



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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

FOR LEASE

898 - 1,796 SF



## OFFERING SUMMARY

### Building "C": NEW Construction!

Suite C-1: <b>LEASED</b>	1,499 SF
Suite C-2: \$20.00 Per SF/Yr. + \$3.50 CAM (NNN)	898 SF
Suite C-3: \$20.00 Per SF/Yr. + \$3.50 CAM (NNN)	898 SF

## PROPERTY HIGHLIGHTS

- High-End NEW Construction with Custom Interior Finishes and Tall Ceilings
- Suites include welcoming Reception Area, 1 ADA Restroom, nice Kitchen/Breakroom, 3 to 6 Private Offices, Large Conference Room, and Ample Storage
- NEW construction Garden-Style Offices with Bluebonnet Level Custom Finishes at Coursey Blvd. Prices
- Delivery Date; Fall, 2025



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com

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

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MARKET PLAZA OFFICE PARK  
**GARDEN-STYLE "NEW CONSTRUCTION" OFFICE**

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**Market Plaza Office Park**



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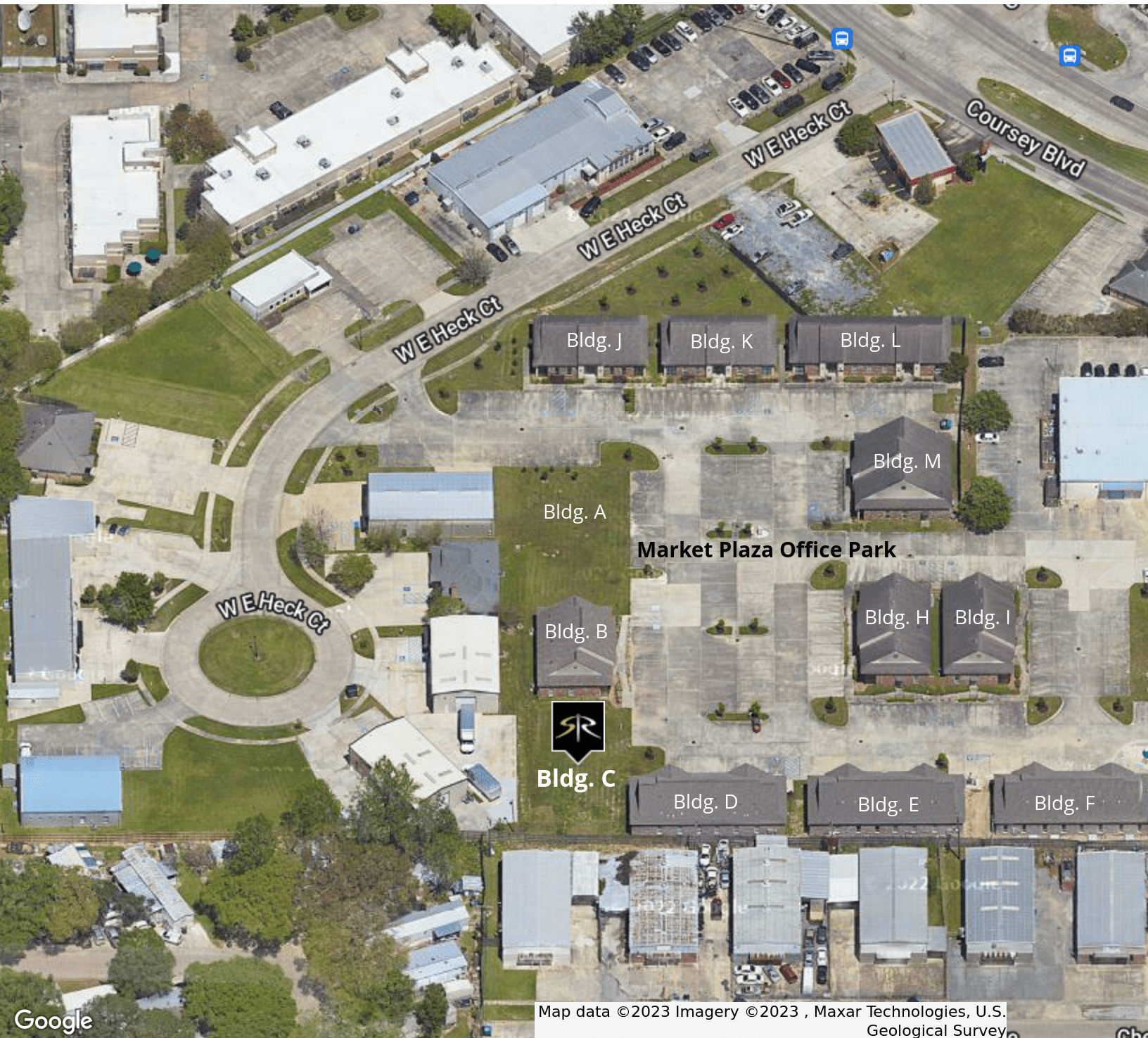
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AERIAL OVERVIEW

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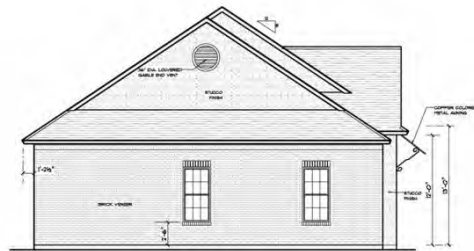
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# ELEVATIONS

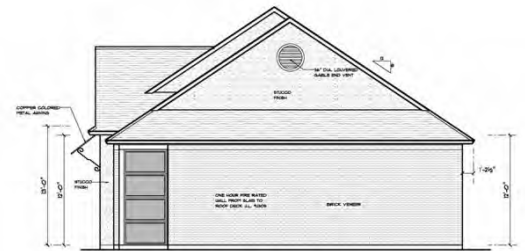
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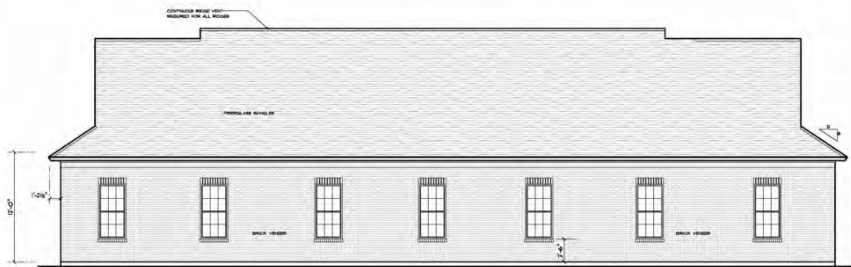
898 - 1,796 SF



3 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
SET - 07/20/21

### Elevations Building "C"

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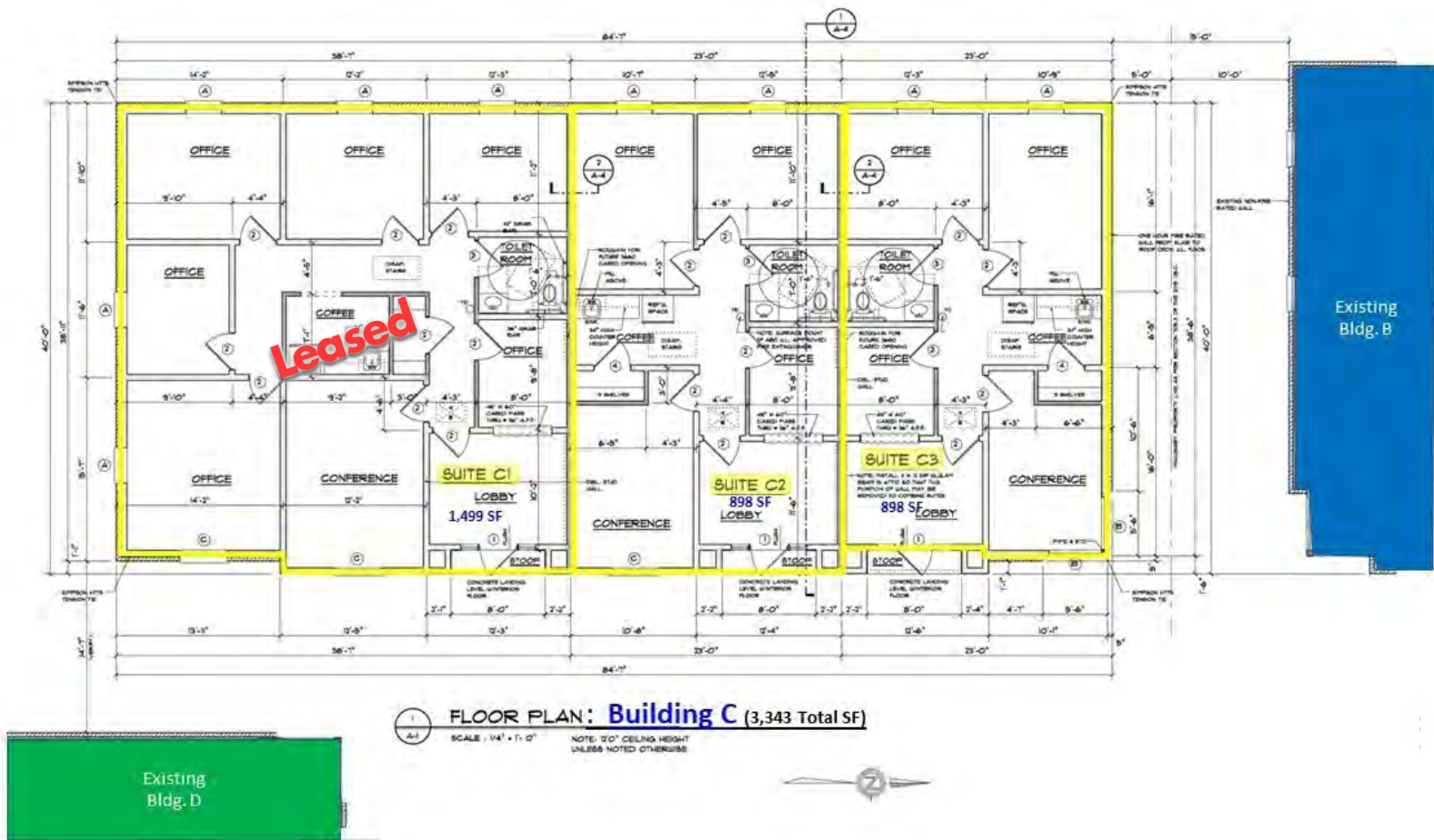


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# FLOOR PLAN GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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Building "C" Floor Plan

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# GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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RETAIL MAP

898 - 1,796 SF



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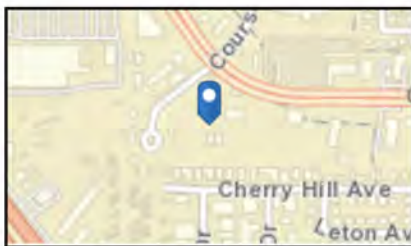
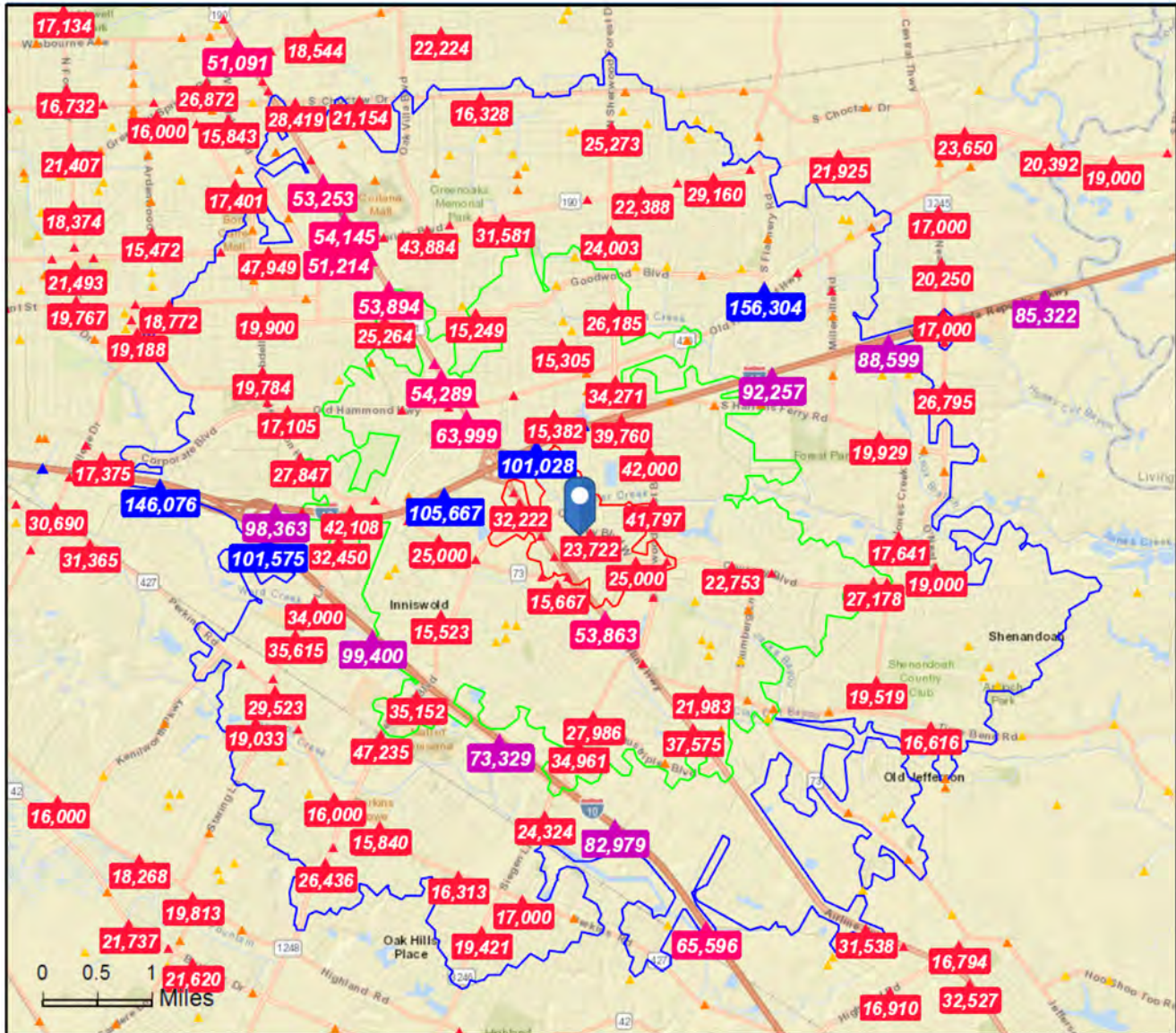
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# TRAFFIC COUNT MAP

## GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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Source: ©2019 Kalibrate Technologies (Q3 2019).

**Average Daily Traffic Volume**  
▲ 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



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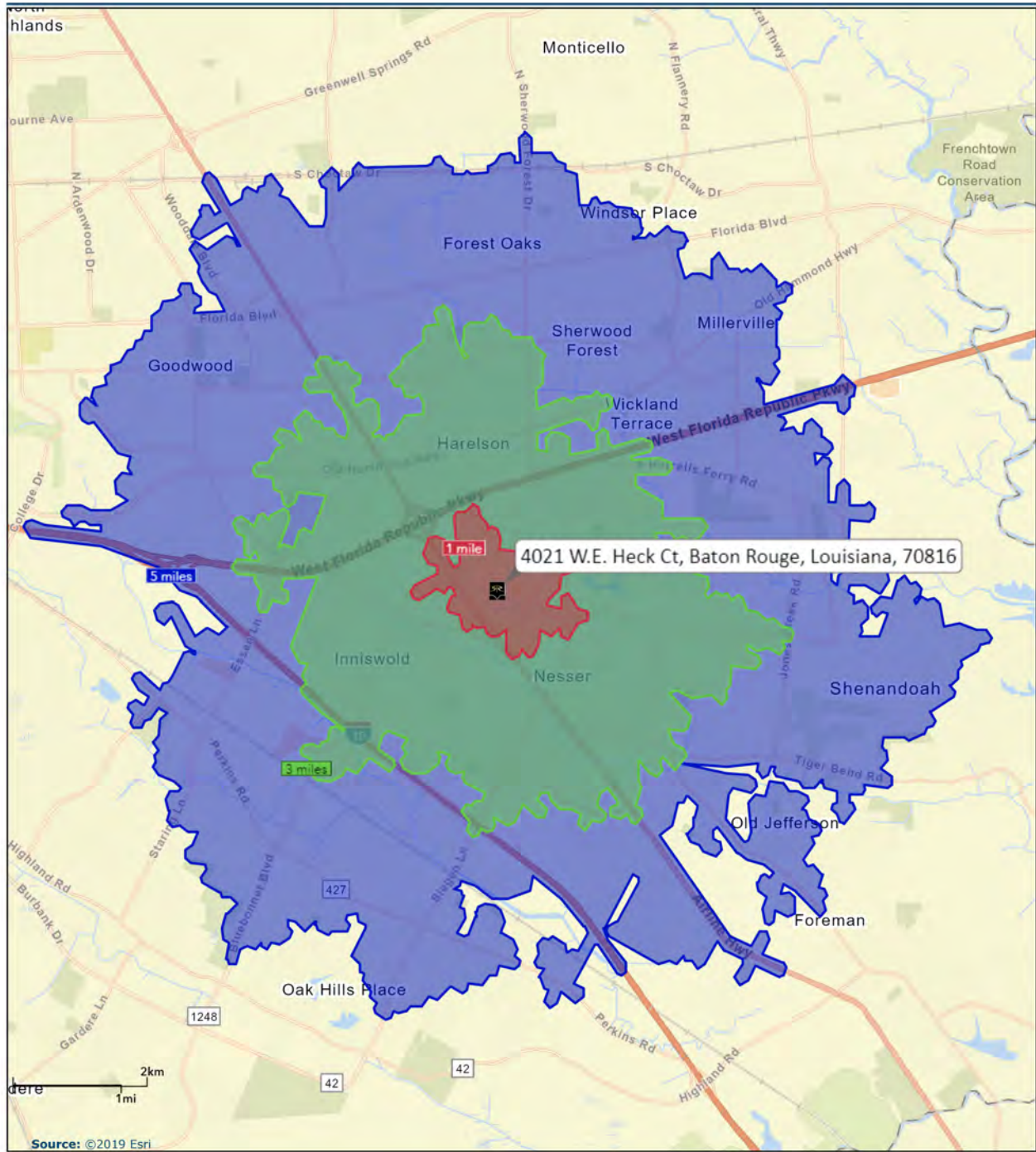
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# DRIVE TIME MAP: 1, 3, 5 MILE RADII

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## 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

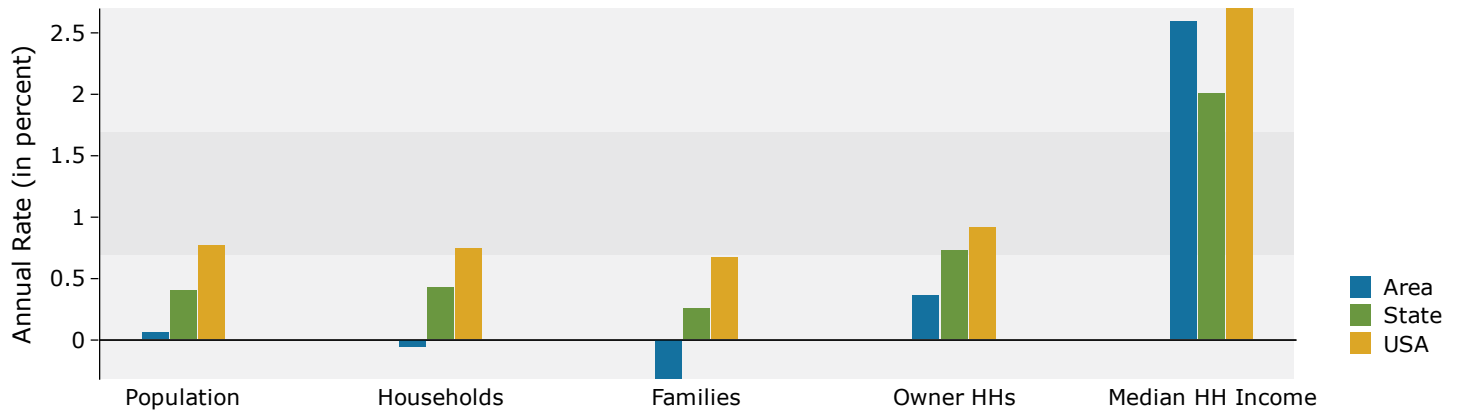


## Demographic and Income Profile

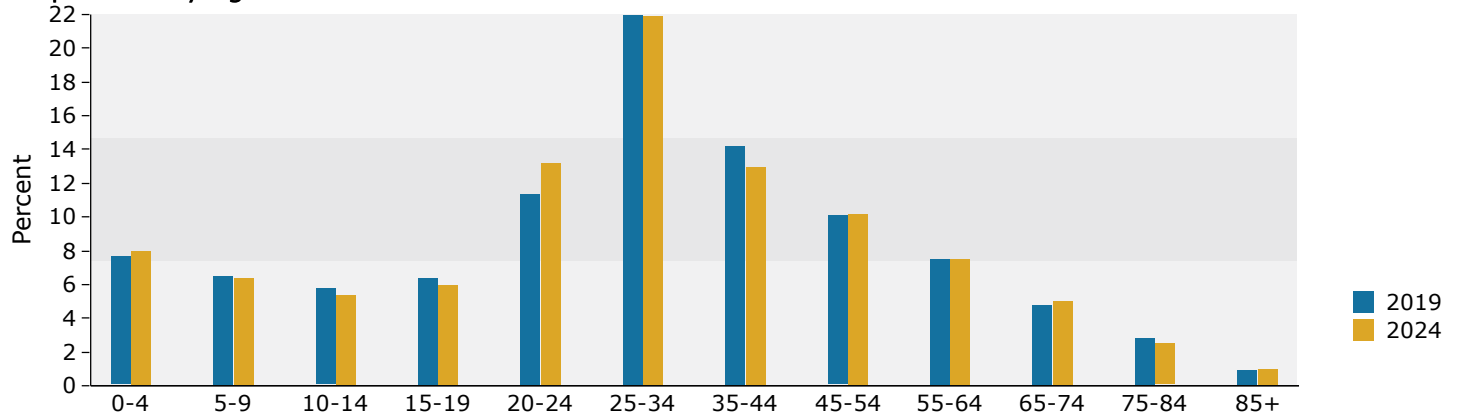
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

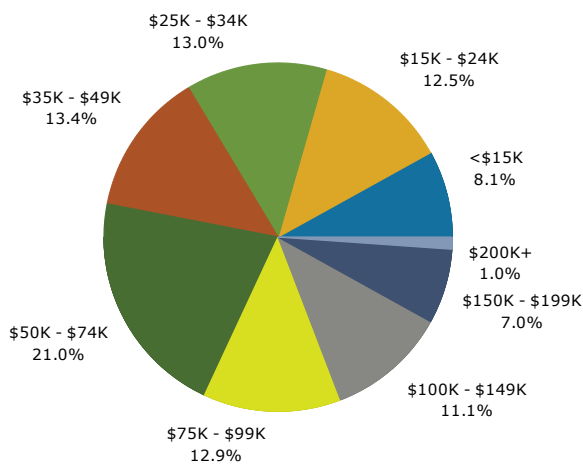
### Trends 2019-2024



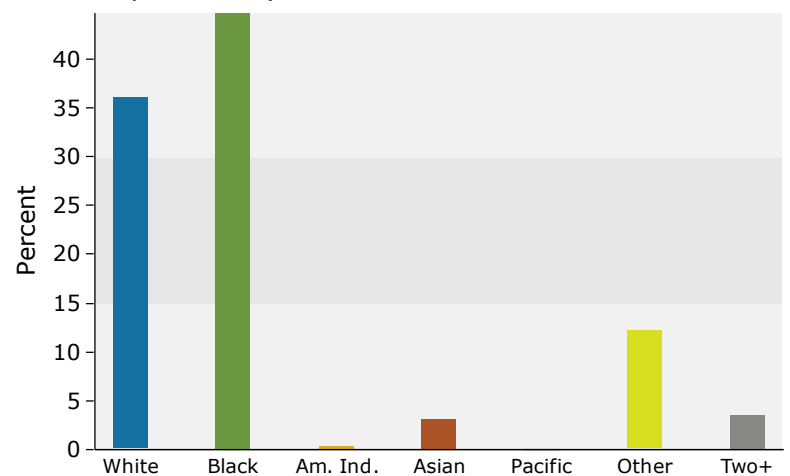
### Population by Age



### 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

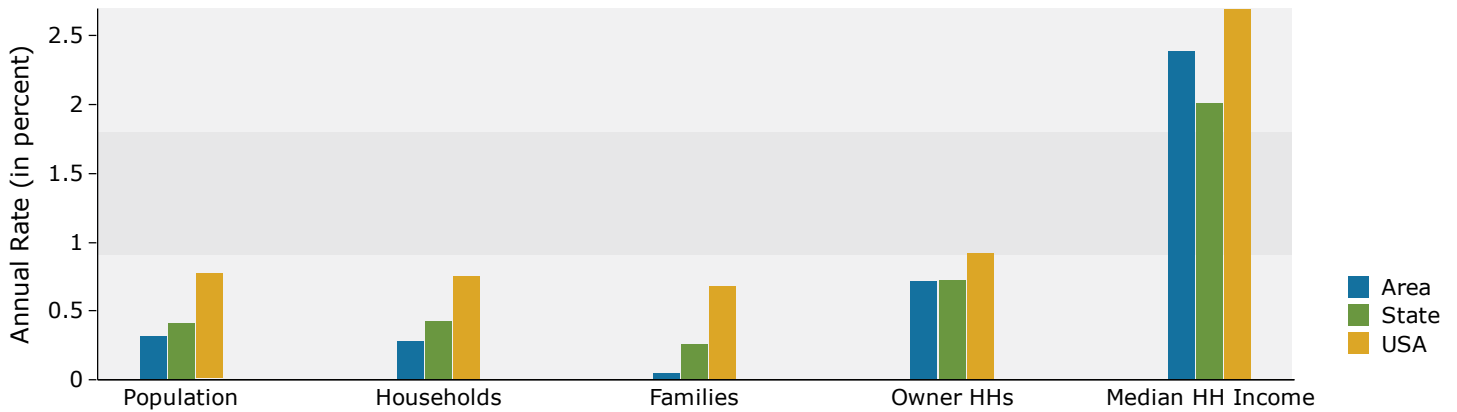


## Demographic and Income Profile

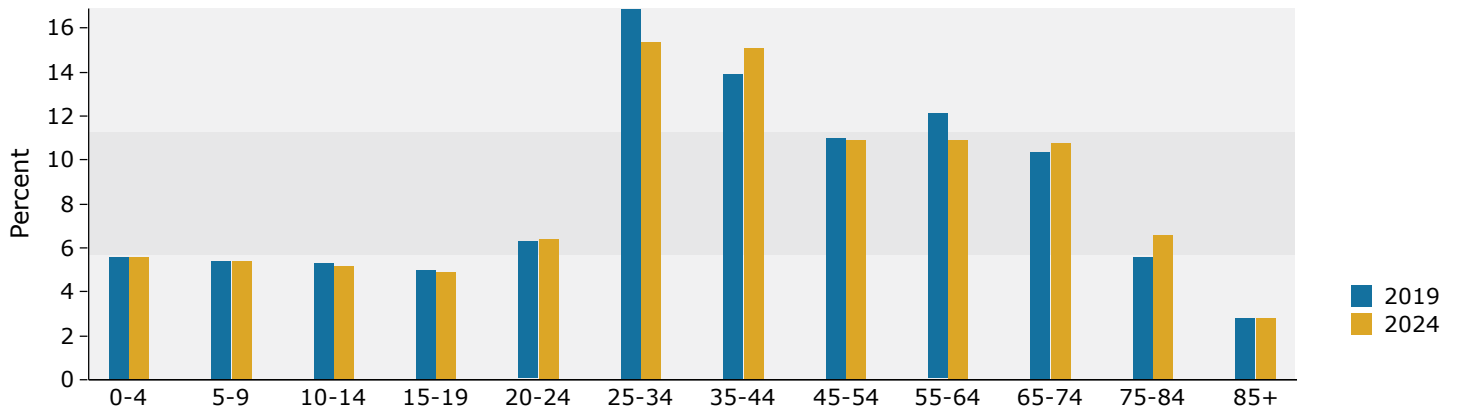
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Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.41445  
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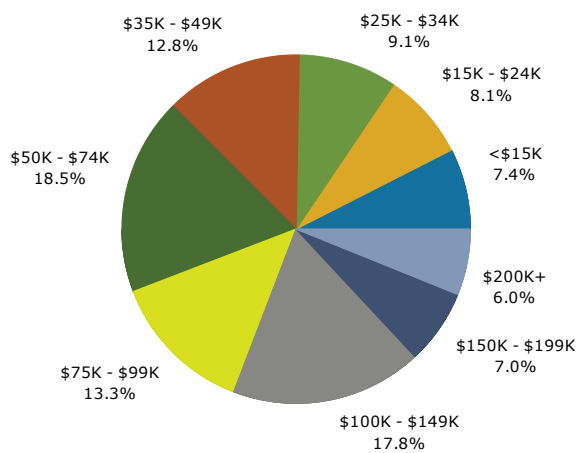
### Trends 2019-2024



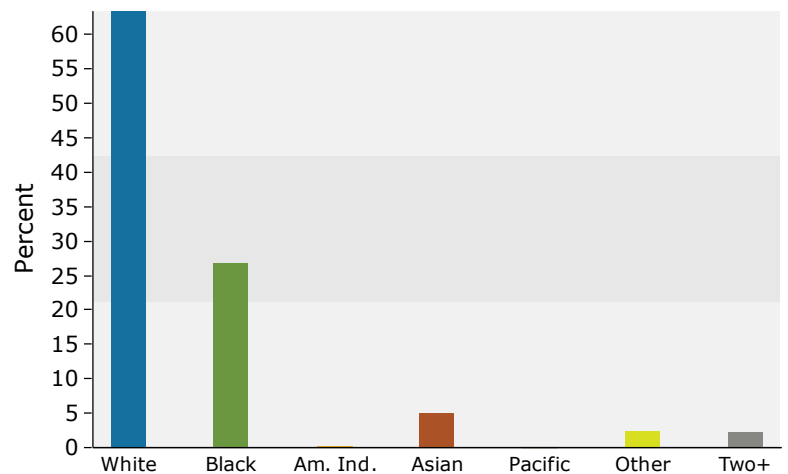
### Population by Age



### 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.

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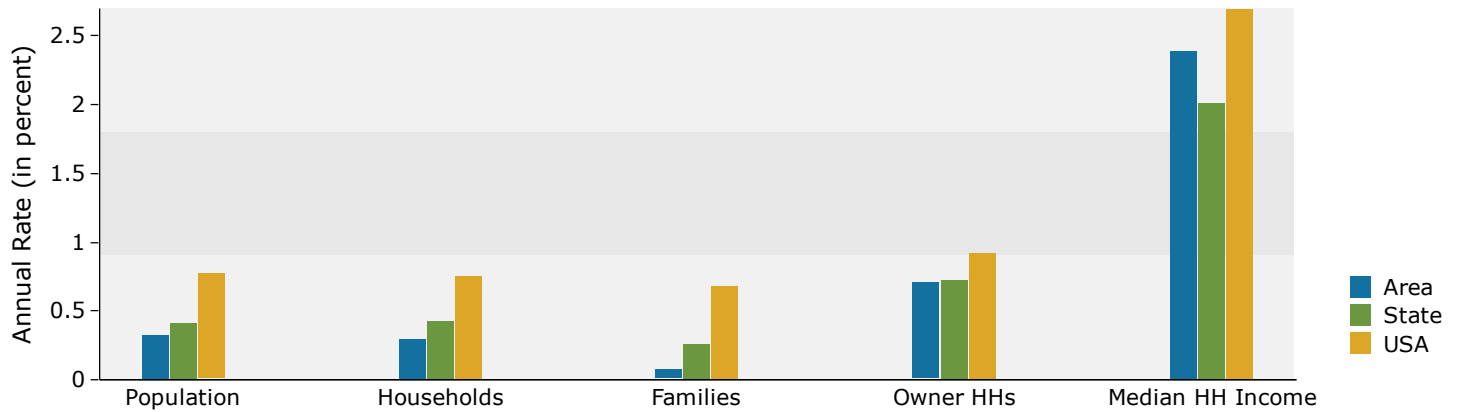


## Demographic and Income Profile

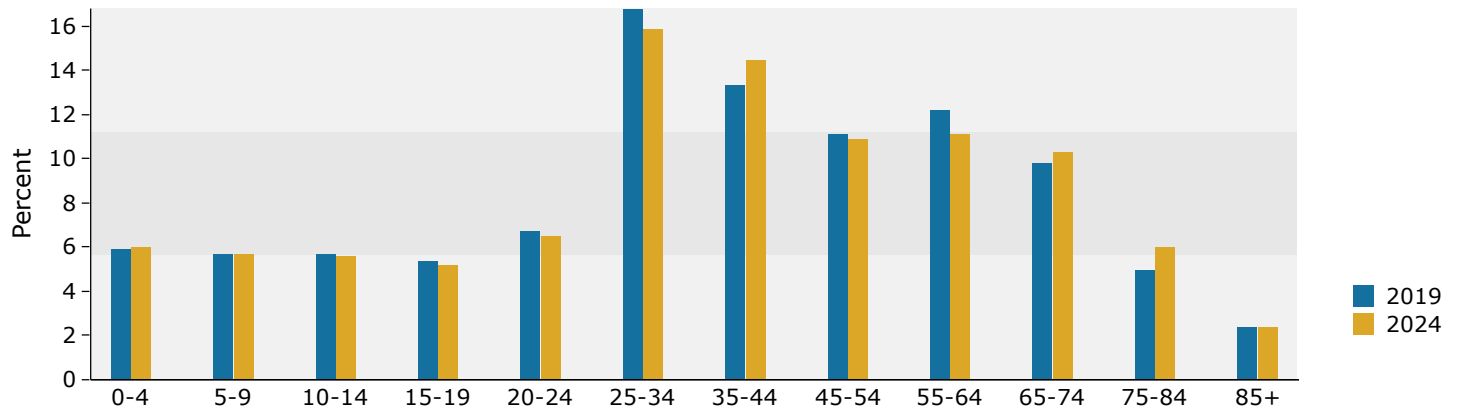
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

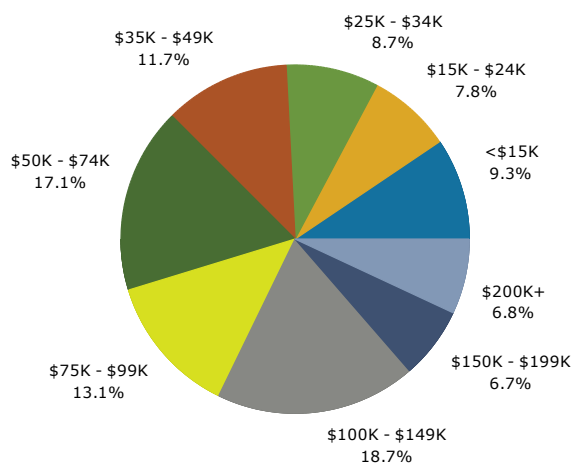
### Trends 2019-2024



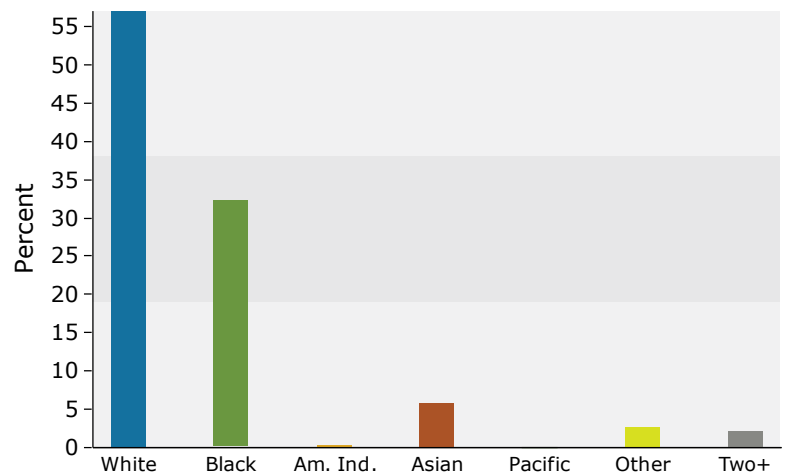
### Population by Age



### 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.

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