



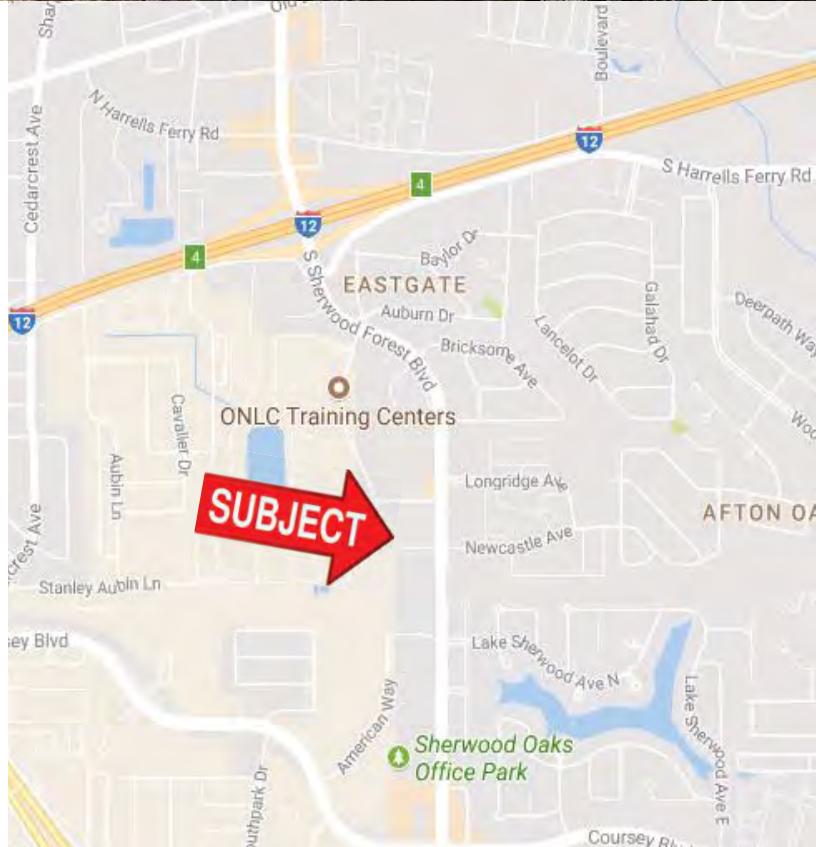
OFFICE FOR LEASE

**11603-11613 NEWCASTLE AVE
BATON ROUGE, LA 70816**

\$595 - 1,275/ MO. 800 - 1,200 SF

HIGHLIGHTS

- High-End Office Space Available for Lease
- **11603 A1:** 800 SF - \$640/mo. + \$200/mo. Expenses + \$150/mo. Utilities
- **11603 B:** 800 SF - \$595/mo. + \$200/mo. Expenses + \$150/Mo. Utilities
- **11603 C:** 1,200 SF - \$1,275/Mo. + \$150/mo. Utilities
- Freshly Renovated: All New Flooring and Paint
- High Traffic Area of S. Sherwood Forest Corridor
- Accessible to Banks, Offices, Retail, Restaurants, Coffee Shops, and Many Area Businesses
- Easy Access to I-10 and I-12
- Beautiful French Quarter Style Setting
- Expansive Balcony Porches and Soothing Courtyard
- Ample Parking
- Modified Gross Lease
- Sign Fee (18x24) \$100
- 2-year Lease Minimum

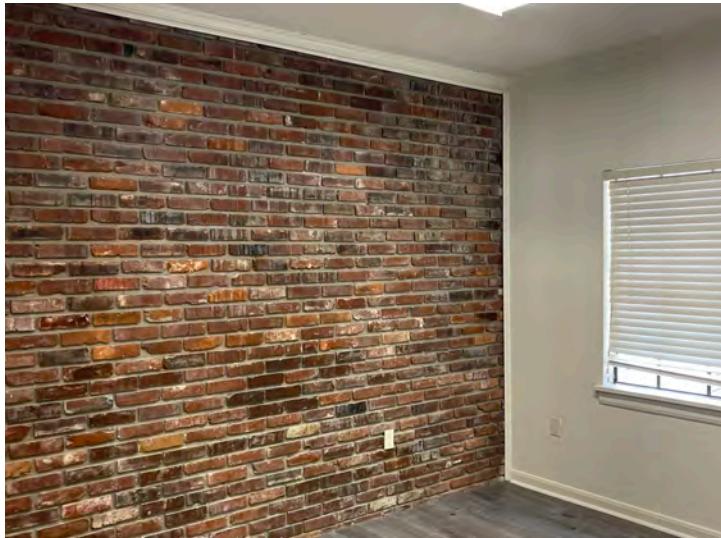




SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM, SIOR

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000 WEB SAURAGEROTENBERG.COM
FAX 225 766-2229

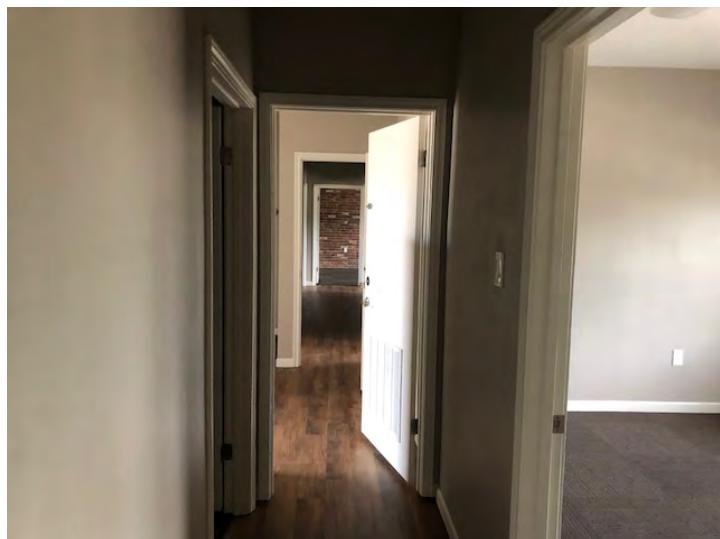
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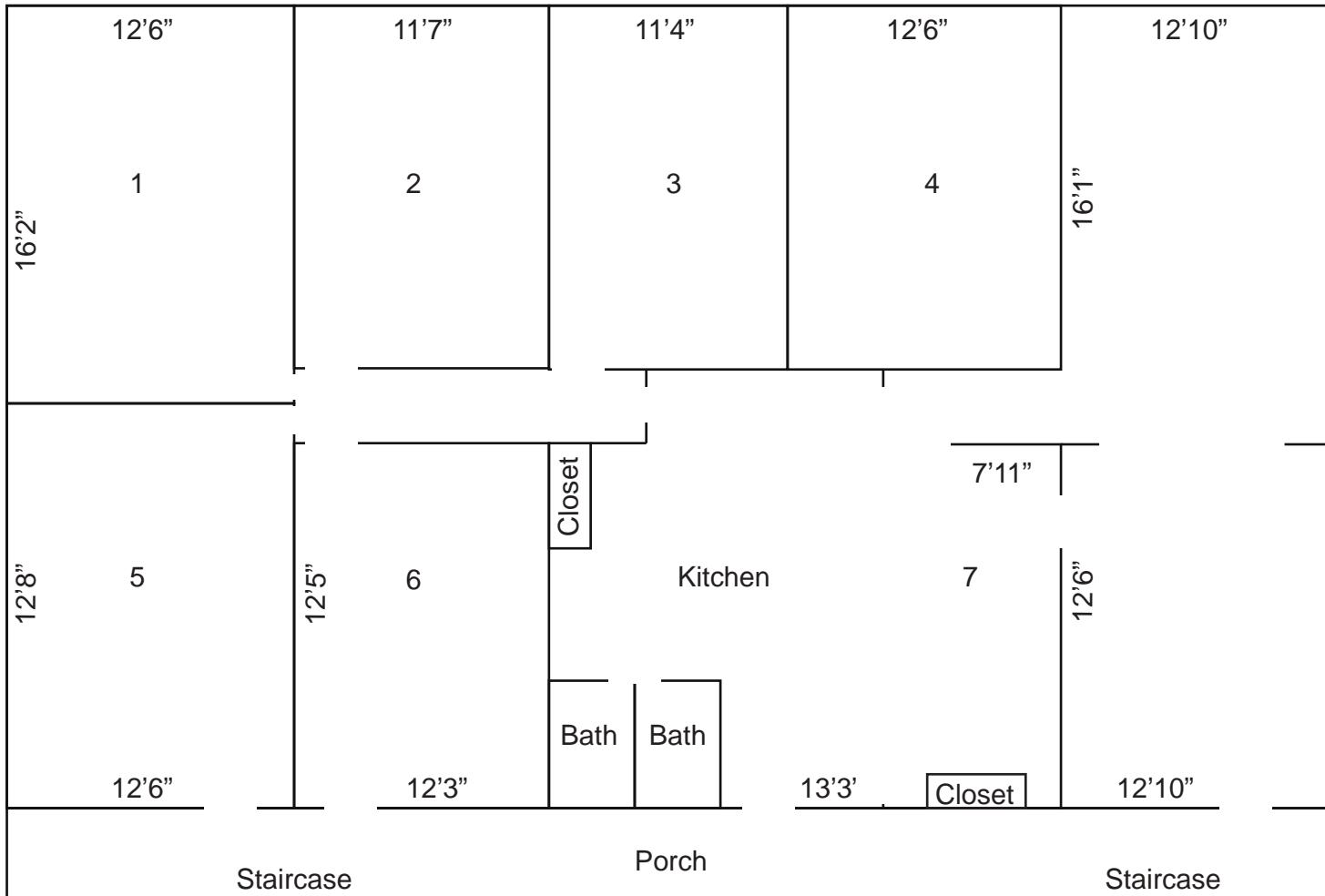
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Hallway is 3'3"
Bathrooms are 5'11" x 4'10"

* Drawing is not to scale.

