



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

## GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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

898 - 1,796 SF



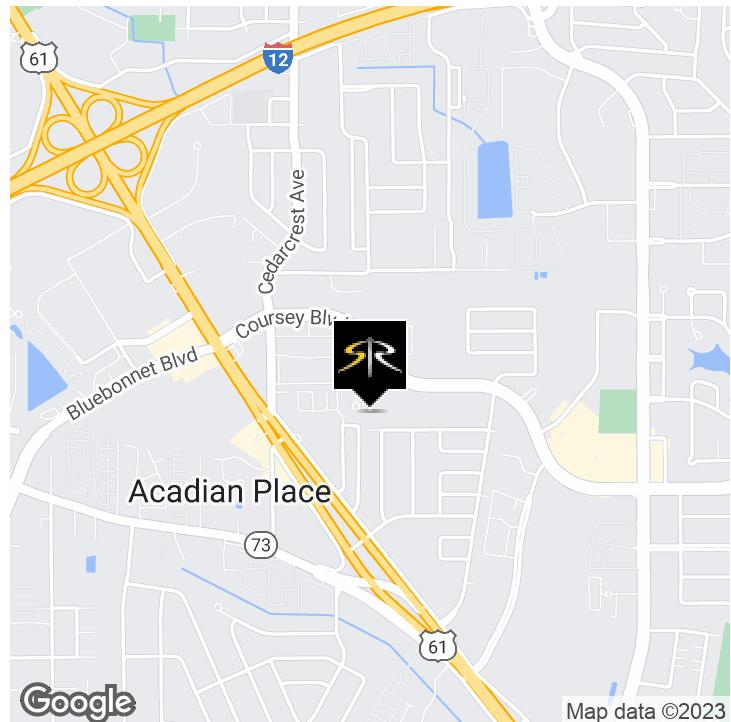
### OFFERING SUMMARY

#### Building "C": NEW Construction!

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

### 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  
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carmen@sr-cre.com

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MARKET PLAZA OFFICE PARK

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Market Plaza Office Park



Market Plaza Office Park

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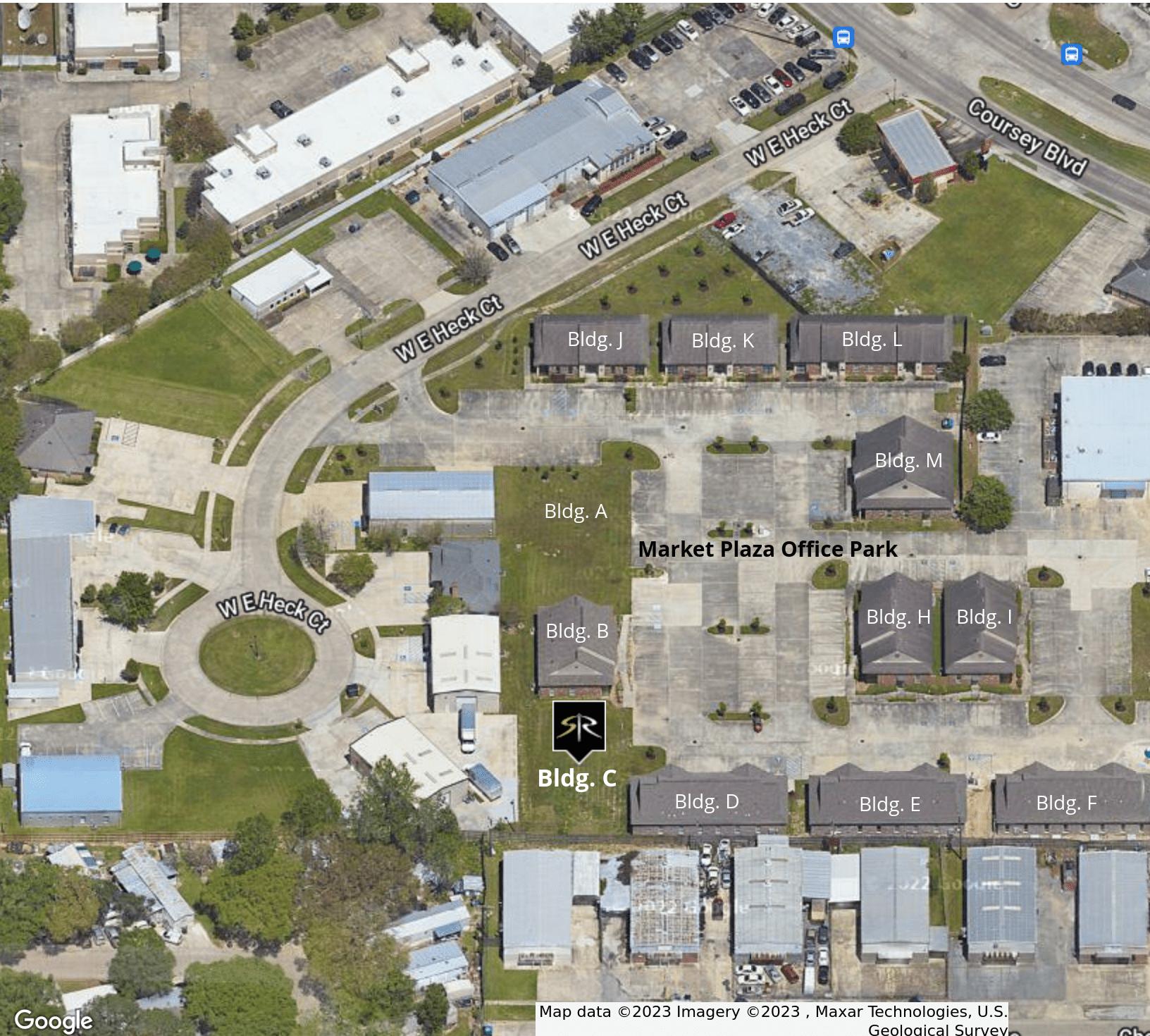
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AERIAL OVERVIEW

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Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey

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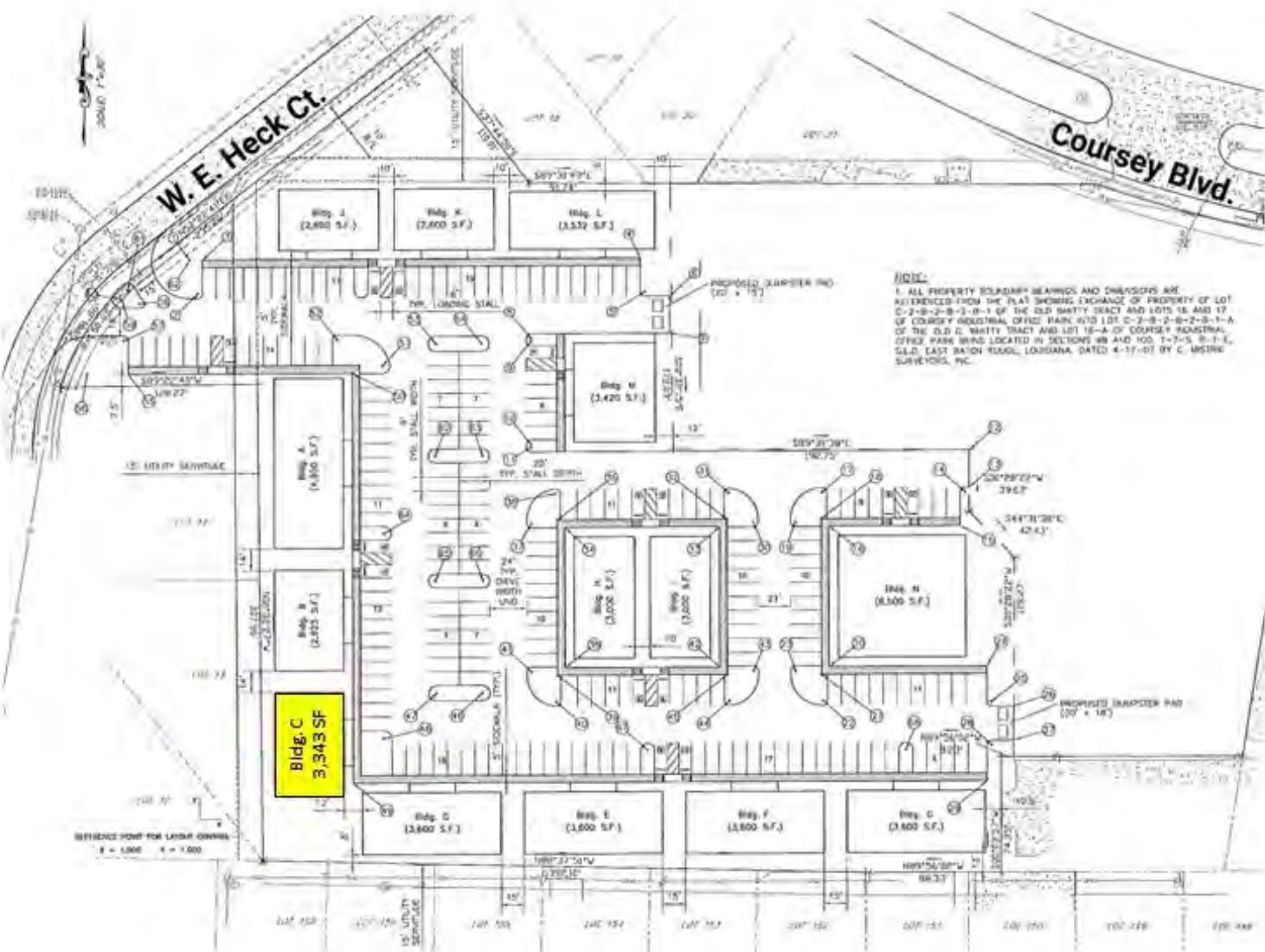
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## SITE PLAN

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## Market Plaza Site Plan: Building "C"

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ELEVATIONS

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PRELIMINARY  
SET - 07/20/21

## Elevations Building "C"

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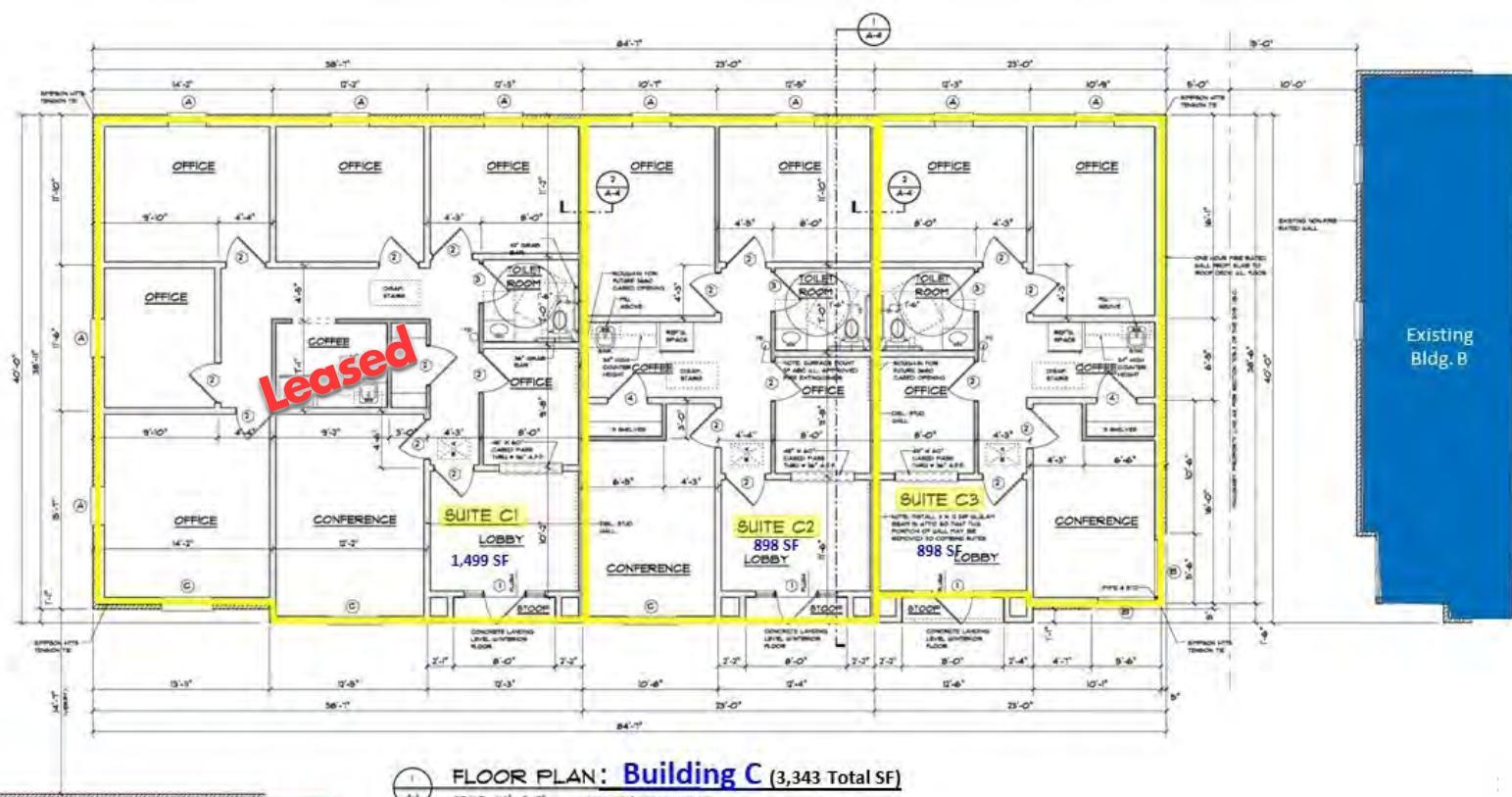
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FLOOR PLAN

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Building "C" Floor Plan

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RETAIL MAP

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Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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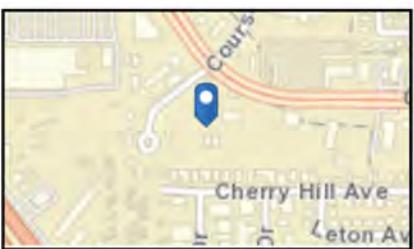
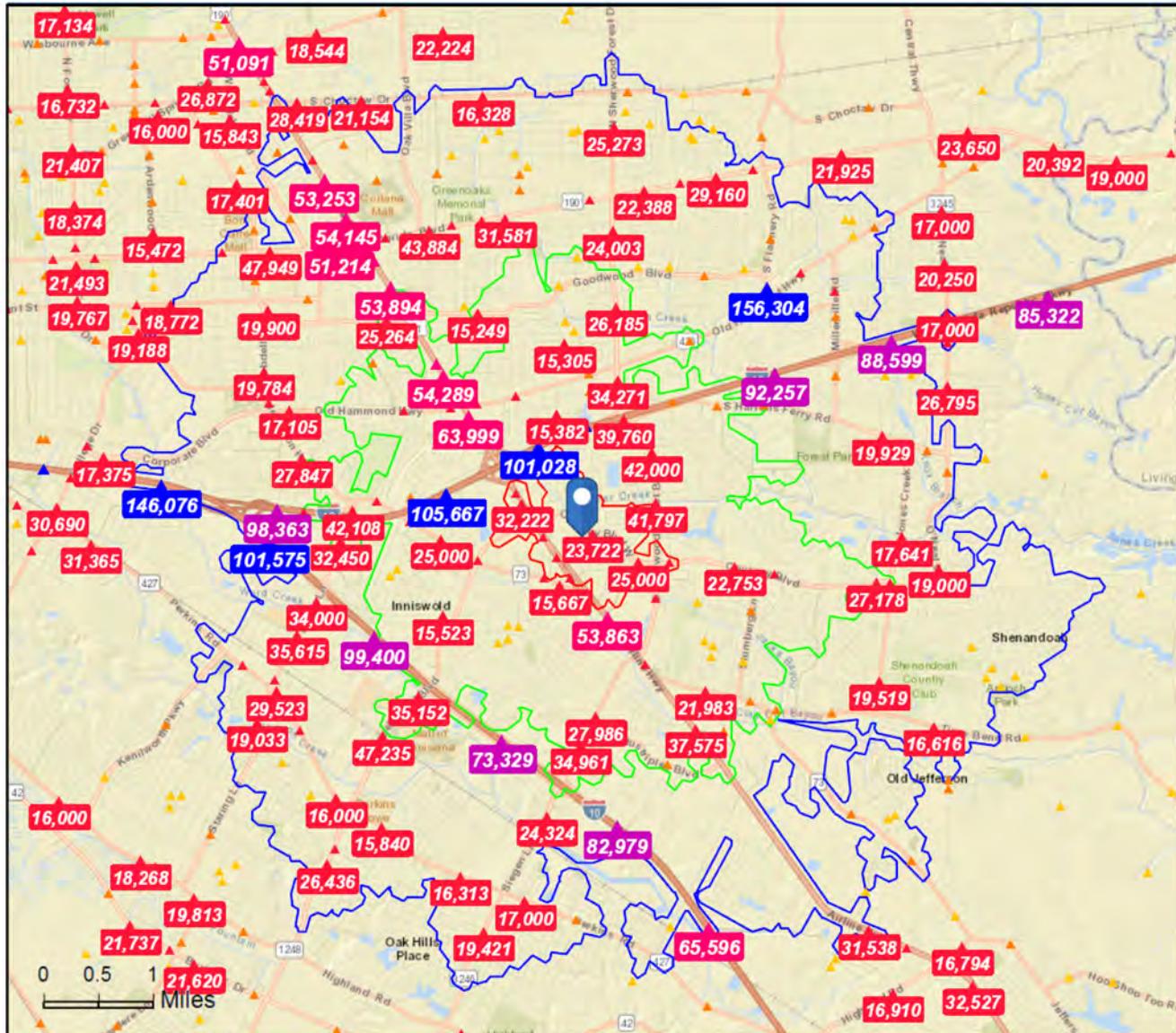
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TRAFFIC COUNT MAP  
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Source: ©2019 Kalibrate Technologies (Q3 2019).

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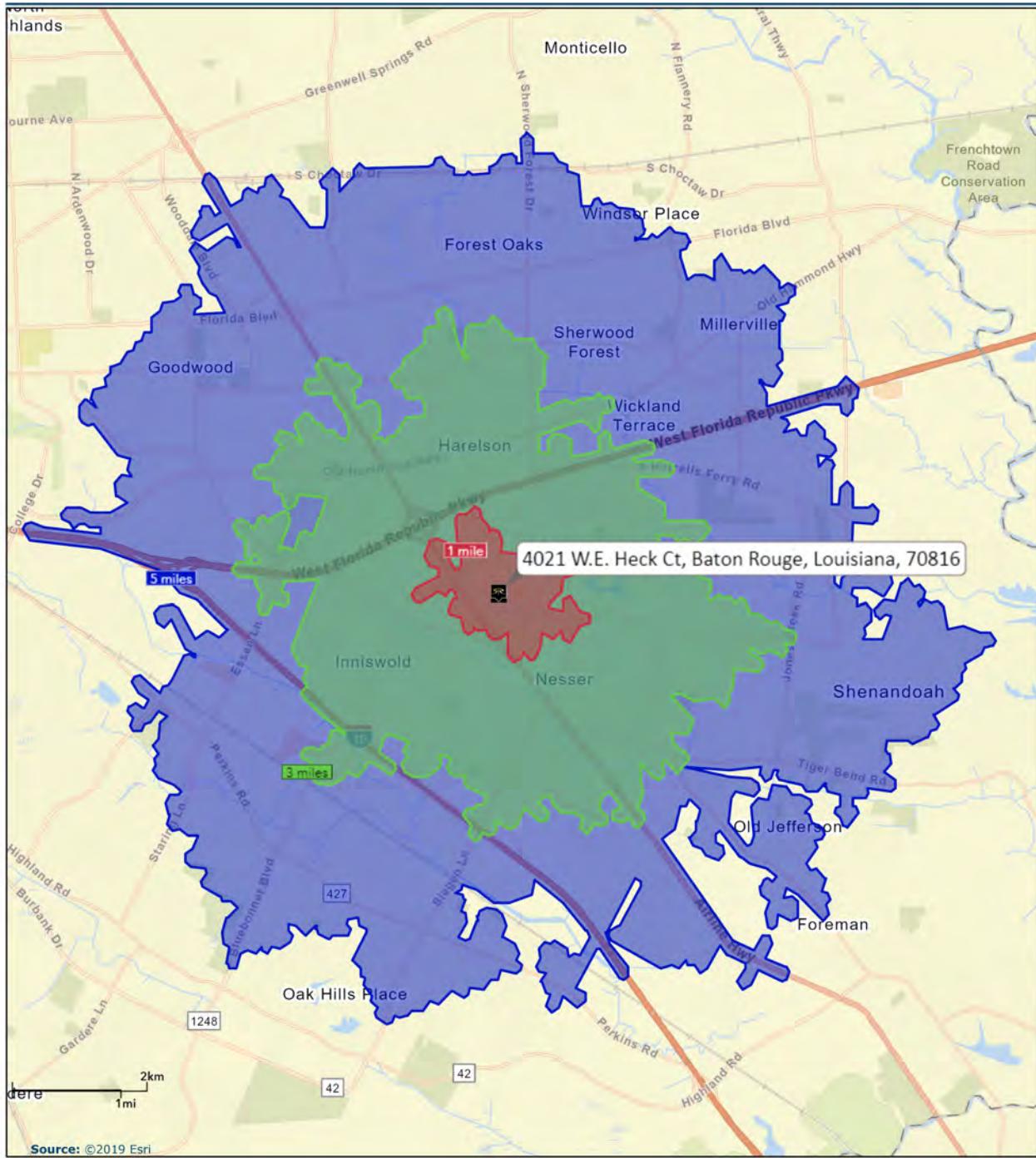
DRIVE TIME MAP: 1, 3, 5 MILE RADII

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December 31, 2019

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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
<\$15,000	113	8.1%	91
\$15,000 - \$24,999	174	12.5%	138
\$25,000 - \$34,999	181	13.0%	155
\$35,000 - \$49,999	187	13.4%	165
\$50,000 - \$74,999	293	21.0%	299
\$75,000 - \$99,999	180	12.9%	190
\$100,000 - \$149,999	155	11.1%	197
\$150,000 - \$199,999	98	7.0%	136
\$200,000+	14	1.0%	19
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
0 - 4	274	8.4%	256
5 - 9	227	7.0%	216
10 - 14	165	5.1%	192
15 - 19	195	6.0%	211
20 - 24	405	12.5%	378
25 - 34	734	22.6%	730
35 - 44	425	13.1%	473
45 - 54	350	10.8%	337
55 - 64	231	7.1%	248
65 - 74	141	4.3%	159
75 - 84	73	2.3%	92
85+	23	0.7%	29
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	1,319	40.7%	1,194
Black Alone	1,388	42.8%	1,483
American Indian Alone	13	0.4%	13
Asian Alone	83	2.6%	105
Pacific Islander Alone	1	0.0%	1
Some Other Race Alone	338	10.4%	404
Two or More Races	99	3.1%	121
Hispanic Origin (Any Race)	685	21.1%	790

**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

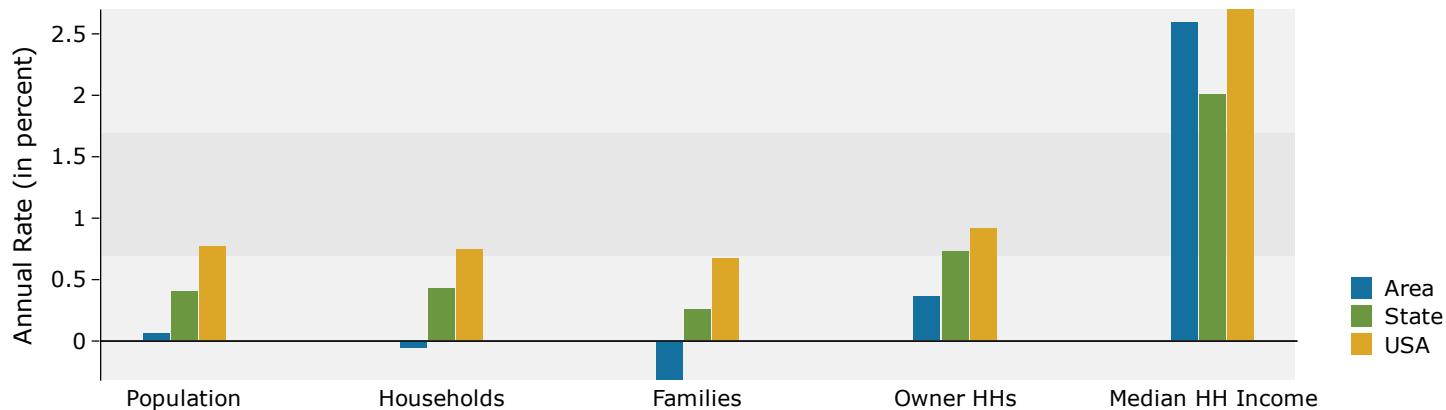
Drive Distance: 1 mile radius

Prepared by Esri

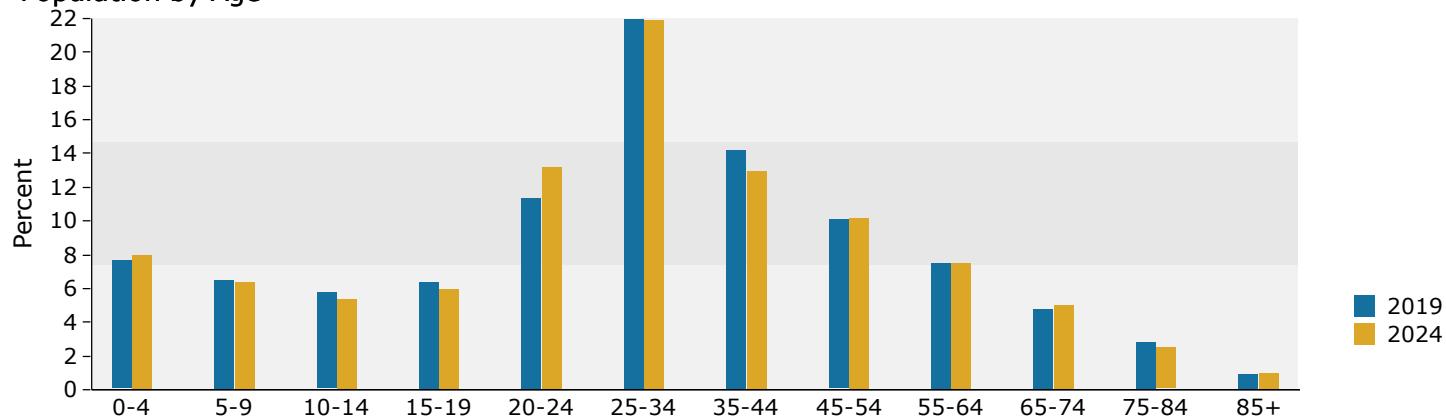
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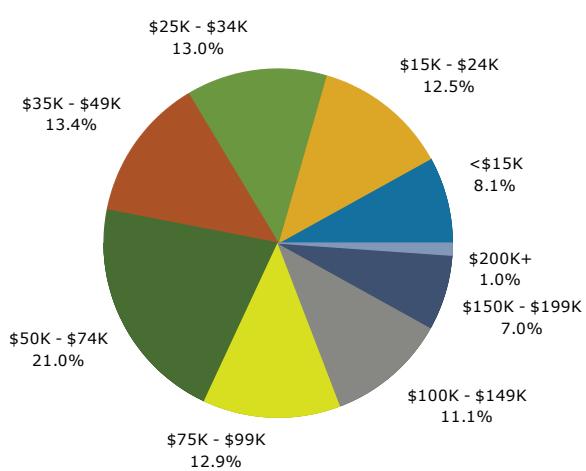
### Trends 2019-2024



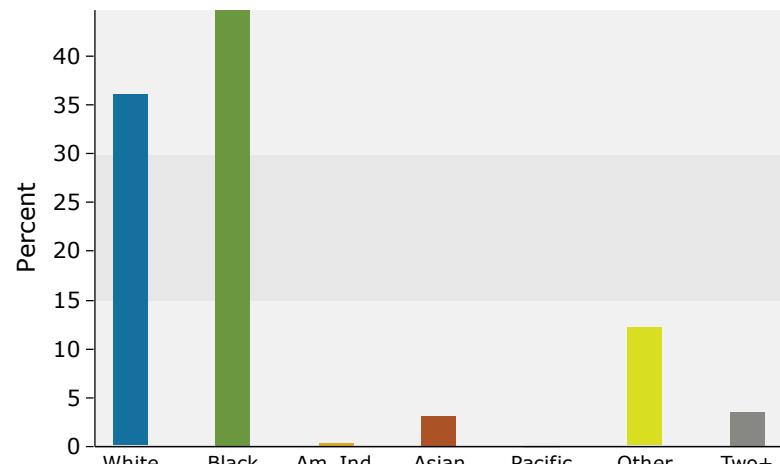
### Population by Age



### 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
<\$15,000	1,344	7.4%	1,156
\$15,000 - \$24,999	1,468	8.1%	1,249
\$25,000 - \$34,999	1,638	9.1%	1,481
\$35,000 - \$49,999	2,313	12.8%	2,119
\$50,000 - \$74,999	3,348	18.5%	3,360
\$75,000 - \$99,999	2,413	13.3%	2,416
\$100,000 - \$149,999	3,214	17.8%	3,692
\$150,000 - \$199,999	1,272	7.0%	1,641
\$200,000+	1,089	6.0%	1,240
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
0 - 4	2,440	6.1%	2,256
5 - 9	2,193	5.5%	2,186
10 - 14	2,044	5.1%	2,135
15 - 19	2,075	5.2%	2,011
20 - 24	3,332	8.4%	2,555
25 - 34	7,017	17.7%	6,846
35 - 44	4,697	11.8%	5,657
45 - 54	5,203	13.1%	4,453
55 - 64	4,962	12.5%	4,900
65 - 74	2,944	7.4%	4,219
75 - 84	1,942	4.9%	2,260
85+	891	2.2%	1,119
Hispanic Origin (Any Race)	2,138	5.4%	2,639
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	27,323	68.8%	25,732
Black Alone	9,374	23.6%	10,825
American Indian Alone	92	0.2%	90
Asian Alone	1,492	3.8%	2,035
Pacific Islander Alone	16	0.0%	16
Some Other Race Alone	800	2.0%	1,014
Two or More Races	644	1.6%	888
Hispanic Origin (Any Race)	2,138	5.4%	2,639

**Data Note:** Income is expressed in current dollars.

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

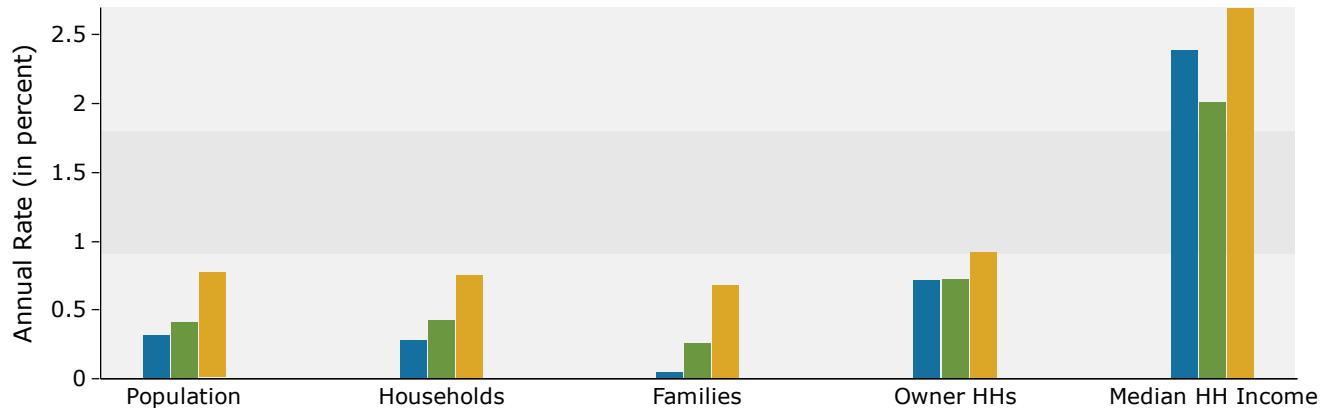
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## Demographic and Income Profile

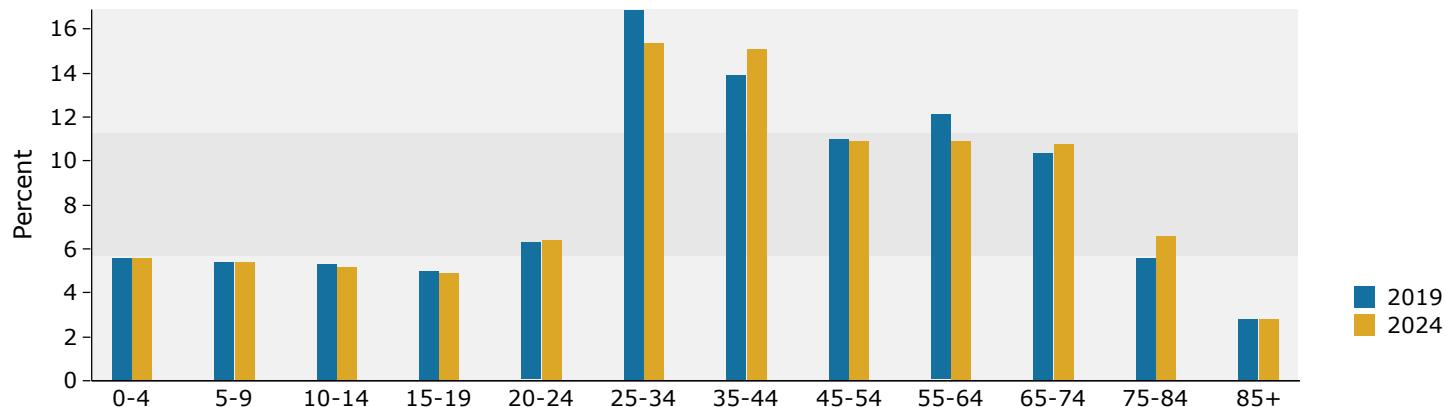
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Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

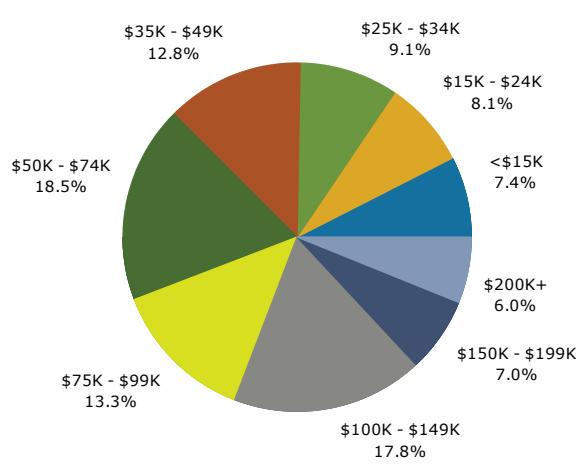
### Trends 2019-2024



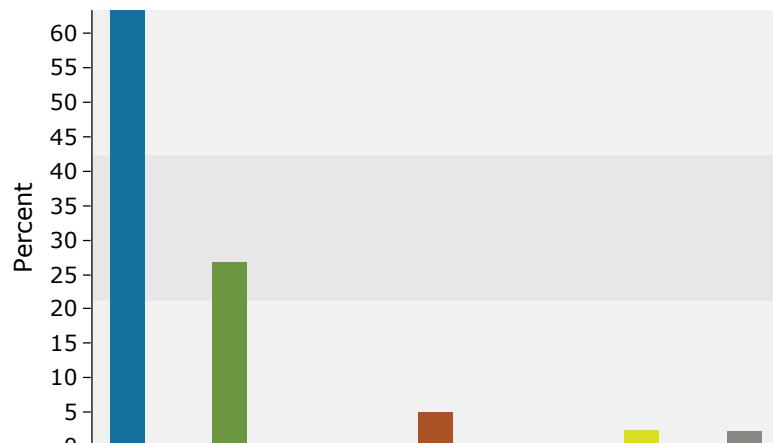
### Population by Age



### 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
<\$15,000	5,032	9.3%	4,425
\$15,000 - \$24,999	4,214	7.8%	3,689
\$25,000 - \$34,999	4,692	8.7%	4,319
\$35,000 - \$49,999	6,328	11.7%	5,824
\$50,000 - \$74,999	9,213	17.1%	9,230
\$75,000 - \$99,999	7,079	13.1%	7,015
\$100,000 - \$149,999	10,113	18.7%	11,523
\$150,000 - \$199,999	3,595	6.7%	4,607
\$200,000+	3,694	6.8%	4,137
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
0 - 4	7,890	6.4%	7,517
5 - 9	7,278	5.9%	7,285
10 - 14	7,209	5.9%	7,216
15 - 19	7,381	6.0%	6,851
20 - 24	9,842	8.0%	8,587
25 - 34	20,565	16.7%	21,407
35 - 44	14,872	12.1%	16,968
45 - 54	16,398	13.3%	14,202
55 - 64	14,969	12.2%	15,625
65 - 74	8,449	6.9%	12,443
75 - 84	5,510	4.5%	6,403
85+	2,471	2.0%	3,056
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	76,303	62.1%	72,654
Black Alone	35,966	29.3%	41,035
American Indian Alone	361	0.3%	352
Asian Alone	5,611	4.6%	7,504
Pacific Islander Alone	46	0.0%	46
Some Other Race Alone	2,634	2.1%	3,300
Two or More Races	1,916	1.6%	2,670
Hispanic Origin (Any Race)	6,603	5.4%	8,140

**Data Note:** Income is expressed in current dollars.

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

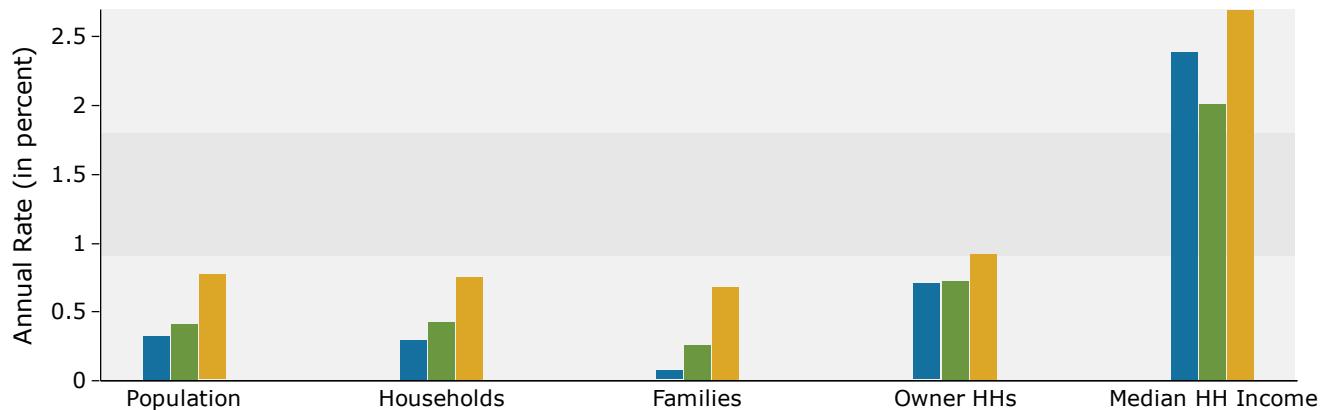
December 31, 2019

## Demographic and Income Profile

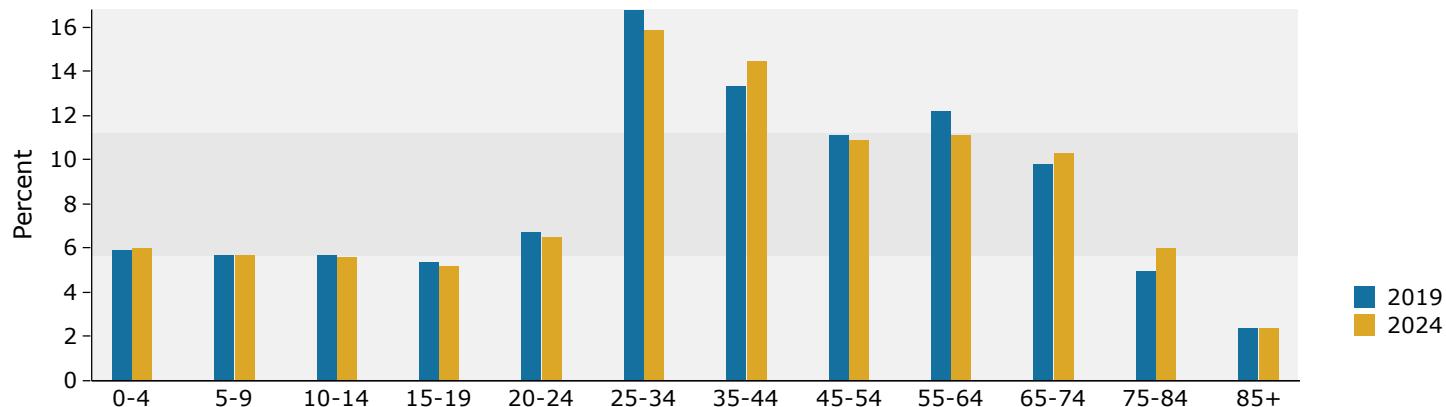
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

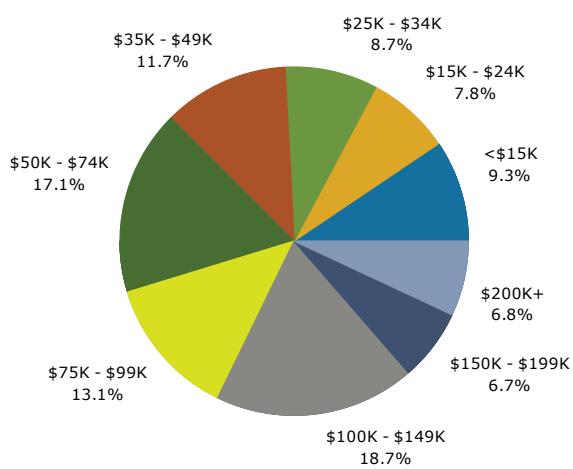
### Trends 2019-2024



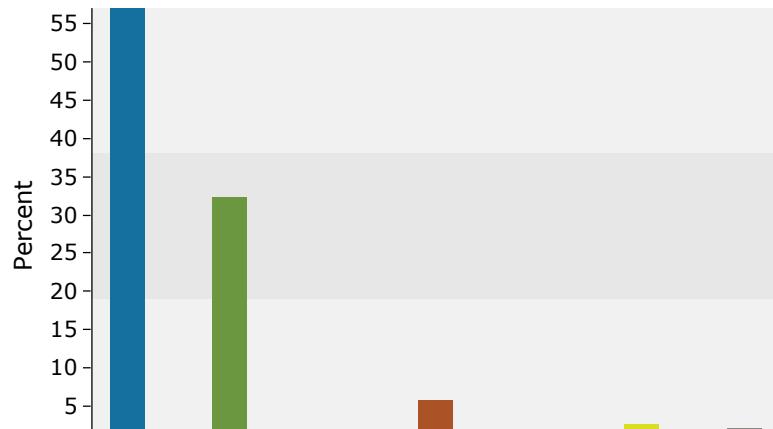
### Population by Age



### 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.

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