



FIRST-FLOOR OFFICE SUITE OFF I-10 – FLEXIBLE LAYOUT

4744 JAMESTOWN AVE BATON ROUGE, LA 70808



FOR LEASE

LEASE RATE: \$16.50 SF/YR (\$2,138.13/MO)

±1,555 SF

- First-floor office space located just off College Dr at I-10 / I-12
- Reception/lobby, 3 private offices, a work area/conference room, and storage
- Multiple entrances and ample parking
- Full-service lease type

CONTACT:

LINDSAY REDHEAD, MBA ALEX RUCH
225.938.3148 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2025
640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, Suite 100 at 4744 Jamestown Ave is a ±1,555 SF first-floor office space located just off College Dr at I-10 / I-12.
- The suite features a reception/lobby area, 3 large private offices, a spacious work area that can function as a conference room, and a storage closet.
- Multiple entrances offer flexibility for layout and reconfiguration.
- Ample parking is available directly in front of the building.
- The location is within close proximity to numerous restaurants, shops, and major thoroughfares in Baton Rouge.
- Full-service lease type. Tenant is responsible for WIFI and interior janitorial only.

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

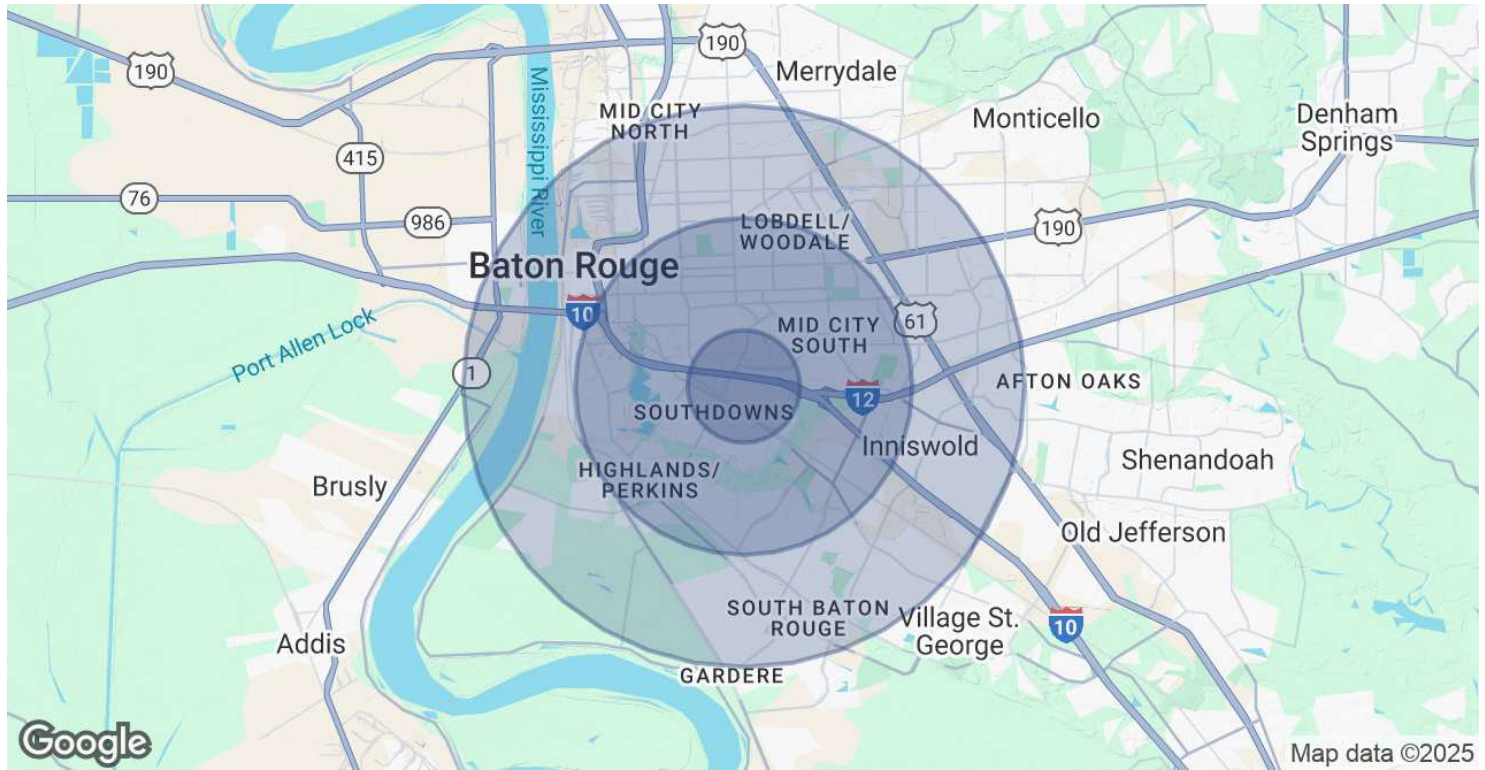
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,539	85,239	184,889
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	43	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,373	37,145	79,531
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$125,947	\$88,153	\$80,582
Average House Value	\$510,359	\$414,029	\$338,388

Demographics data derived from AlphaMap

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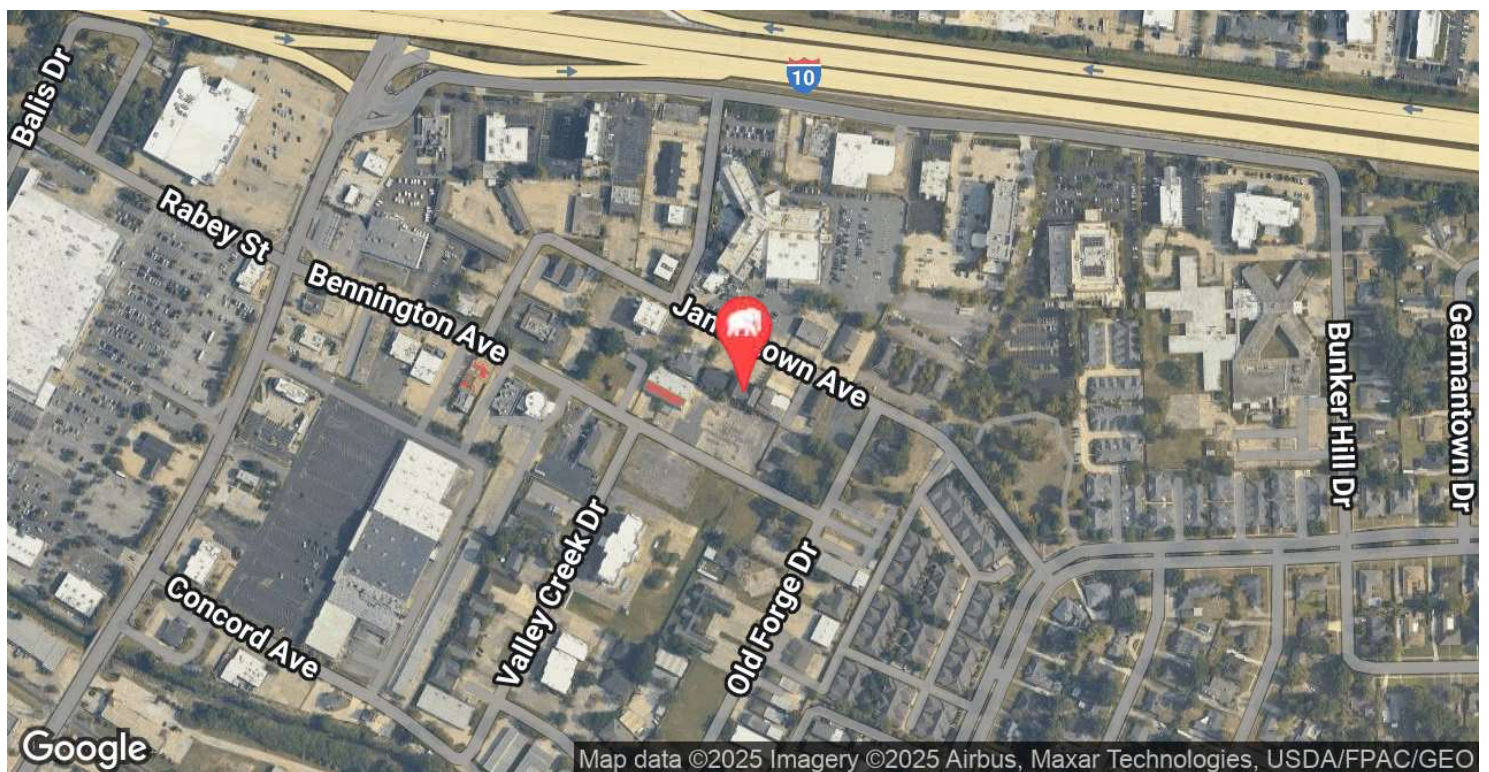
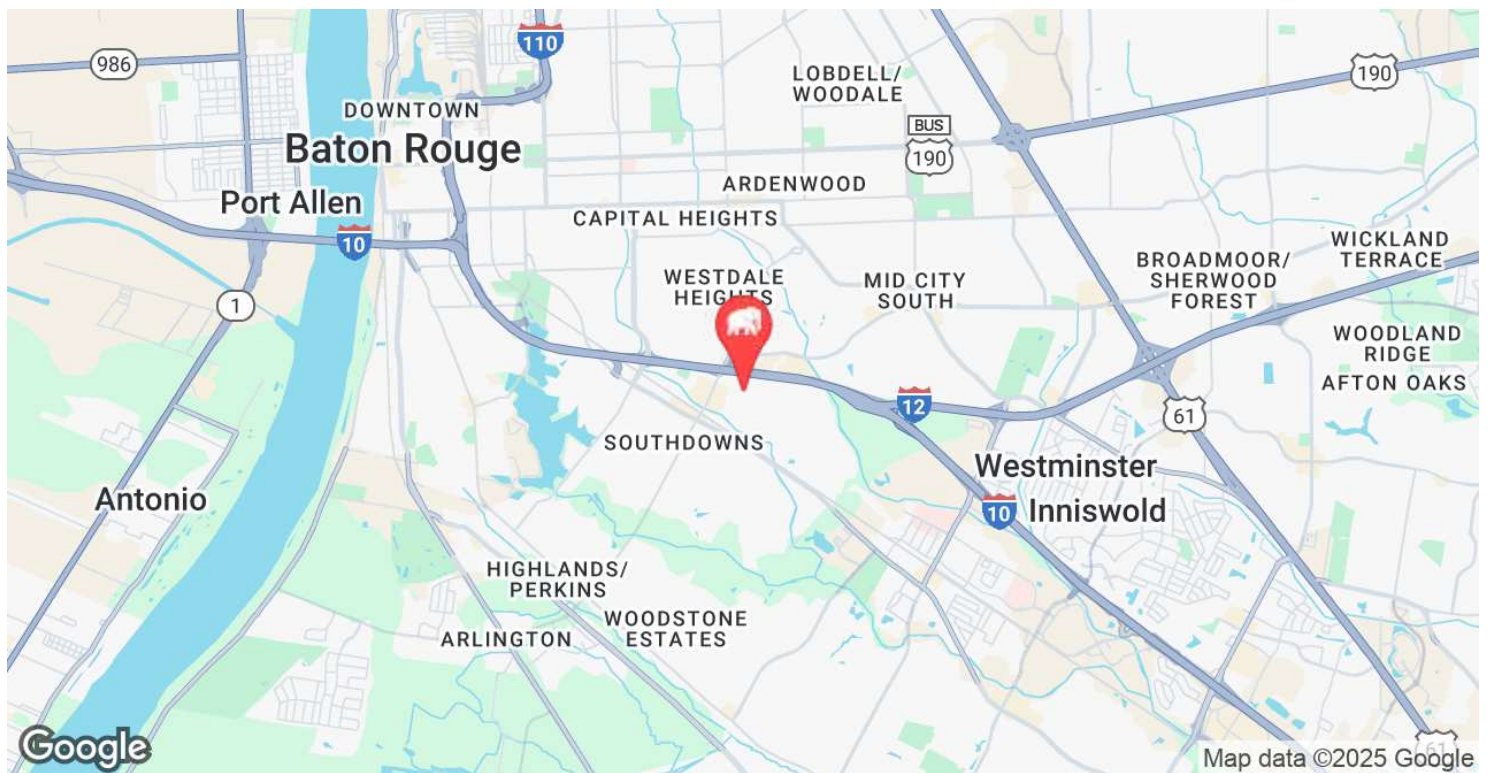
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LOCATION MAP



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