



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM, SIOR

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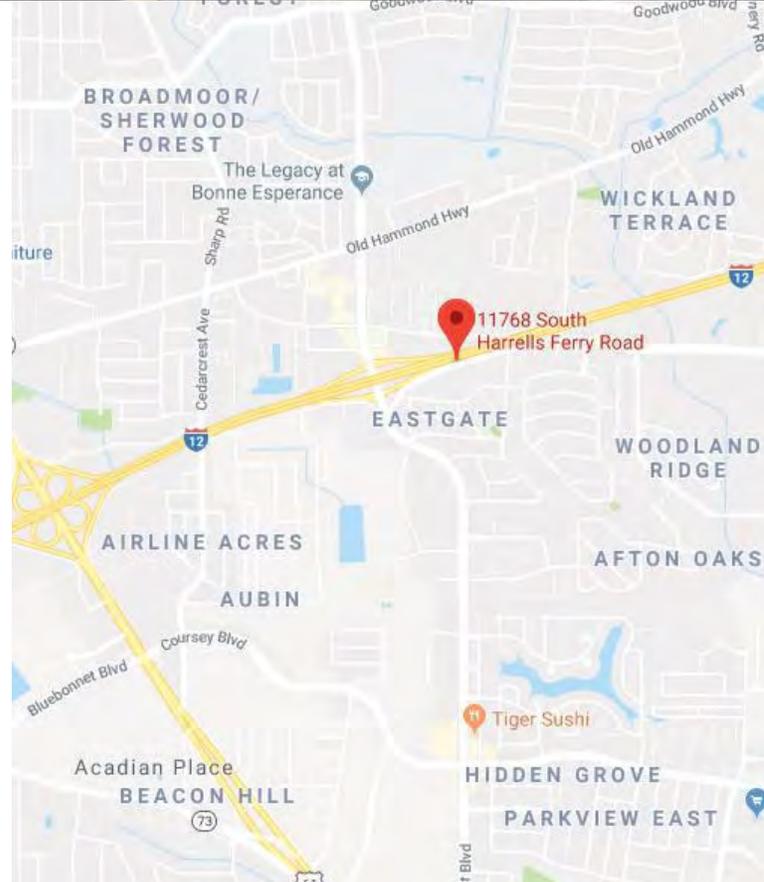
FOR LEASE

**11768 S. HARRELL'S FERRY RD.
BATON ROUGE, LA 70816**

BASE RENT \$399/MO. 312-412 SQ.FT.

HIGHLIGHTS

- Office Suites Available For Lease
- Cypress Alley Office Park – 83 Units
- Interstate Visibility and Access
- Newly Renovated Spaces Available, many options
- 11748 D, F: Office Space Only
- 11750 E, F: Office Space Only
- 11752 E, F: Office Space Only
- 11754 F: Office Space Only
- 11756 C: Office Space Only
- 11758 A, C, E, F, G: Office Space Only
- 11760 A, B, C, H: Office Space Only
- 11762: A, E: Office Space Only
- 11764 B, D, F: Office Space Only
- 11766 A, C: Office Space Only
- 11768 E, F, G, H: Office Space Only
- Tenant Pays Utilities
- Water \$15.00/Mo., Trash \$5.00/Mo., Electric \$80.00Mo.
- 1 and 2 year Modified Gross Leases
- Janitorial and Signage Available (Sign Fee: \$100 (18X24))
- Rental Application Required (\$50 Fee)
- Most Affordable Office Space in Baton Rouge



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5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

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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.



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Building Layout

West Building(Right) - Upstairs - Looking At The Building

11756F	11756E	11756D	11754F	11754E	11754D	11752F	11752E	11752D	11750F	11750E	11750D	11748F	11748E	11748D	11746F	11746E	11746D
			Available			Available	Available		Available	Available		Available		Available			
11756C	11756B	11756A	11754C	11754B	11754A	11752C	11752B	11752A	11750C	11750B	11750A	11748C	11748B	11748A	11746C	11746B	11746A
Available																	

West Building - Downstairs

East Building(Left) - Upstairs - Looking At The Building

11770D	11770E	11770F	11768E	11768F	11768G	11768H	11766D	11766E	11766F	11764D	11764E	11764F	11762D	11762E	11762F	11760E	11760F	11760G	11760H	11758E	11758F	11758G	11758H
		CONFERENCE ROOM	Available	Available	Available	Available				Available		Available		Available				Available		Available	Available	Available	
11770A	11770B	11770C	11768A	11768B	11768C	11768D	11766A	11766B	11766C	11764A	11764B	11764C	11762A	11762B	11762C	11760A	11760B	11760C	11760D	11758A	11758B	11758C	11758D
							Available		Available		Available		Available			Available	Available	Available		Available		Available	

East Building - Downstairs

* Drawing is not to scale.

