	4,453	11.0%	4,501	10.9%
	55 - 64		4,962	12.5%	4,900	12.1%	4,499	10.9%
	65 - 74		2,944	7.4%	4,219	10.4%	4,459	10.8%
	75 - 84		1,942	4.9%	2,260	5.6%	2,721	6.6%
	85+		891	2.2%	1,119	2.8%	1,152	2.8%
Race and Ethnicity	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
	White Alone		27,323	68.8%	25,732	63.4%	24,839	60.2%
	Black Alone		9,374	23.6%	10,825	26.7%	11,701	28.4%
	American Indian Alone		92	0.2%	90	0.2%	88	0.2%
	Asian Alone		1,492	3.8%	2,035	5.0%	2,405	5.8%
	Pacific Islander Alone		16	0.0%	16	0.0%	16	0.0%
	Some Other Race Alone		800	2.0%	1,014	2.5%	1,142	2.8%
	Two or More Races		644	1.6%	888	2.2%	1,060	2.6%
	Hispanic Origin (Any Race)		2,138	5.4%	2,639	6.5%	3,006	7.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

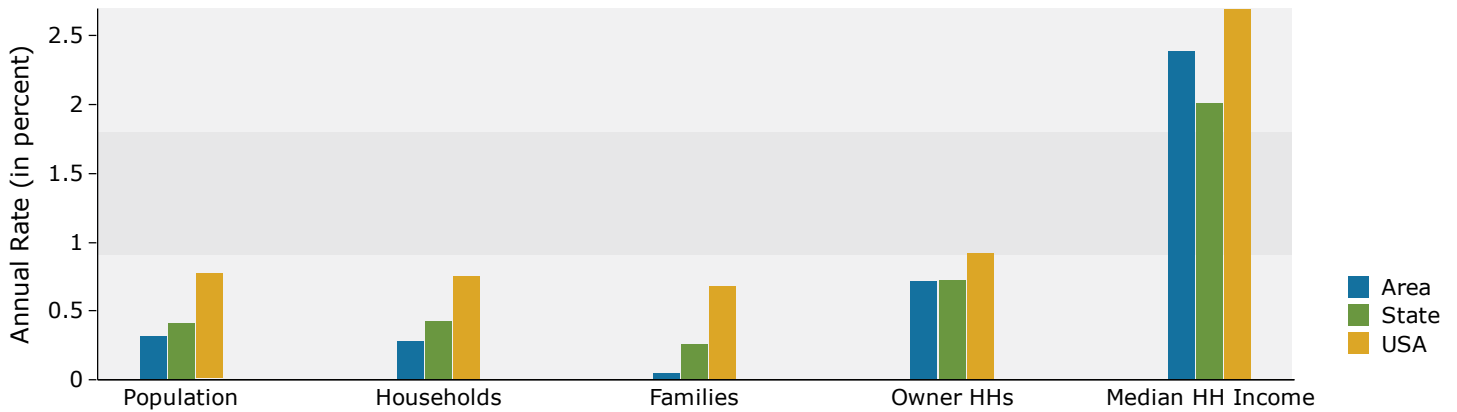


Demographic and Income Profile

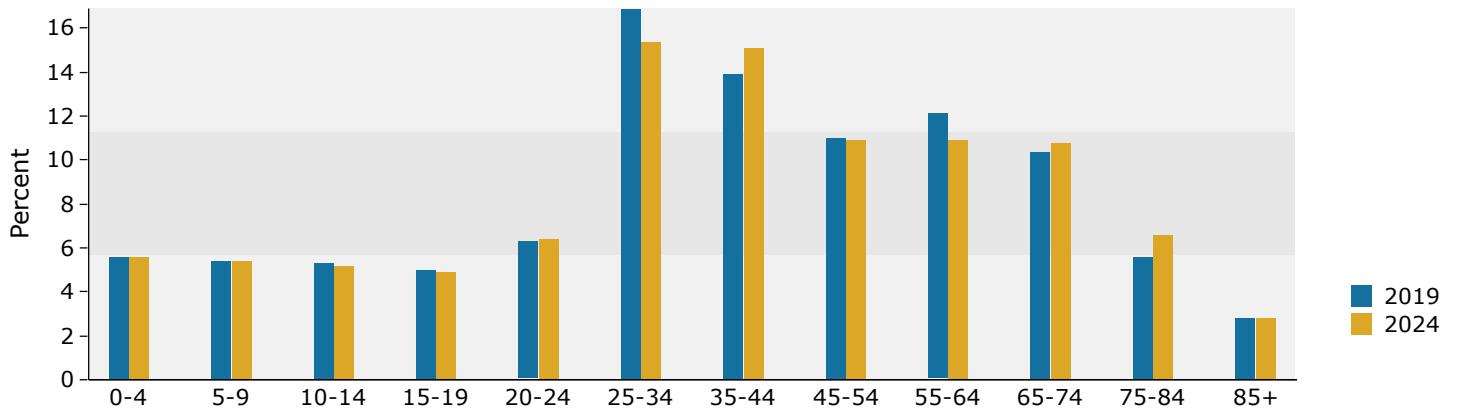
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 3 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

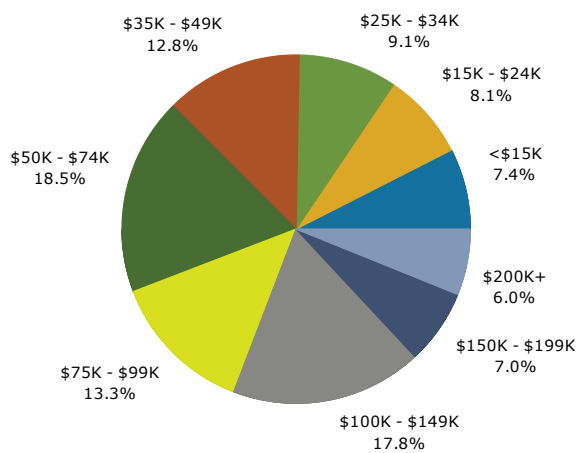
Trends 2019-2024



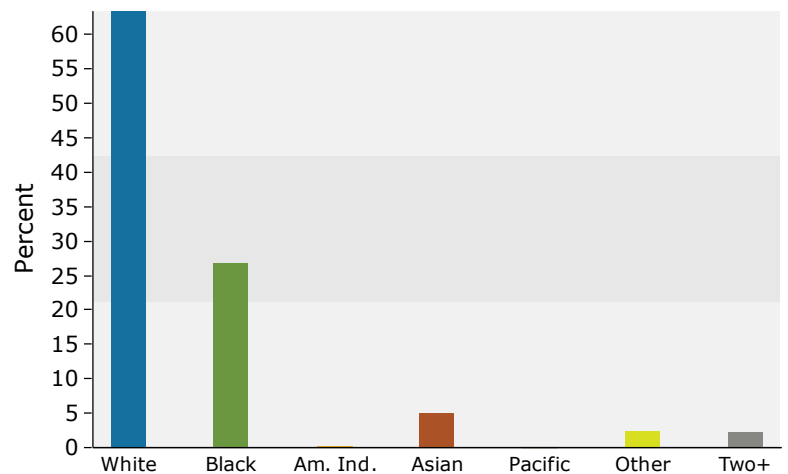
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019



Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010		2019		2024		
Population	122,836		127,560		129,654		
Households	52,231		53,961		54,768		
Families	31,272		31,315		31,425		
Average Household Size	2.33		2.34		2.35		
Owner Occupied Housing Units	31,577		30,947		32,066		
Renter Occupied Housing Units	20,654		23,014		22,701		
Median Age	35.8		37.6		38.5		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	0.33%		0.41%		0.77%		
Households	0.30%		0.43%		0.75%		
Families	0.07%		0.26%		0.68%		
Owner HHs	0.71%		0.73%		0.92%		
Median Household Income	2.39%		2.01%		2.70%		
Households by Income				2019		2024	
				Number	Percent	Number	Percent
	<\$15,000			5,032	9.3%	4,425	8.1%
	\$15,000 - \$24,999			4,214	7.8%	3,689	6.7%
	\$25,000 - \$34,999			4,692	8.7%	4,319	7.9%
	\$35,000 - \$49,999			6,328	11.7%	5,824	10.6%
	\$50,000 - \$74,999			9,213	17.1%	9,230	16.9%
	\$75,000 - \$99,999			7,079	13.1%	7,015	12.8%
	\$100,000 - \$149,999			10,113	18.7%	11,523	21.0%
	\$150,000 - \$199,999			3,595	6.7%	4,607	8.4%
	\$200,000+			3,694	6.8%	4,137	7.6%
Median Household Income			\$66,295		\$74,610		
Average Household Income			\$89,034		\$99,190		
Per Capita Income			\$37,614		\$41,856		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	7,890 6.4%	7,517 5.9%	7,721 6.0%			
	5 - 9	7,278 5.9%	7,285 5.7%	7,393 5.7%			
	10 - 14	7,209 5.9%	7,216 5.7%	7,230 5.6%			
	15 - 19	7,381 6.0%	6,851 5.4%	6,774 5.2%			
	20 - 24	9,842 8.0%	8,587 6.7%	8,384 6.5%			
	25 - 34	20,565 16.7%	21,407 16.8%	20,600 15.9%			
	35 - 44	14,872 12.1%	16,968 13.3%	18,797 14.5%			
	45 - 54	16,398 13.3%	14,202 11.1%	14,122 10.9%			
	55 - 64	14,969 12.2%	15,625 12.2%	14,355 11.1%			
	65 - 74	8,449 6.9%	12,443 9.8%	13,360 10.3%			
	75 - 84	5,510 4.5%	6,403 5.0%	7,791 6.0%			
	85+	2,471 2.0%	3,056 2.4%	3,125 2.4%			
	Race and Ethnicity	Census 2010		2019		2024	
Number		Percent	Number	Percent	Number	Percent	
White Alone		76,303 62.1%	72,654 57.0%	69,969 54.0%			
Black Alone		35,966 29.3%	41,035 32.2%	43,713 33.7%			
American Indian Alone		361 0.3%	352 0.3%	345 0.3%			
Asian Alone		5,611 4.6%	7,504 5.9%	8,716 6.7%			
Pacific Islander Alone		46 0.0%	46 0.0%	47 0.0%			
Some Other Race Alone		2,634 2.1%	3,300 2.6%	3,691 2.8%			
Two or More Races		1,916 1.6%	2,670 2.1%	3,173 2.4%			
Hispanic Origin (Any Race)		6,603 5.4%	8,140 6.4%	9,230 7.1%			

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

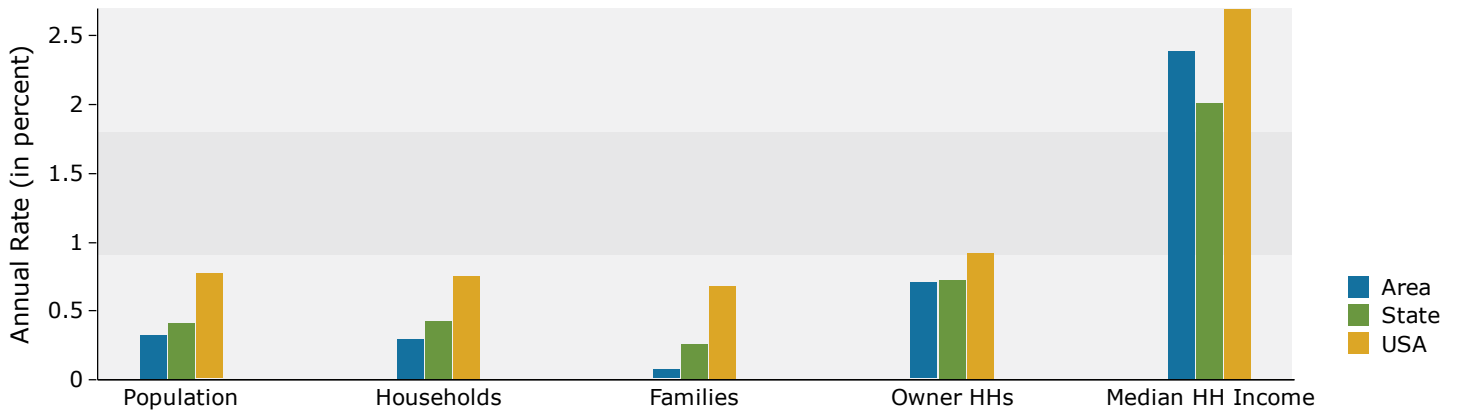


Demographic and Income Profile

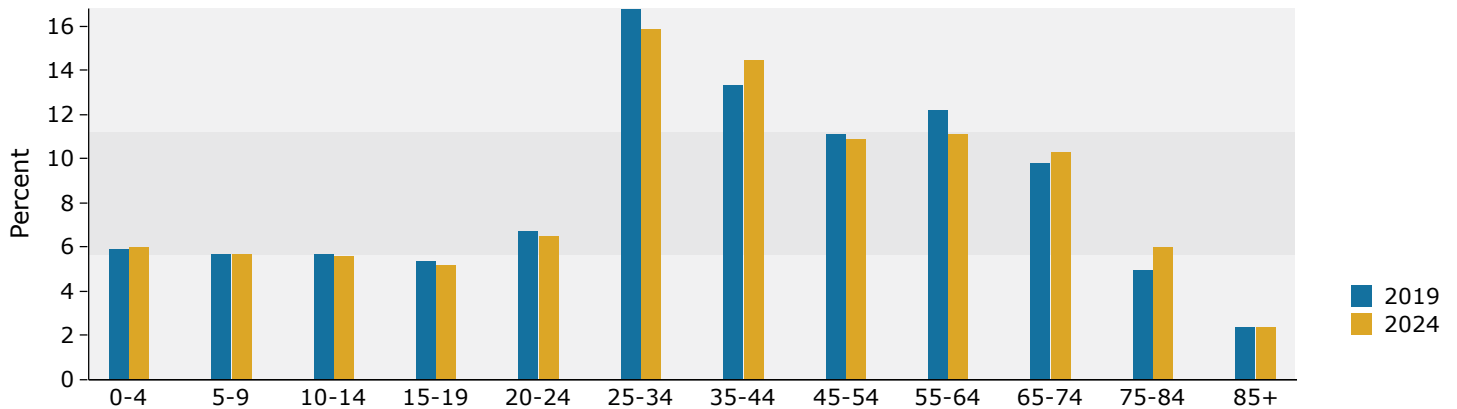
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

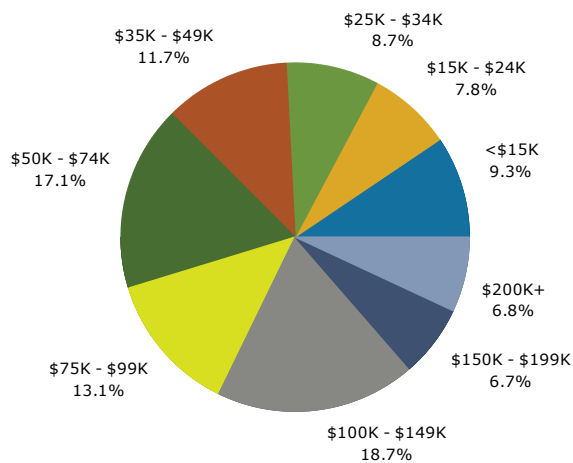
Trends 2019-2024



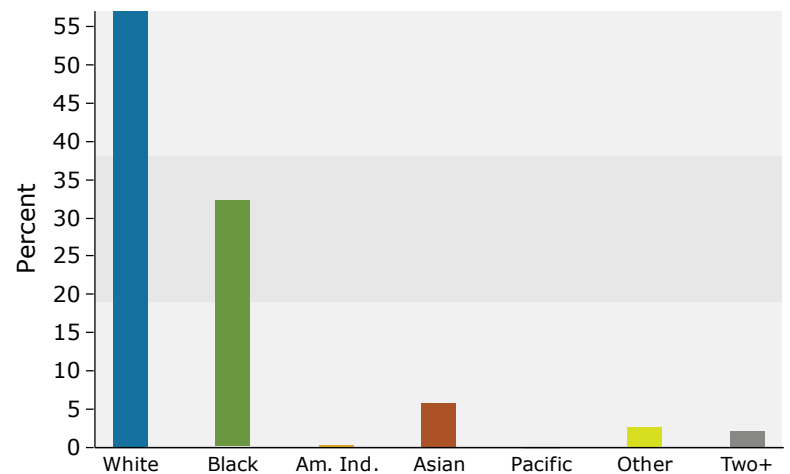
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019