



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# O'NEAL SQUARE OFFICE PARK - BLDG. F

2798 O'NEAL LN, BLDG. F, BATON ROUGE, LA 70816

**5,000 SF**

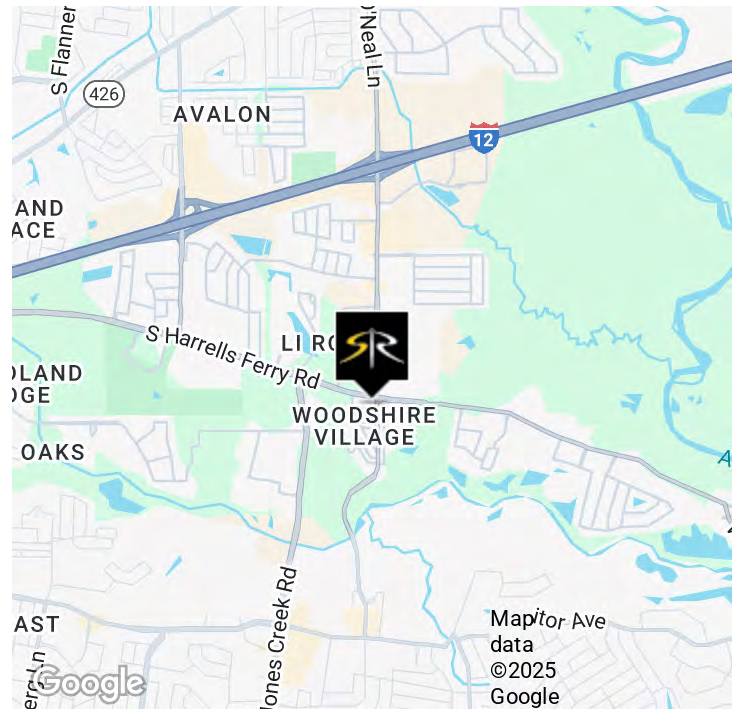


## OFFERING SUMMARY

Lease Rate:	\$12 -13.50 SF/yr (NNN)
Building Size:	2,500 - 5,000 SF
Zoning:	C-2 (Heavy Commercial)

## PROPERTY HIGHLIGHTS

- O'Neal Square Office Park
- Office Building F: 5,000 SF Office Condo For Lease
- Currently Under Full Renovation
- Building can be subdivided into two (2) suites of approximately 2,500 SF each
- **Suite F: 5,000 SF - \$12.00 SF/yr (NNN)**
- **Suite F (subdivided) +/- 2,500 SF - \$13.50 SF/yr (NNN)**
- 14 Spacious Offices
- Conference Room
- Large Copy/Utility Room
- Full Kitchen
- Large Reception Area



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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carmen@sr-cre.com

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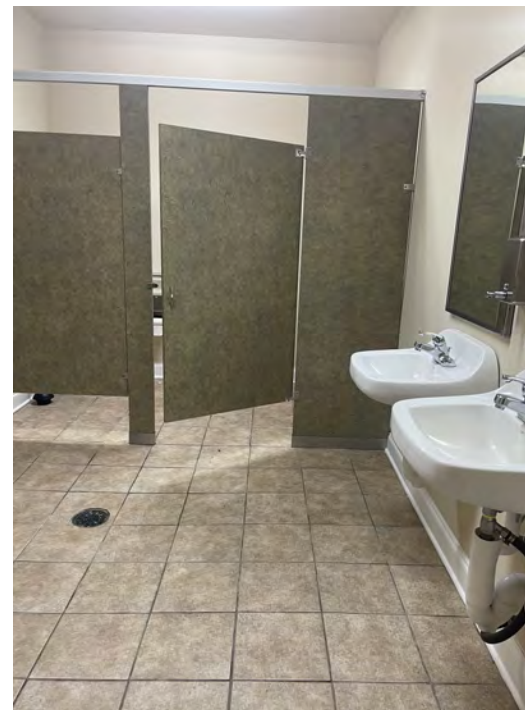
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AERIAL

5,000 SF



Google

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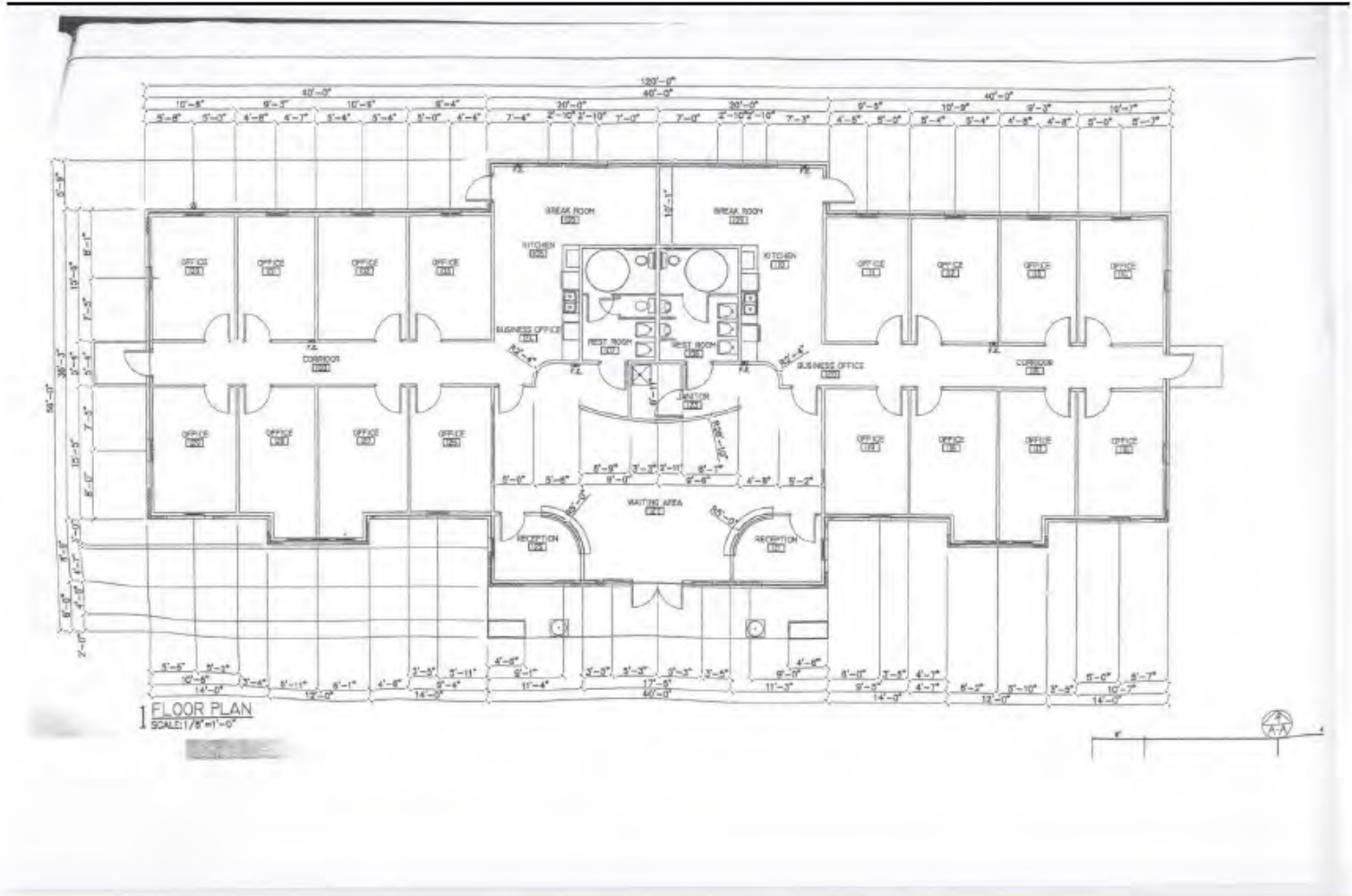
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# FLOOR PLAN

## O'NEAL SQUARE OFFICE PARK - BLDG. F

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**5,000 SF**



O'Neal  
Square  
Office  
Park  
Bldg. F

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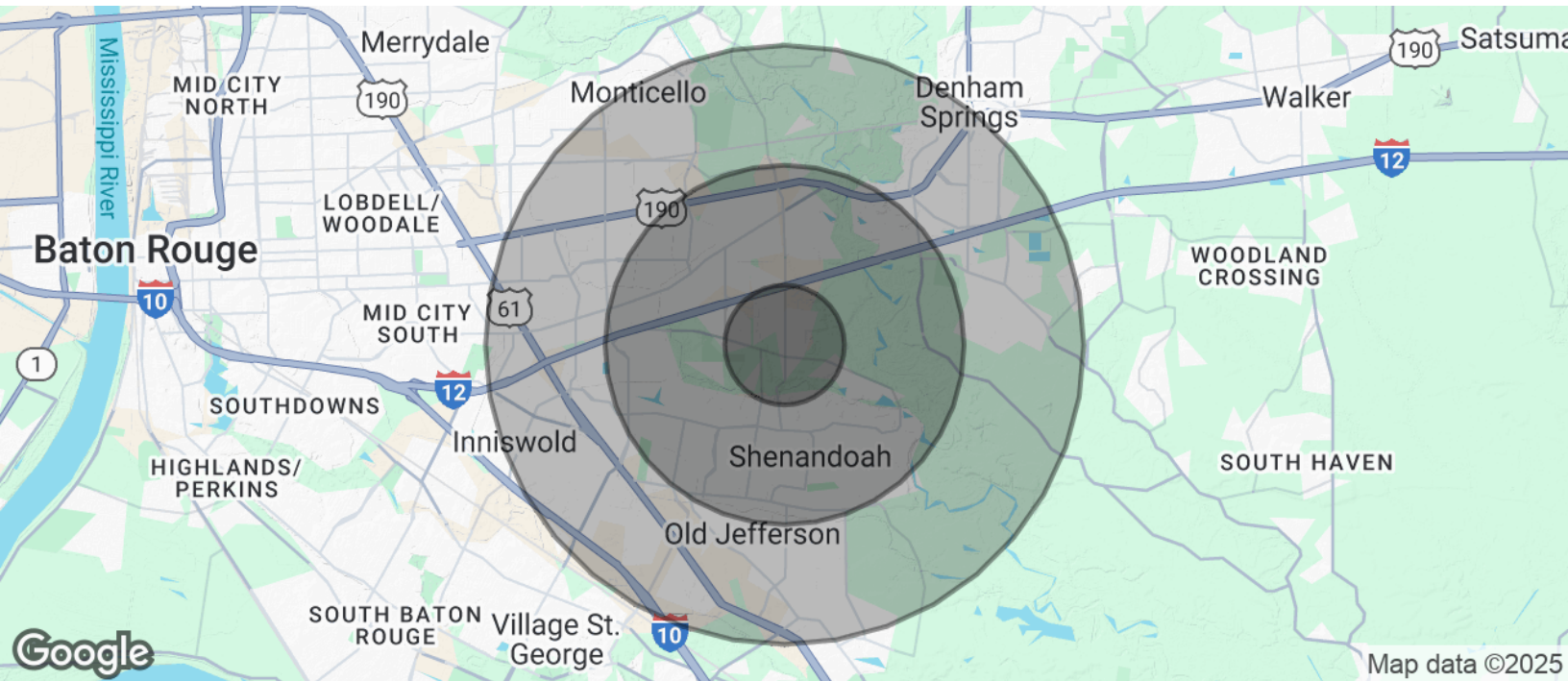
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DEMOGRAPHICS

# O'NEAL SQUARE OFFICE PARK - BLDG. F

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,673	66,242	139,943
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,058	26,532	55,858
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$93,603	\$97,989	\$97,065
Average House Value	\$341,652	\$293,619	\$277,087

Demographics data derived from AlphaMap

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