

DOWNTOWN SPACE

FOR SALE OR LEASE
2,440 SF



442 GOVERNMENT ST | BATON ROUGE, LA

CBRE

Property Overview

Highlights

- Office Space available for sale or lease in Downtown Baton Rouge
- Approximately 2,440 SF
- Property is two stories with exterior and interior entrances to the second story
- 6 offices, 2 kitchenettes and 1 conference room
- Recently renovated interior
- Multiple restaurants nearby and convenient access to Baton Rouge courts
- Strong Traffic Counts on Government St
- Mural on the side of the building is available as well for an additional fee

Lease Rate: \$19.50/SF NNN

Sales Price: \$440,000

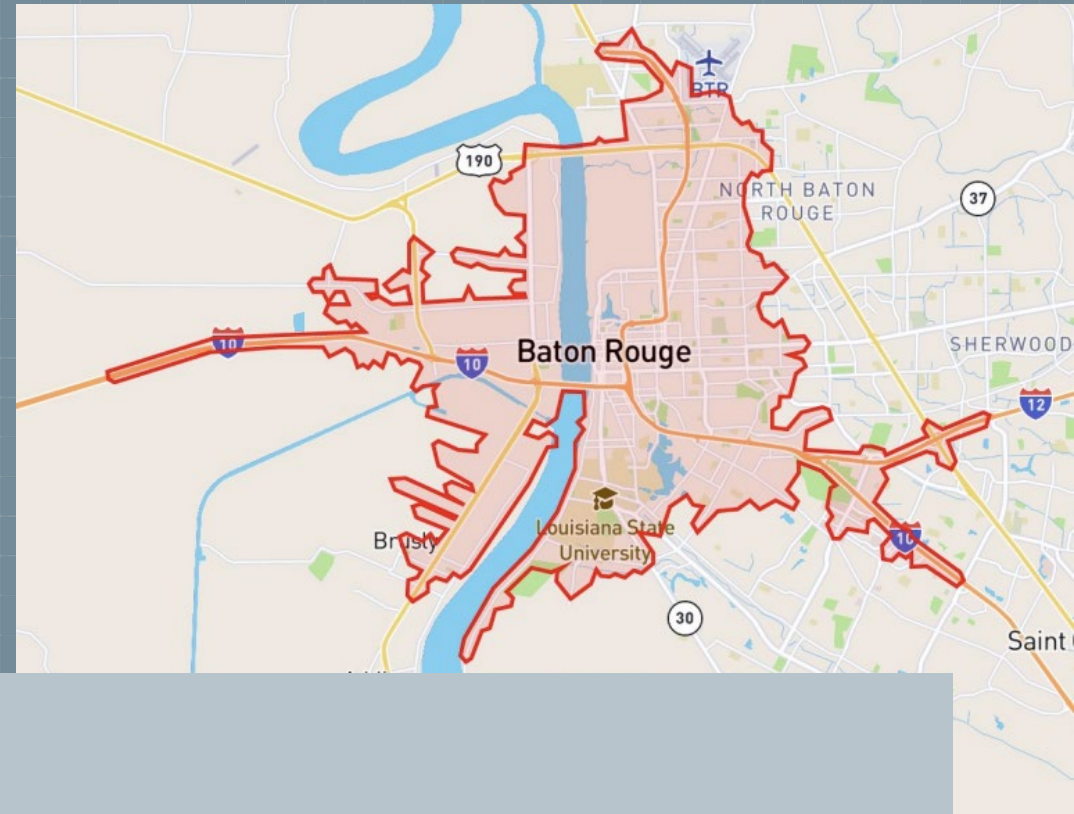


Interior Photos



Demographics

10 Minute Drive Time



114,606

2024 Population

48,588

2024 Households

\$75,558

Average HH Income

\$327,130

Average Home Value

192,908

2024 Daytime Population

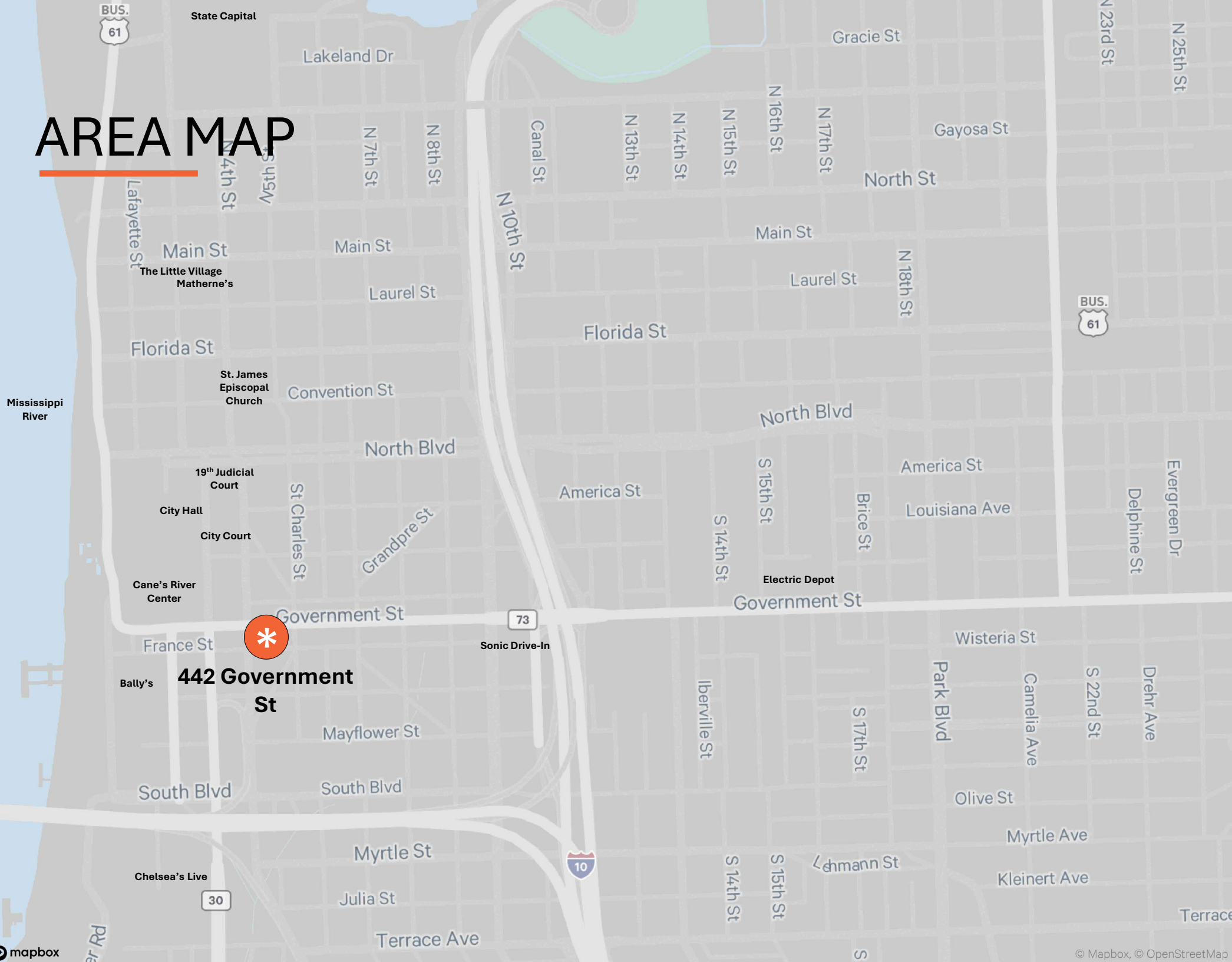
146,948

2024 Employees

8,103

2024 Businesses

AREA MAP



Mississippi River

The Little Village Matherne's

St. James Episcopal Church

19th Judicial Court

City Hall

City Court

Cane's River Center

Bally's

Chelsea's Live



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