



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# O'NEAL SQUARE OFFICE PARK - BLDG. D

2798 O'NEAL LN, BLDG. D, BATON ROUGE, LA 70816

**5,000 SF**

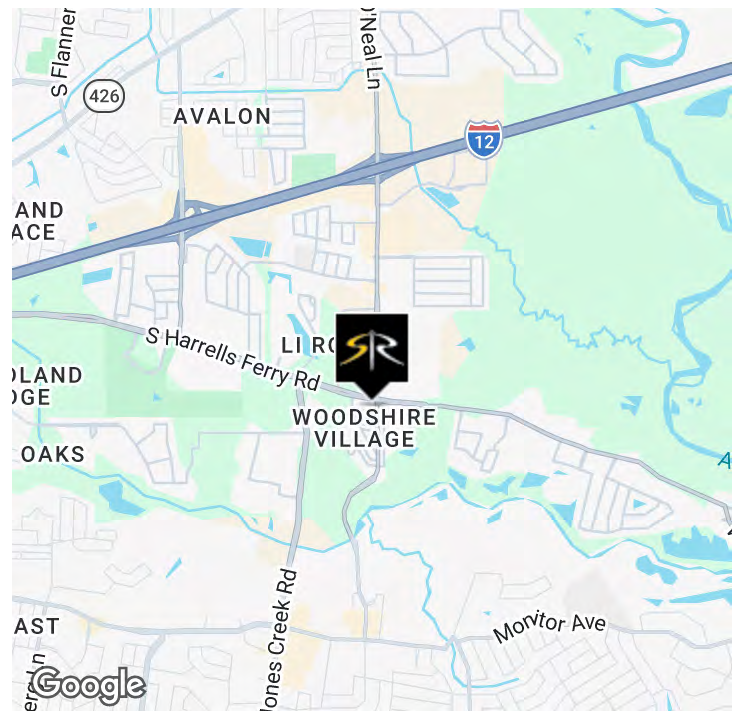


## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$12.00 - 13.50 SF/yr (NNN) |
| Building Size: | 2,500 - 5,000 SF            |
| Zoning:        | C-2 (Heavy Commercial)      |

## PROPERTY HIGHLIGHTS

- O'Neal Square Office Park
- Office Building D: 5,000 SF Office Condo For Lease
- Currently Under Full Renovation
- Building can be subdivided into two (2) suites of approximately 2,500 SF each
- **Suite D: 5,000 SF - \$12.00 SF/yr (NNN)**
- **Suite D (subdivided) +/- 2,500 SF - \$13.50 SF/yr (NNN)**
- 14 Spacious Offices
- Conference Room
- Large Copy/Utility Room
- Full Kitchen



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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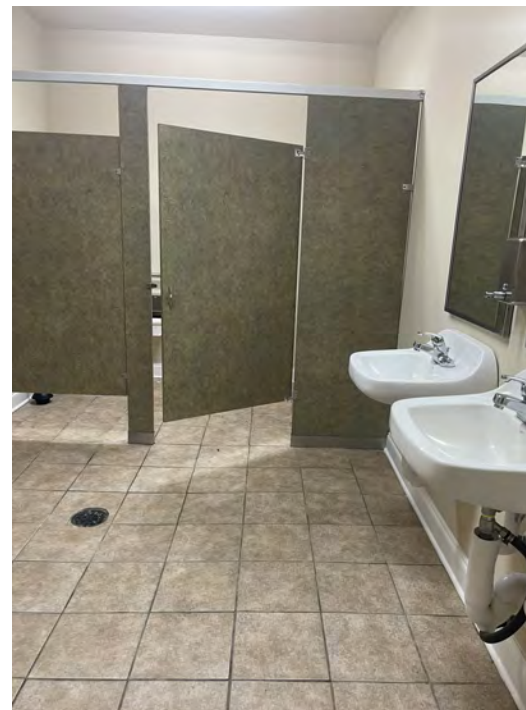
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AERIAL

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**Bldg. F**

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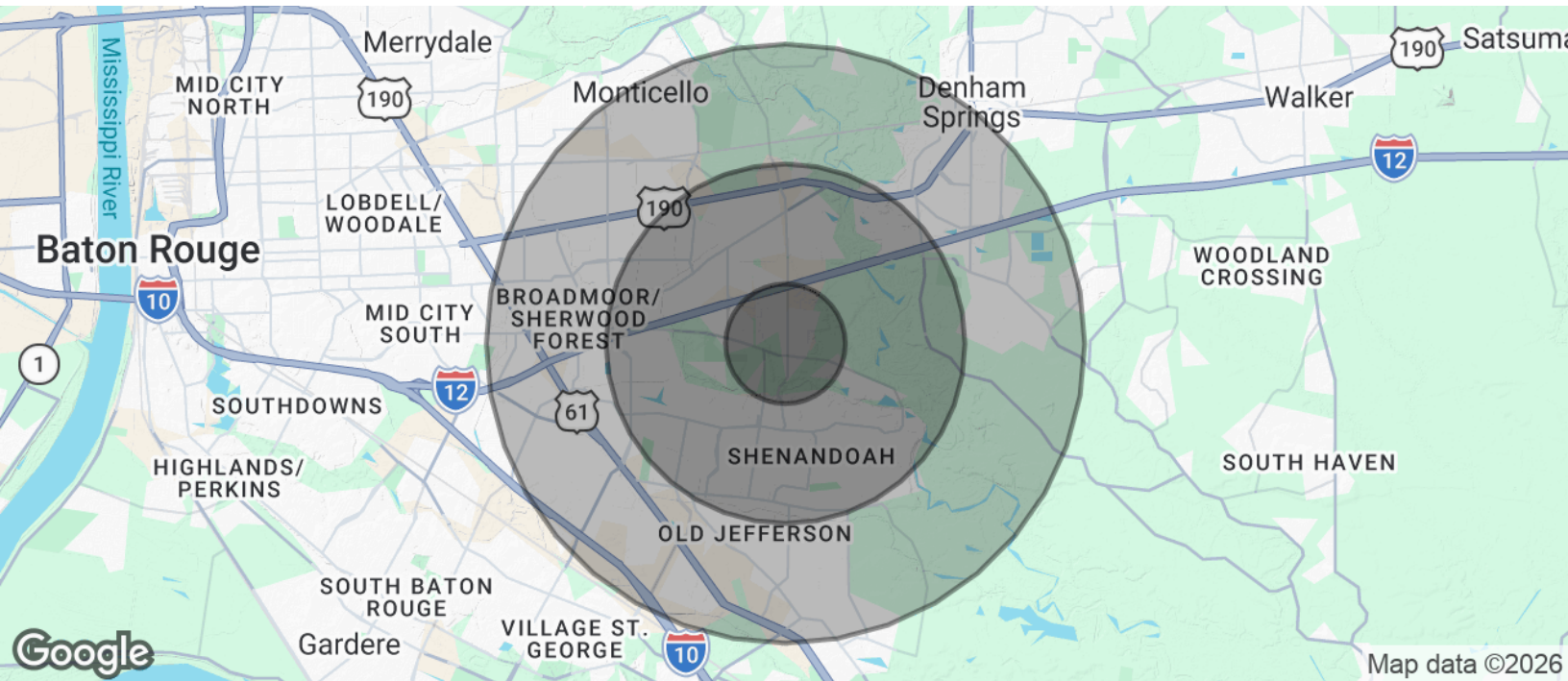
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DEMOGRAPHICS

# O'NEAL SQUARE OFFICE PARK - BLDG. D

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,650  | 69,669  | 143,164 |
| Average Age          | 35.5   | 36.2    | 35.9    |
| Average Age (Male)   | 36.0   | 35.3    | 35.3    |
| Average Age (Female) | 35.8   | 37.6    | 36.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,958     | 26,390    | 54,890    |
| # Of Persons Per HH | 2.4       | 2.6       | 2.6       |
| Average HH Income   | \$94,166  | \$102,997 | \$101,541 |
| Average House Value | \$247,267 | \$275,619 | \$265,457 |

2023 American Community Survey (ACS)

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