



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE WOLFE CREEK OFFICES FOR SALE

11715 BRICKSOME AVE, BATON ROUGE, LA 70816

3,016 TOTAL SF

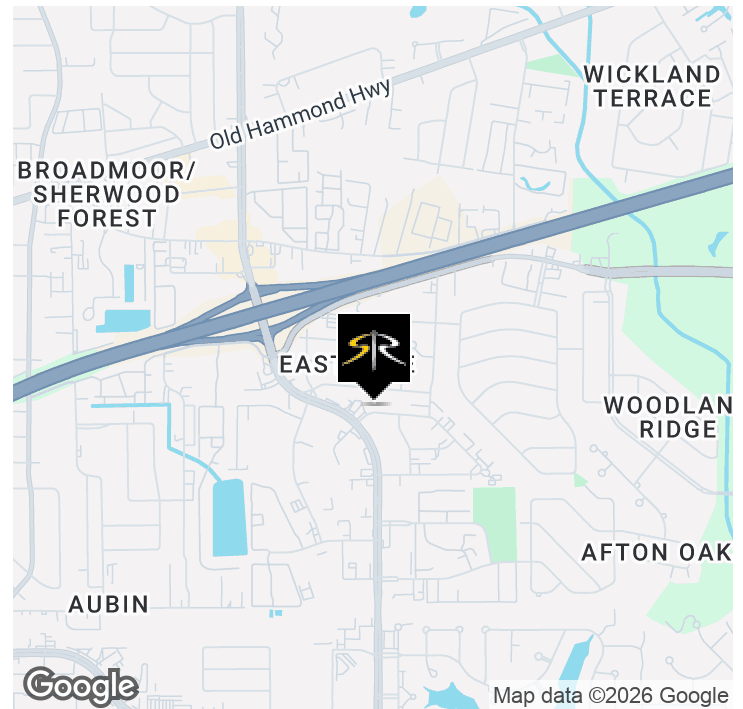


OFFERING SUMMARY

| | |
|------------------------------------|------------------|
| Total Sale Price: (4 Units) | \$290,000 |
| Total SF: | 3,016 SF |
| Typical Unit Size: | 754 SF |

PROPERTY HIGHLIGHTS

- Wolfe Creek Offices for Sale:
- **Office Suites: A-2, A-6, B-5, B-7**
- Bite Size Investment Opportunity: Can be bought Individually or as a Package
- **Front Units: \$77,500 each | Rear Units: \$67,500 each**
- Utilities Individually Metered
- CAM Expense: \$100/mo. per Unit. Included: Water/Sewer, Dumpster, Outdoor Lighting, Building Insurance (studs out), Liability Insurance and Ground Maintenance
- Total square footage (4 Units) 3,016 SF
- Typical Unit: 754 SF; 2 Large Offices, Reception, small Kitchenette
- Fully Occupied, except 1 Unit (B-5). Rent Roll Available Upon Request
- Located in Quiet, Office Park off of S. Sherwood Forest Blvd.
- Close proximity to I-12, Restaurants, Professional Offices & Businesses
- Perfect for Counseling, Attorney, Financial, or any Sole Practitioner or Investor



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SAURAGE ROTENBERG™
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AERIAL WOLFE CREEK OFFICES FOR SALE

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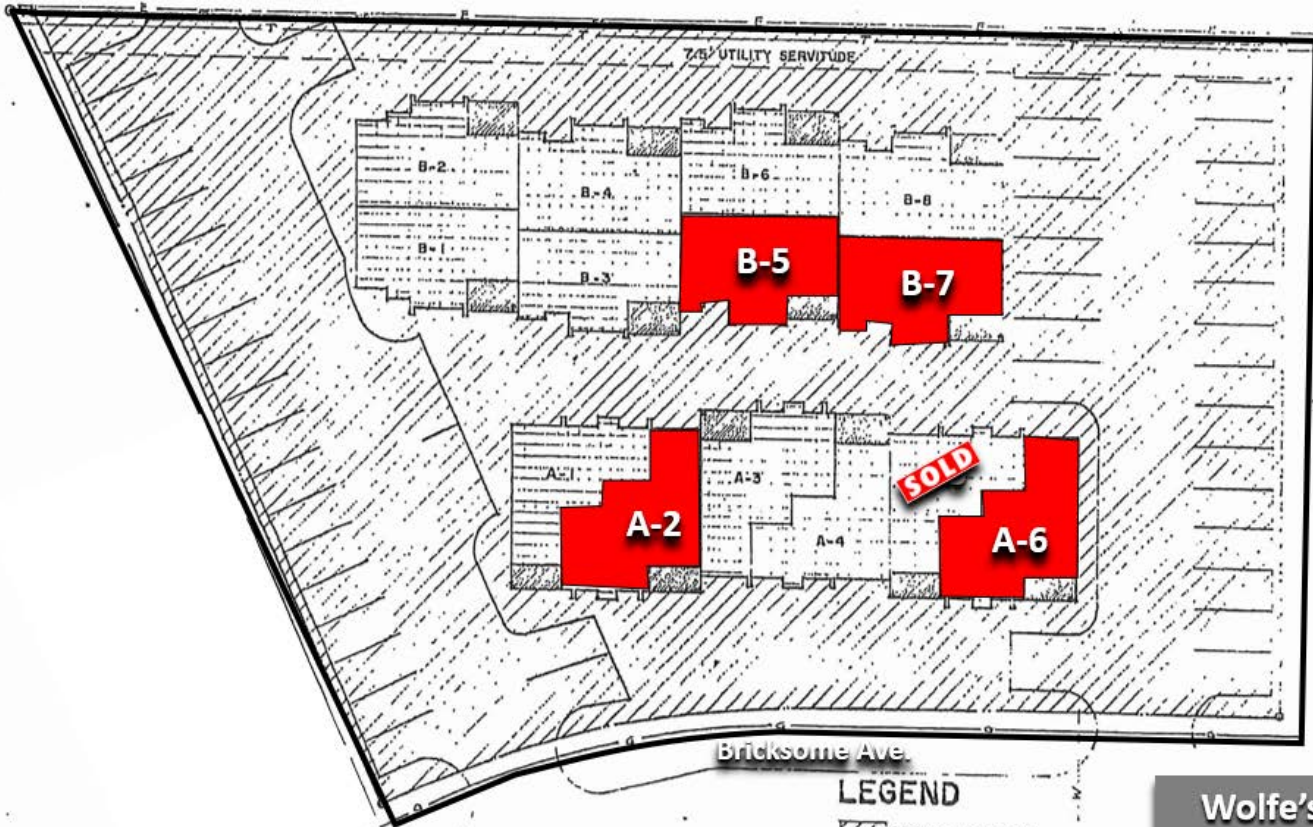
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WOLFE CREEK OFFICES FOR SALE

SITE PLAN

11715 BRICKSOME AVE, BATON ROUGE, LA 70816

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LEGEND

- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS
- CONDOMINIUM UNITS
- ELECTRICAL SERVICE
- TELEPHONE SERVICE
- SANITARY SEWER
- GAS SERVICE
- WATER SERVICE

**Wolfe's Creek
Office Park**

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AREA MAP

WOLFE CREEK OFFICES FOR SALE

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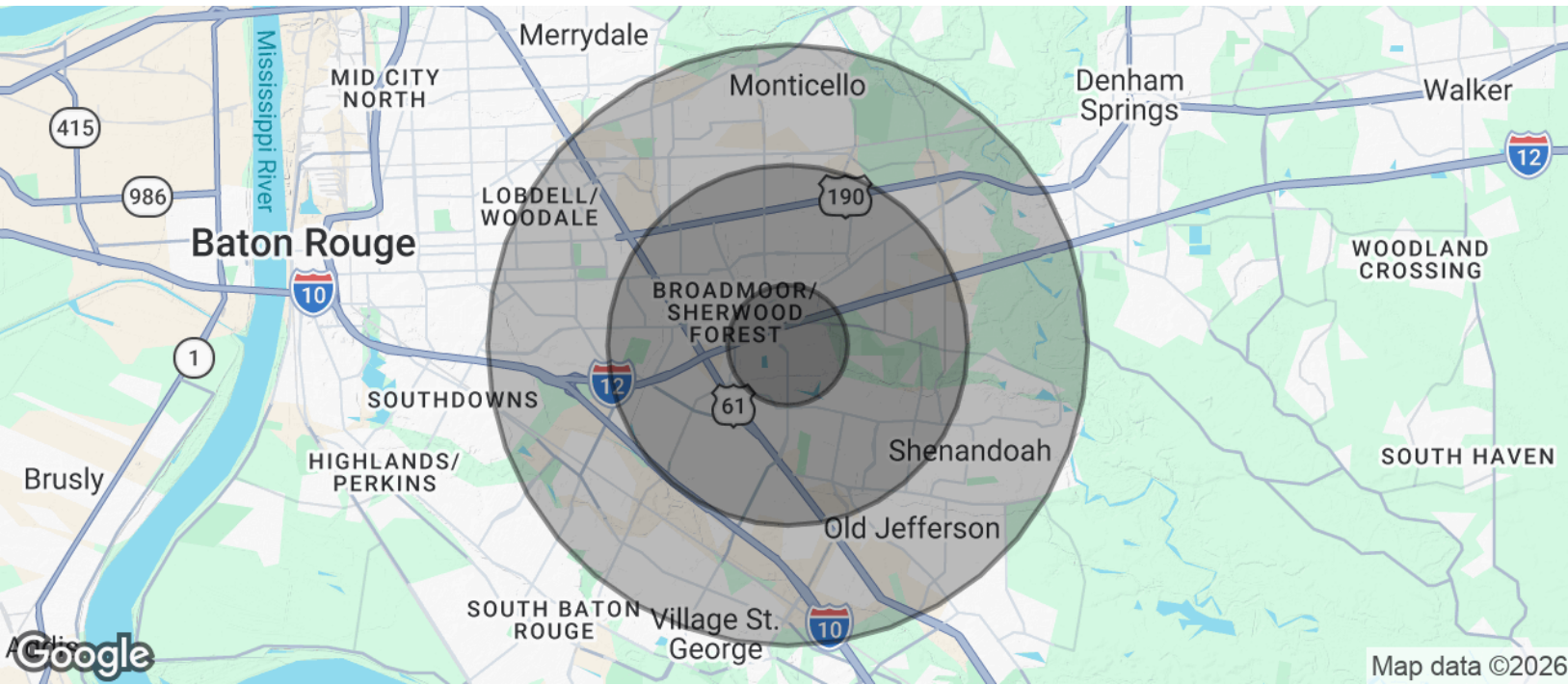
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DEMOGRAPHICS

WOLFE CREEK OFFICES FOR SALE

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 13,837 | 86,561 | 176,692 |
| Average Age | 37 | 40 | 40 |
| Average Age (Male) | 35 | 38 | 39 |
| Average Age (Female) | 38 | 41 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,000 | 36,284 | 74,011 |
| # Of Persons Per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$71,664 | \$87,863 | \$95,976 |
| Average House Value | \$248,165 | \$256,607 | \$307,673 |

2020 American Community Survey (ACS)

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