



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE MERCANTILE ON BLUEBONNET OFFICE PARK

**4471 Bluebonnet Boulevard
Baton Rouge, LA 70809**

EDWARD L. ROTENBERG, SIOR
Associate Broker & Partner
(D)225.907.6165
edward@sr-cre.com

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com





SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF

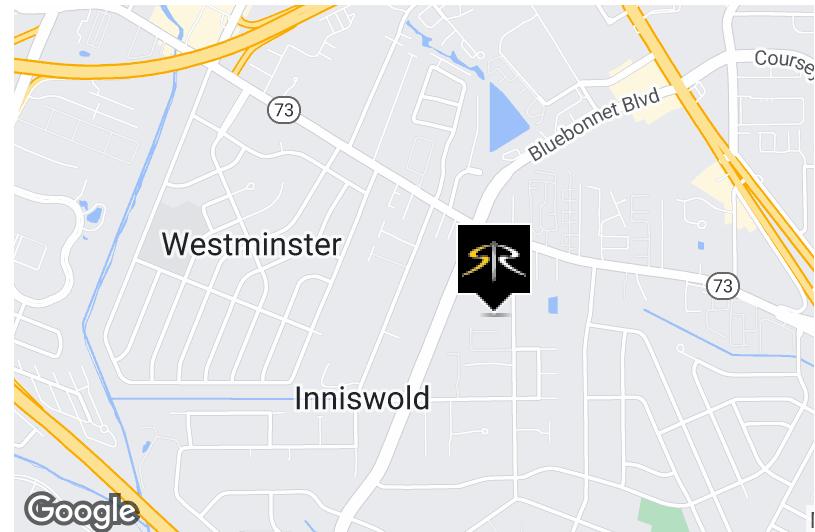


OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	4,522 SF
Available:	April 1, 2024

PROPERTY HIGHLIGHTS

- Stand-alone Professional Office Building Available for Lease in the Desirable Mercantile on Bluebonnet Office Park, the Premier Garden Office Park in Baton Rouge
- High-end Premium Finishes throughout with Vaulted Ceilings
- Includes Reception w/Waiting Room, Large Conference Room, 15 Offices, Copy Room, Staff Lounge/Kitchen, Men's & Women's Restrooms
- 15 Total Offices: 13 Standard Offices, an Executive Office which could be a Secondary Conference Room, and 1 Shared Office/Small Bullpen



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG®
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



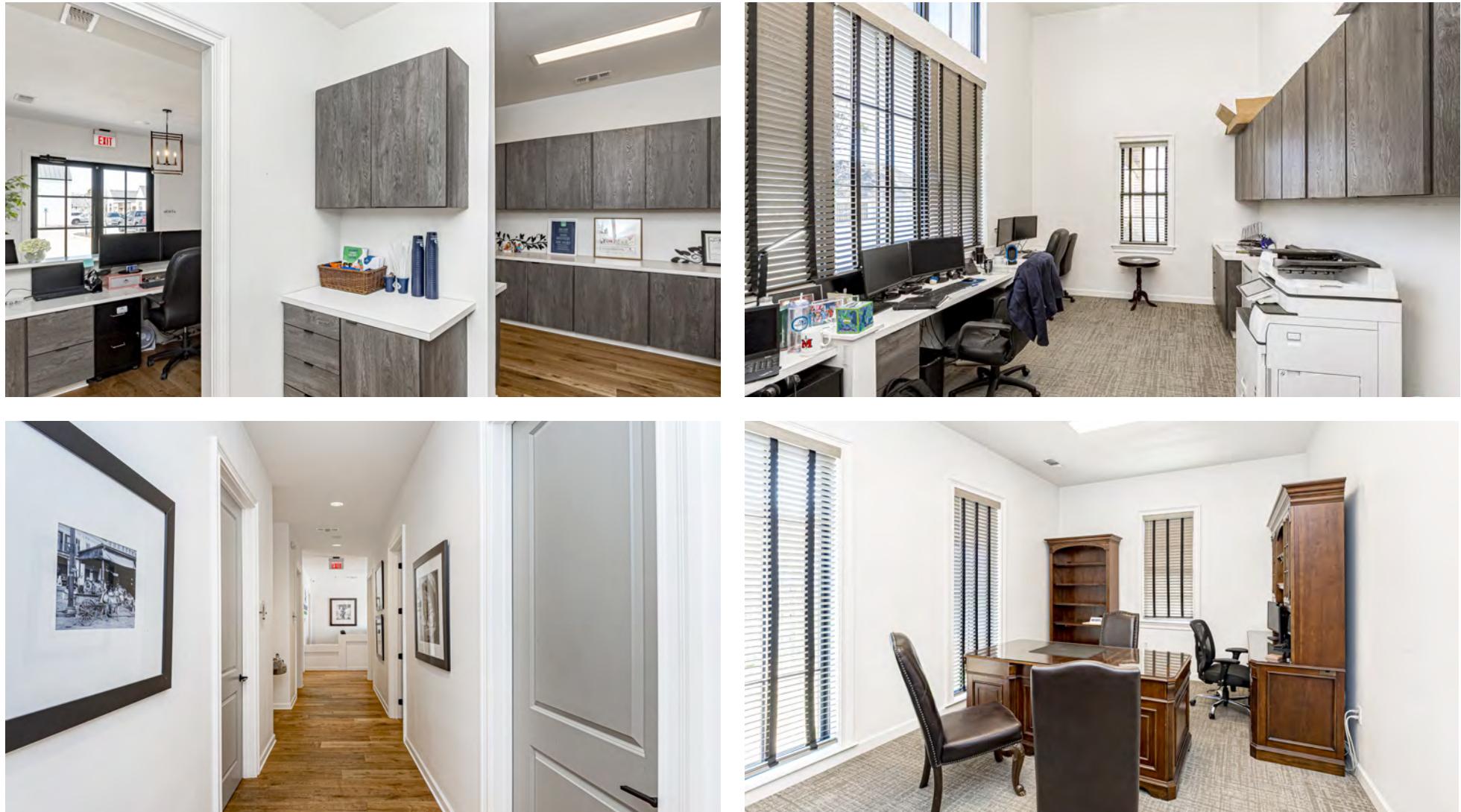
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



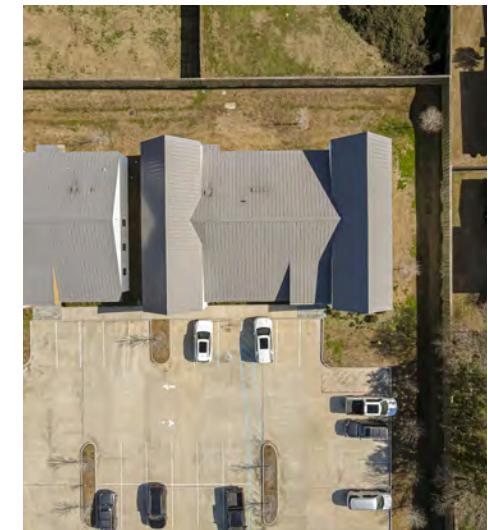
SAURAGE ROTENBERG®
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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.



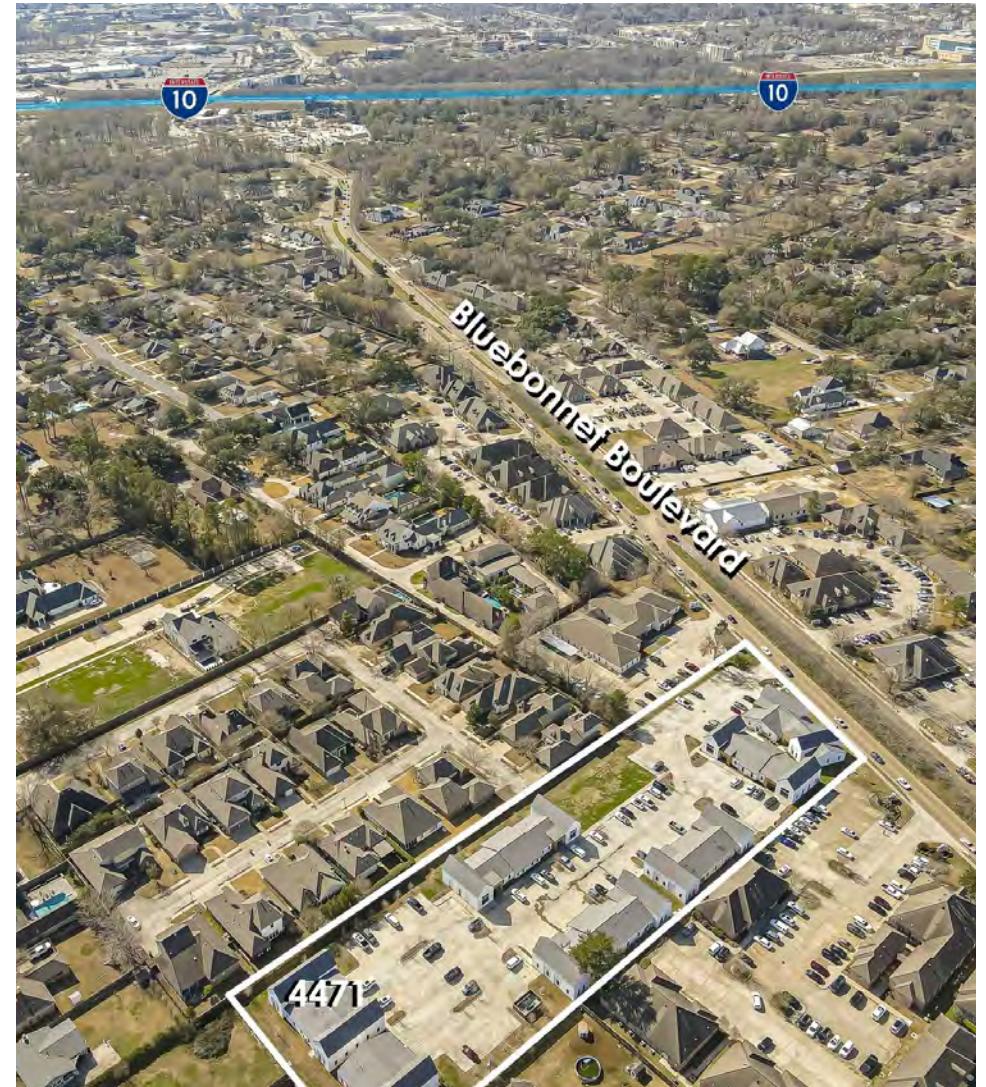
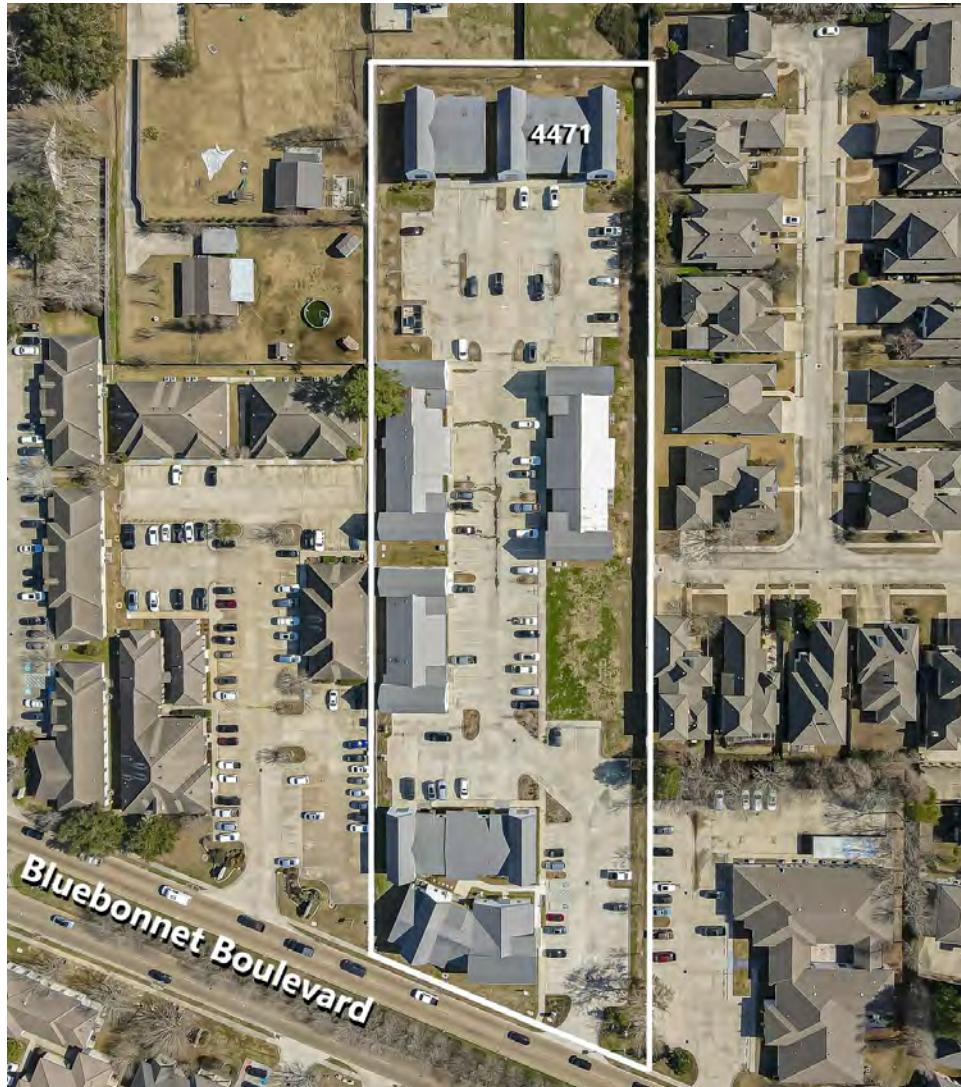
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



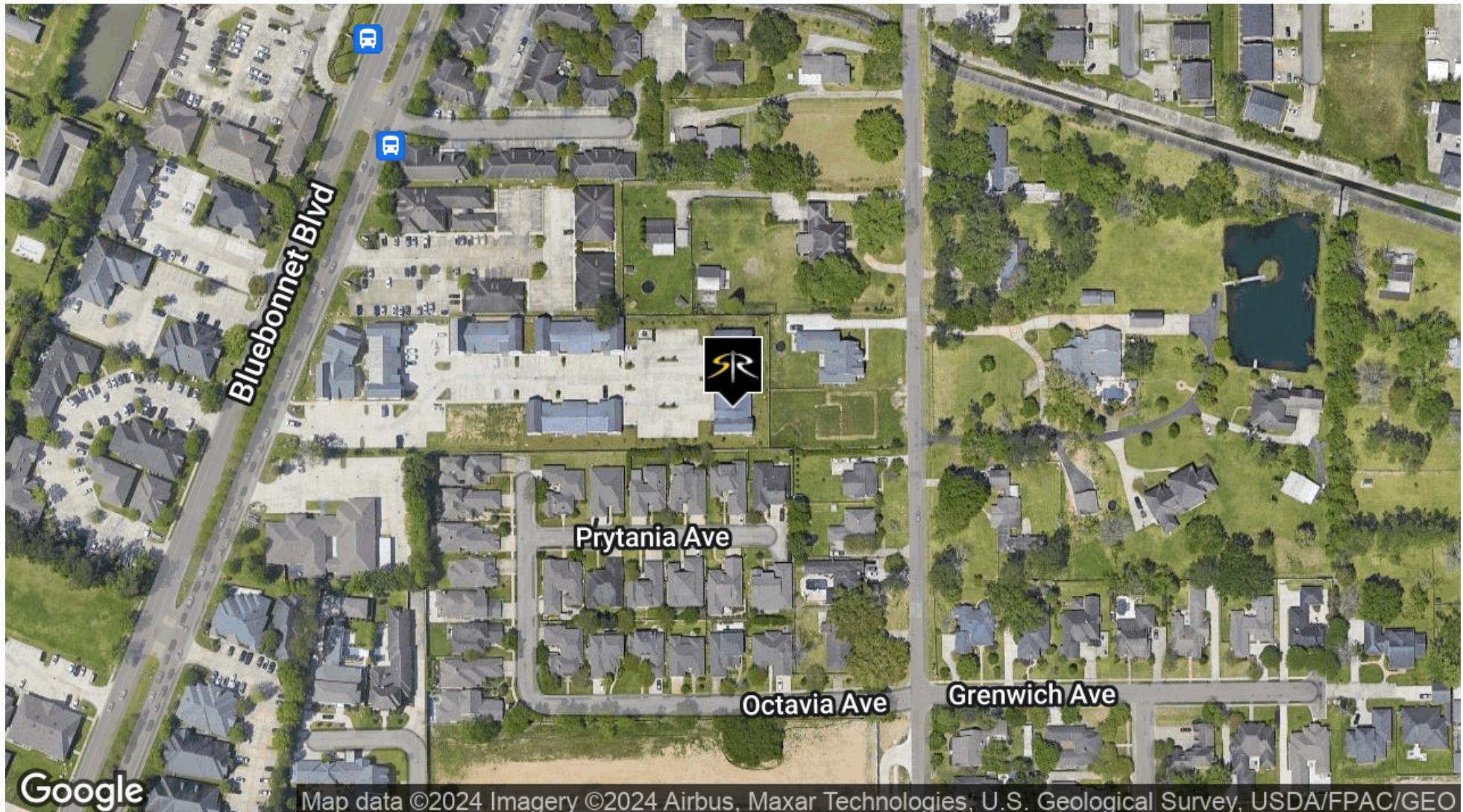
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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.



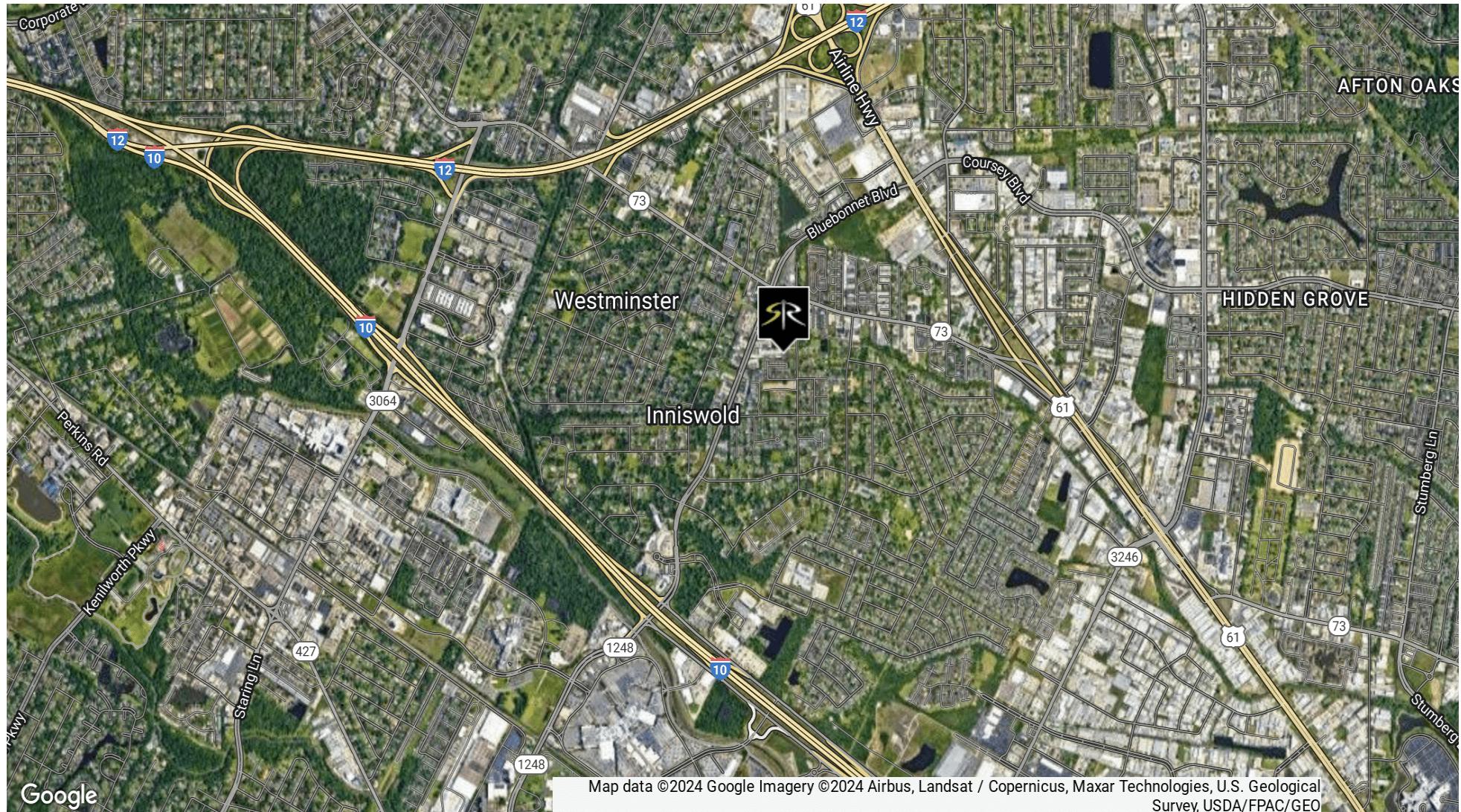
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AREA OVERVIEW

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG

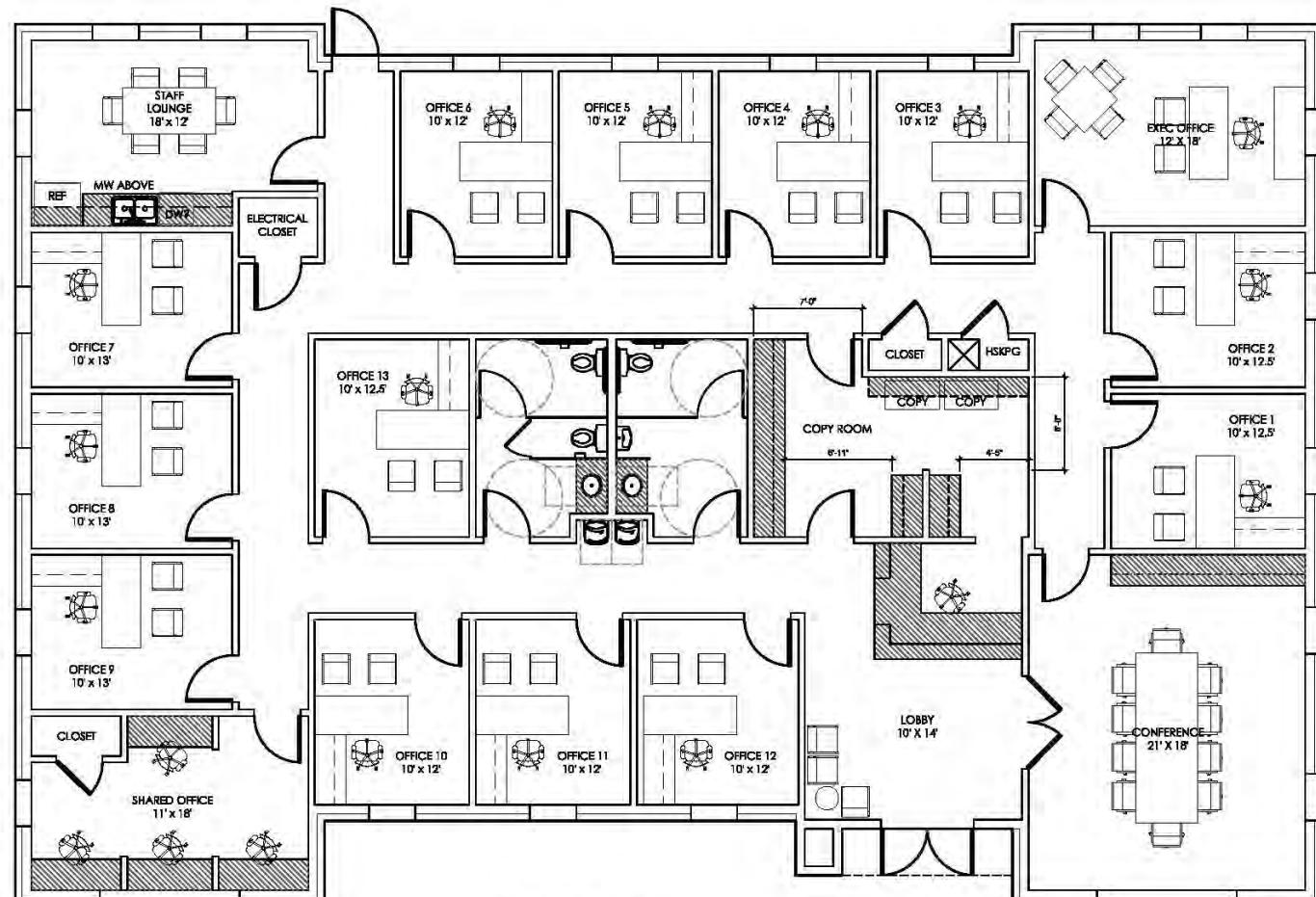
COMMERCIAL REAL ESTATE

FLOOR PLAN

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



FLOOR PLAN

FOUR YEARS THE MERCANTILE

4,522 SF

SCALE: 1/8"=1'-0"
05.29.18

EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

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.



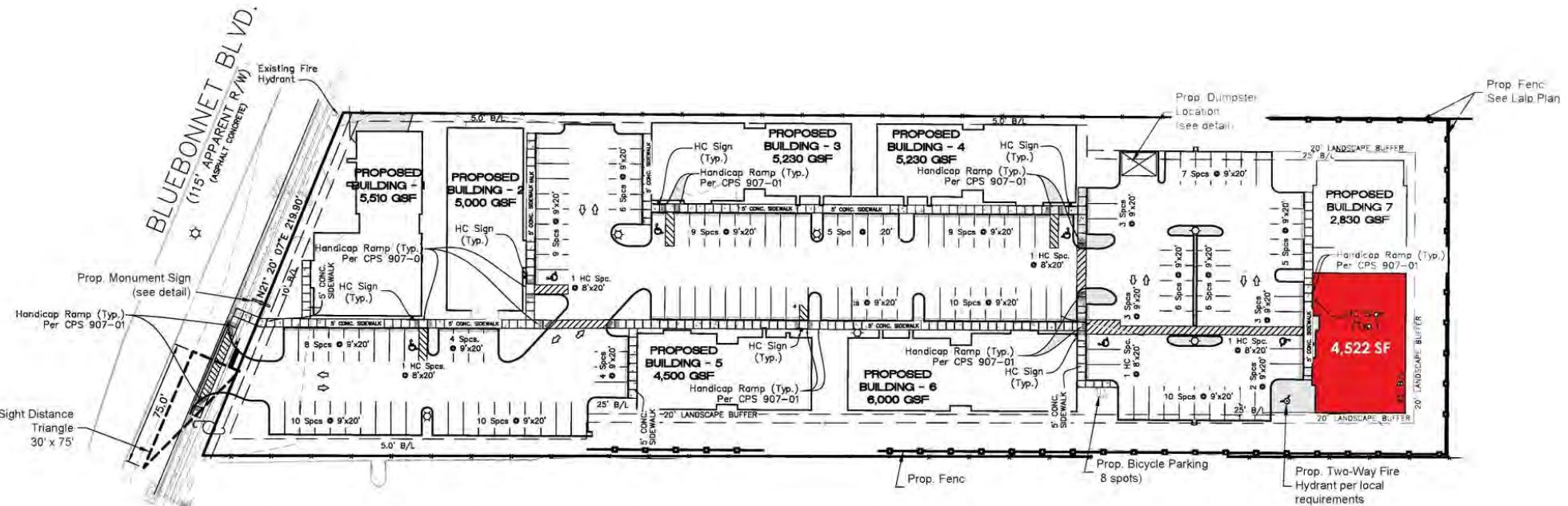
SAURAGE ROTENBERG®
COMMERCIAL REAL ESTATE

SITE PLAN

MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

4,522 SF



MERCANTILE ON BLUEBONNET OFFICE PARK

4471 Bluebonnet Boulevard

4,522 SF

AVAILABLE

EDWARD L. ROTENBERG, SIOR JACK HERRINGTON, CCIM

Associate Broker & Partner Commercial Sales & Leasing
(D)225.907.6165 (D)610.563.9046
edward@sr-cre.com jack@sr-cre.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, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

For more information, please contact:

EDWARD L. ROTENBERG, SIOR

Associate Broker & Partner

DIRECT: 225.907.6165

OFFICE: 225.766.0000

EMAIL: edward@sr-cre.com



JACK HERRINGTON, CCIM

Commercial Sales & Leasing

DIRECT: 610.563.9046

OFFICE: 225.766.0000

EMAIL: jack@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BOULEVARD

BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: 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.