



±5,624 SF TWO-STORY OFFICE BUILDING IN MID-CITY

3968 NORTH BLVD BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$476,000 (\$84.64/SF)

±5,624 SF

- Updated, modern finishes
- Available for lease at \$12/SF/YR
- ±6 minutes from I-110 and I-10
- ±1 min from the Government St corridor and its amenities

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | May 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 3968 North Blvd is a ±5,624 SF two-story office building with updated, modern finishes.
- It is currently available for lease at \$12/SF/YR. The first floor and second floor can be leased together or individually.
- The property is located ±6 minutes from I-110 and I-10, with easy access to the Airline Hwy / Florida Blvd interchange.
- ±1 min away from the Government St corridor, the property is also surrounded by amenities including Rocca Pizzeria, Curbside Burgers, Mid City Beer Garden, and more.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3968 North Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Bernard Terrace
Township	7S
Range	1E
Section	81
Side Of The Street	South
Road Type	Paved
Nearest Highway	Hwy 190 - Florida Blvd
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Zoning	B1 - Transition
Lot Size	±0.29 Acres
Building Size	±5,624 SF
APN #	664456
Lot Frontage	±80 ft
Lot Depth	±160 ft

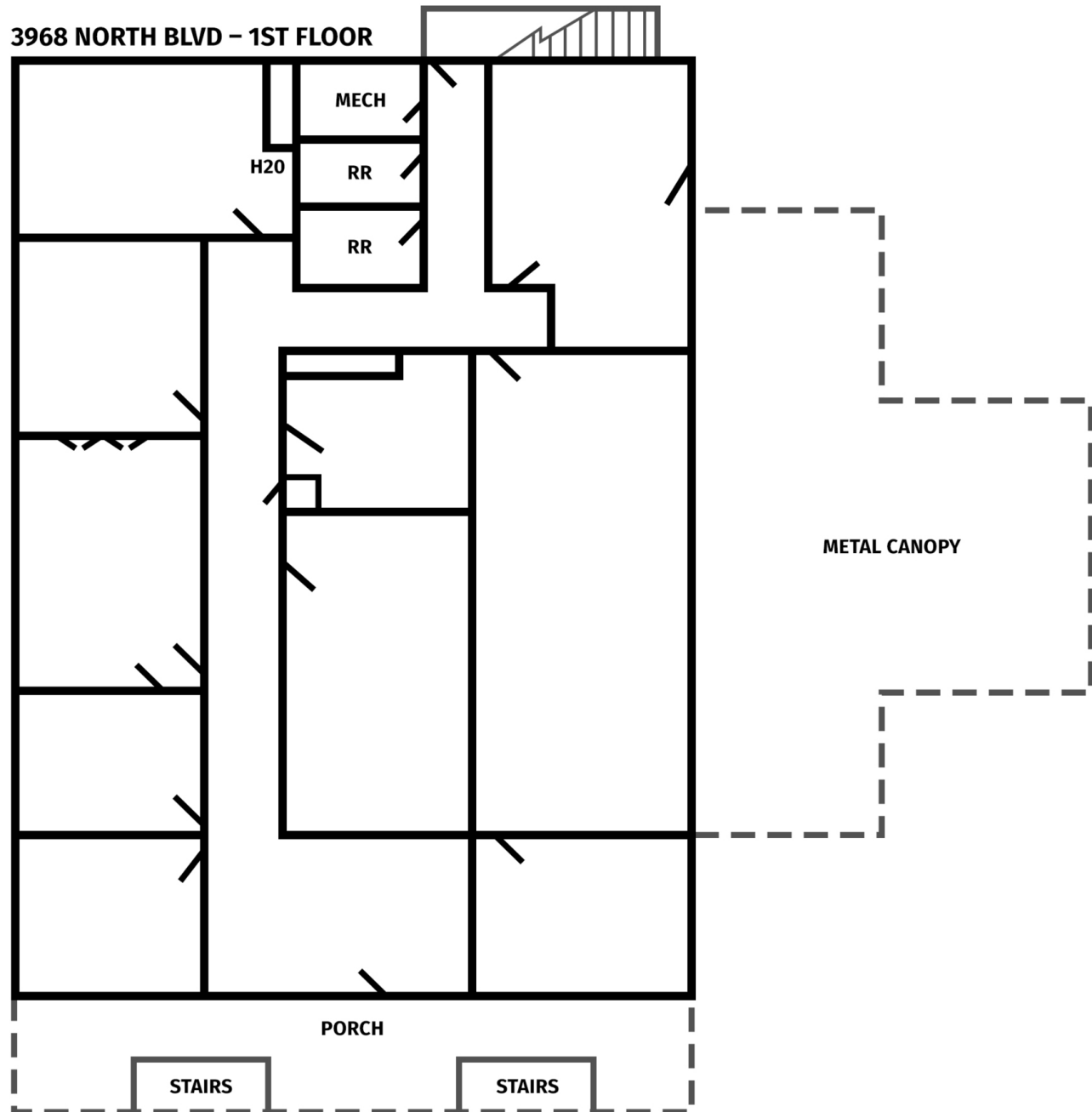
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FLOOR PLANS

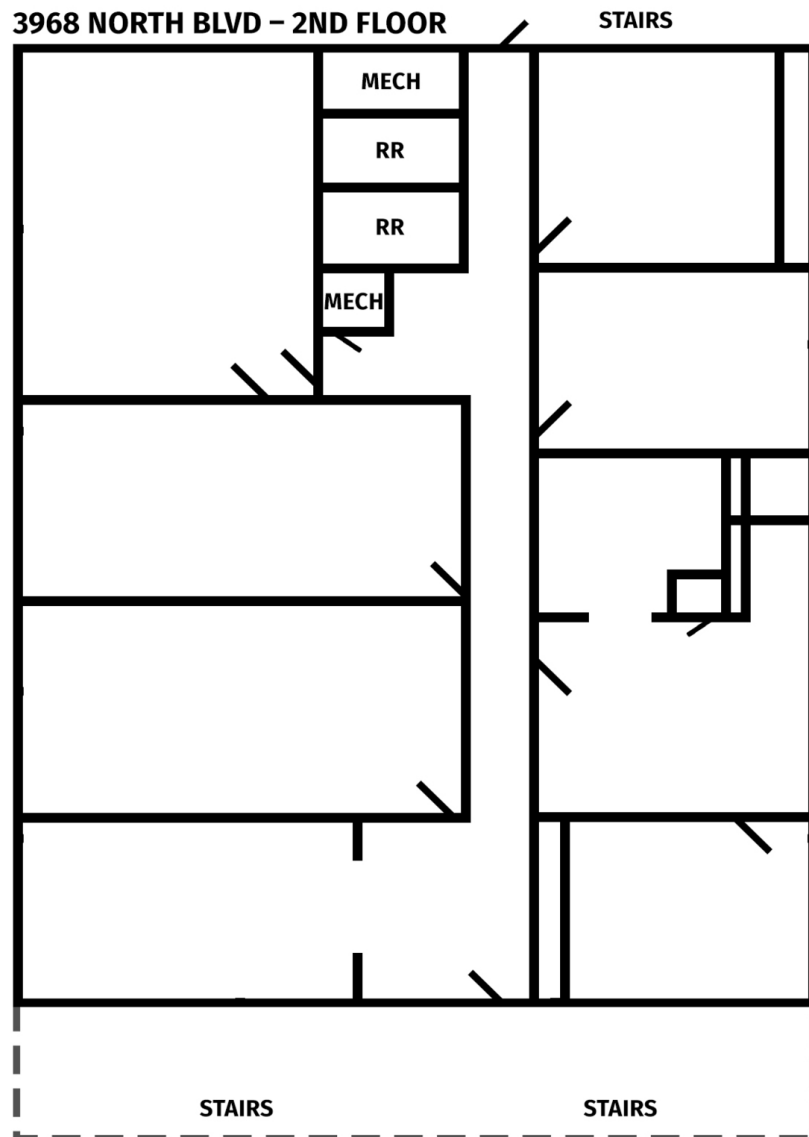
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AERIAL PHOTOS

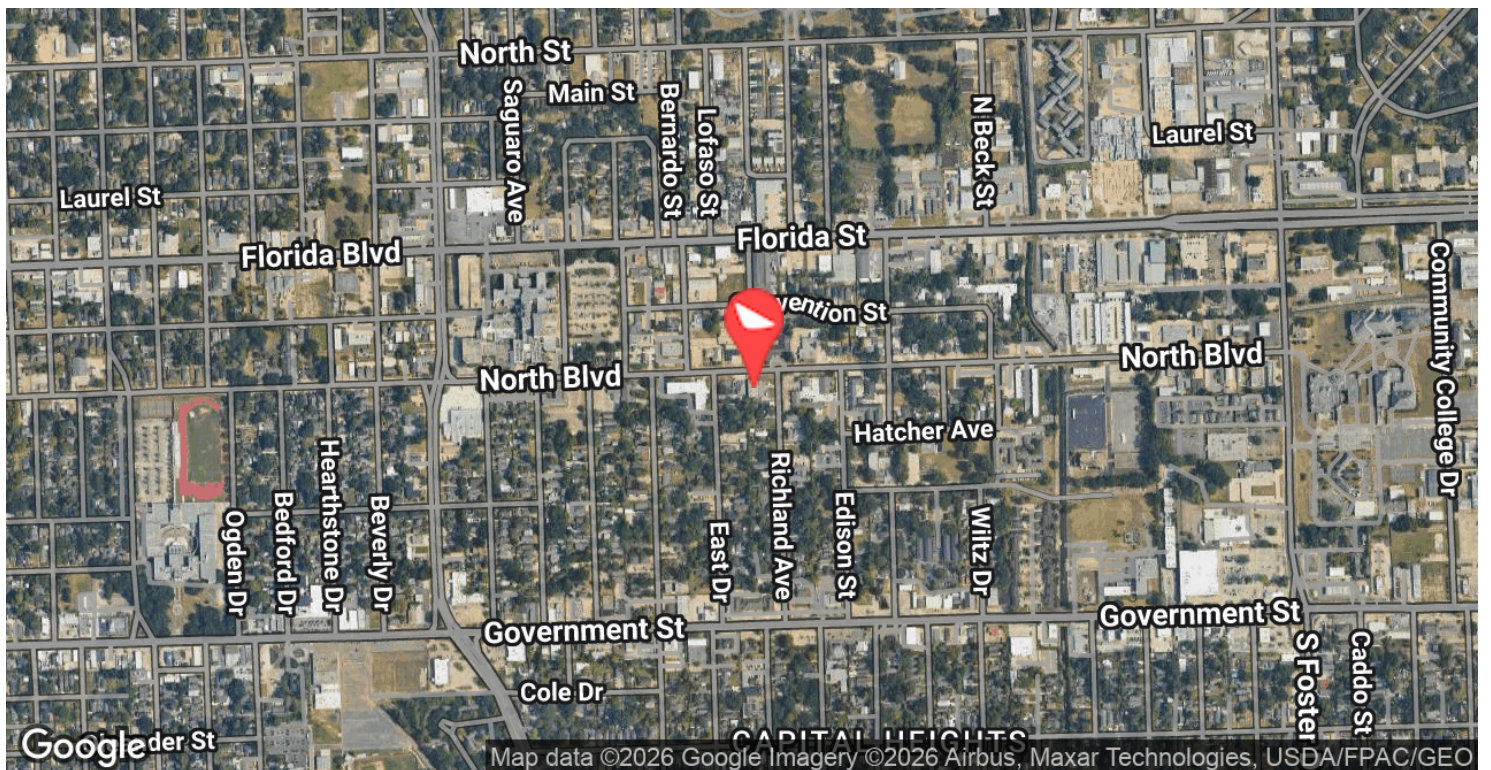
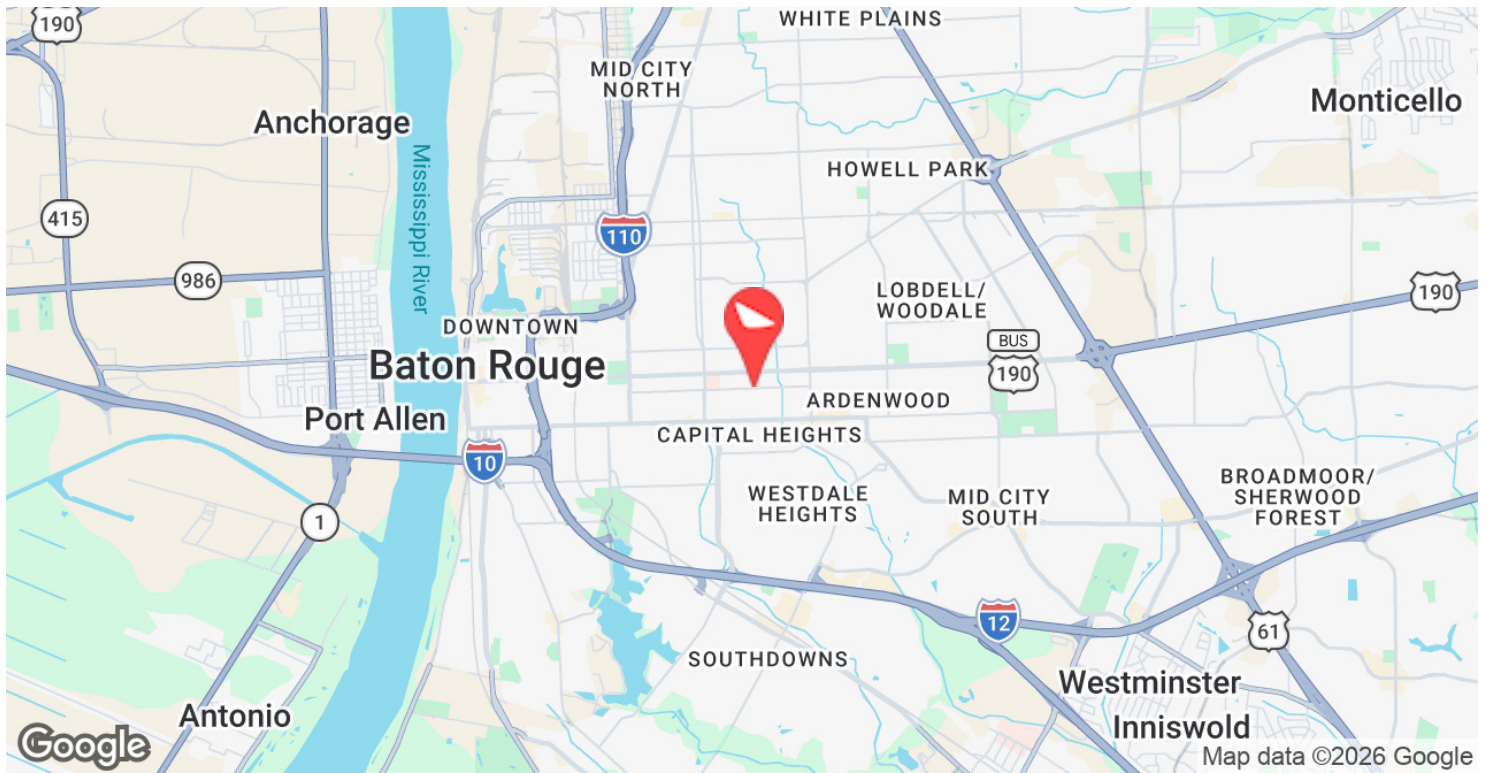
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LOCATION MAPS



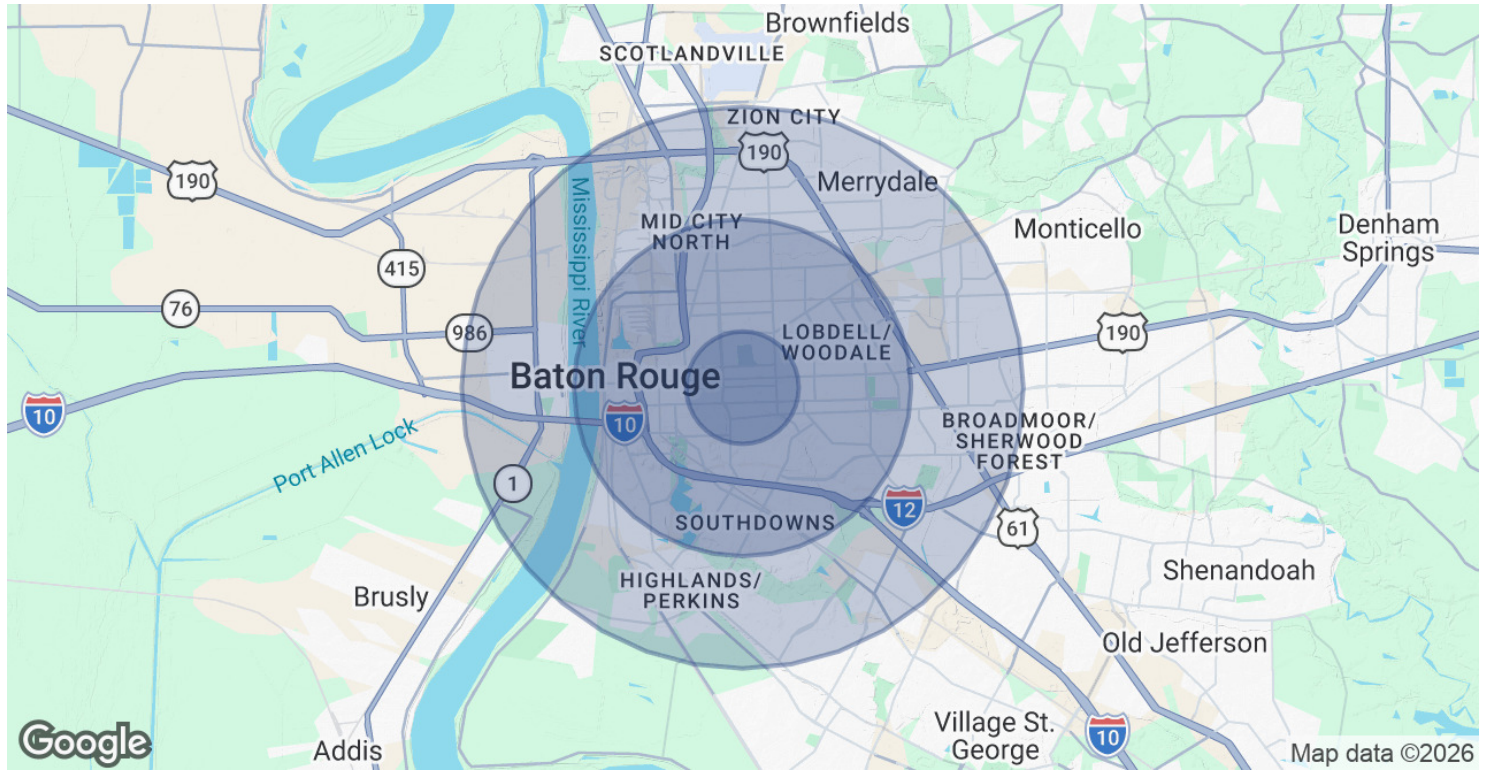
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,954	81,634	178,827
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,100	34,851	74,886
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$74,114	\$68,576	\$73,083
Average House Value	\$272,337	\$325,516	\$297,893

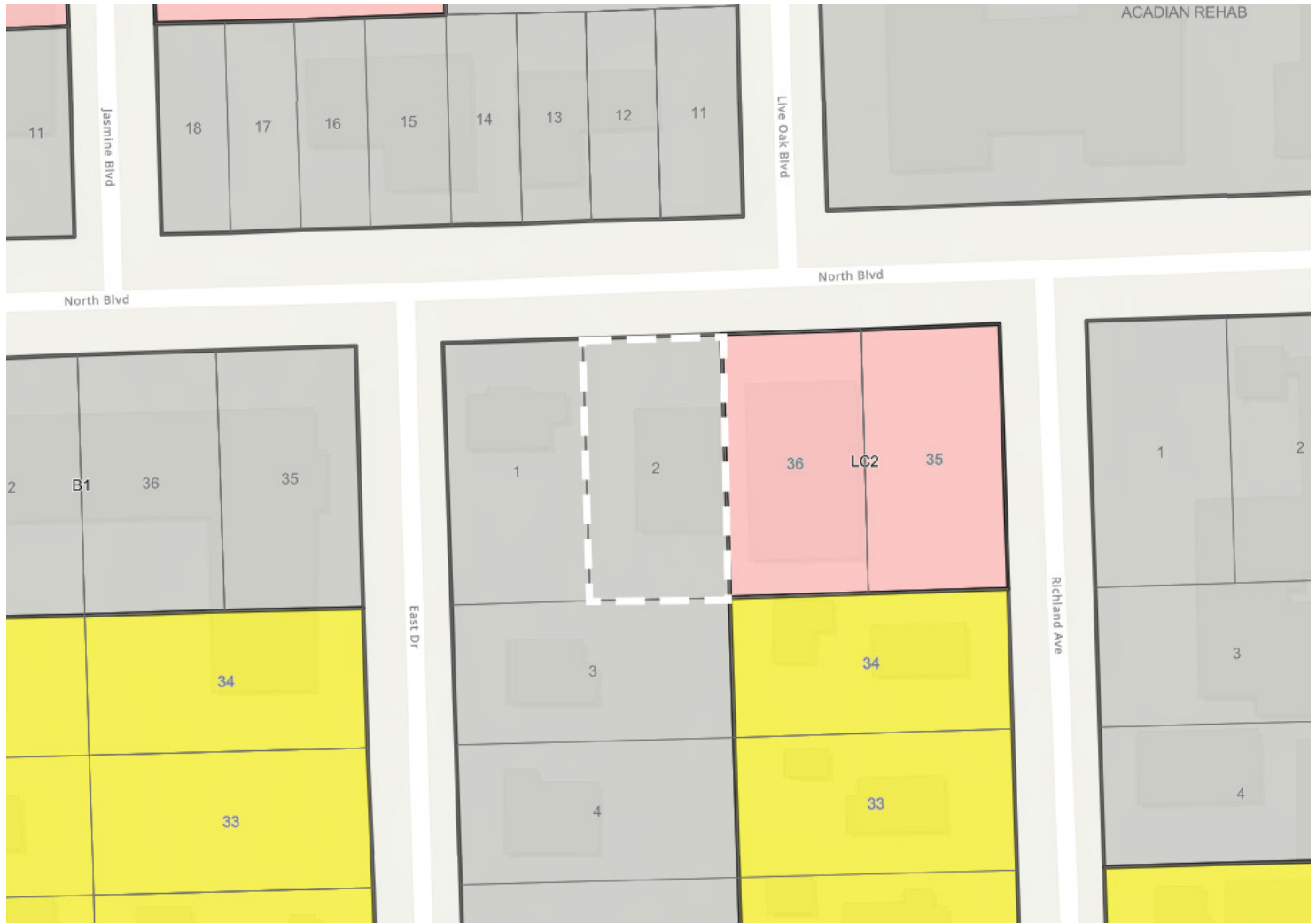
2020 American Community Survey (ACS)

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ZONING MAP



B1- TRANSITION

Source: The municipality in which the property is located

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