



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR SALE THE ANNEX

**328 Desiard St  
Monroe, LA 71201**

**MATTHEW SHIRLEY**  
Associate Broker  
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**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

FOR SALE  
**THE ANNEX**

328 DESIARD ST, MONROE, LA 71201

**24,464 SF**

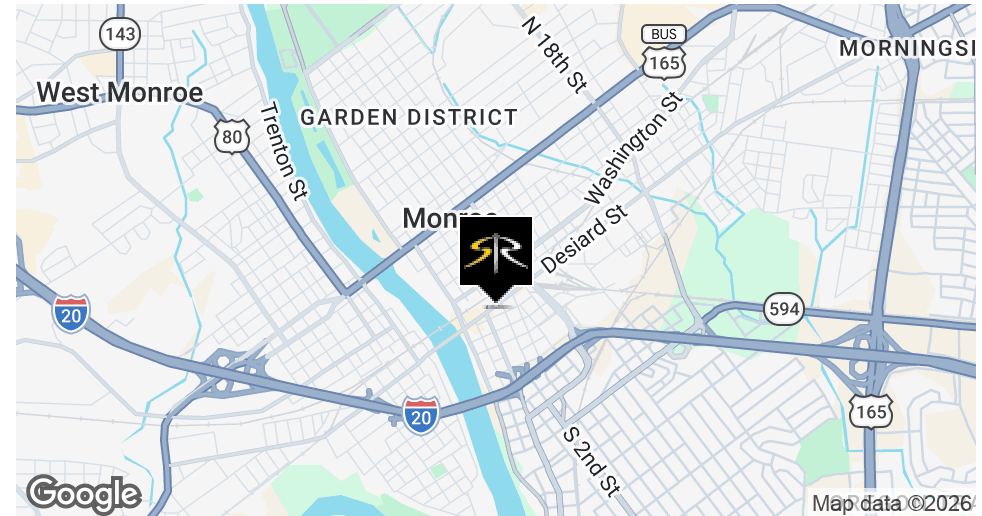


**OFFERING SUMMARY**

<b>Sale Price:</b>	\$2,000,000
<b>Building Size:</b>	24,464 SF
<b>Lot Size:</b>	0.491 Acres
<b>Price / SF:</b>	\$81.75
<b>Year Built:</b>	1930
<b>Year Renovated:</b>	2004 & 2014
<b>Zoning:</b>	CBD (Central Business District)
<b>Flood Zone:</b>	"X" (No Flood)

**PROPERTY OVERVIEW**

**The Annex: Sprinklered - Class A - Corporate HQ Office**



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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## PROPERTY HIGHLIGHTS

### The Annex: Sprinklered - Class A - Corporate HQ Office

- Additional 21,120 SF paved & secured parking lot included
- Immediate Occupancy Available
- 3 Phase Electrical Service w Back Up Generator
- One (1) Passenger Elevator
- Well Maintained – All Infrastructure Regularly Serviced & Logged
- Utilities On
- Building Size: 24,464 SF
- 3 Stories
- Year Built: 1930
- Renovations in 2004 & 2014
- Flood Zone "X" (No Flood)
- Zoned CBD (Central Business District)

*Additional details including site plans and infrastructure specs are coming soon.*

Please contact agent for more details and to schedule a tour.

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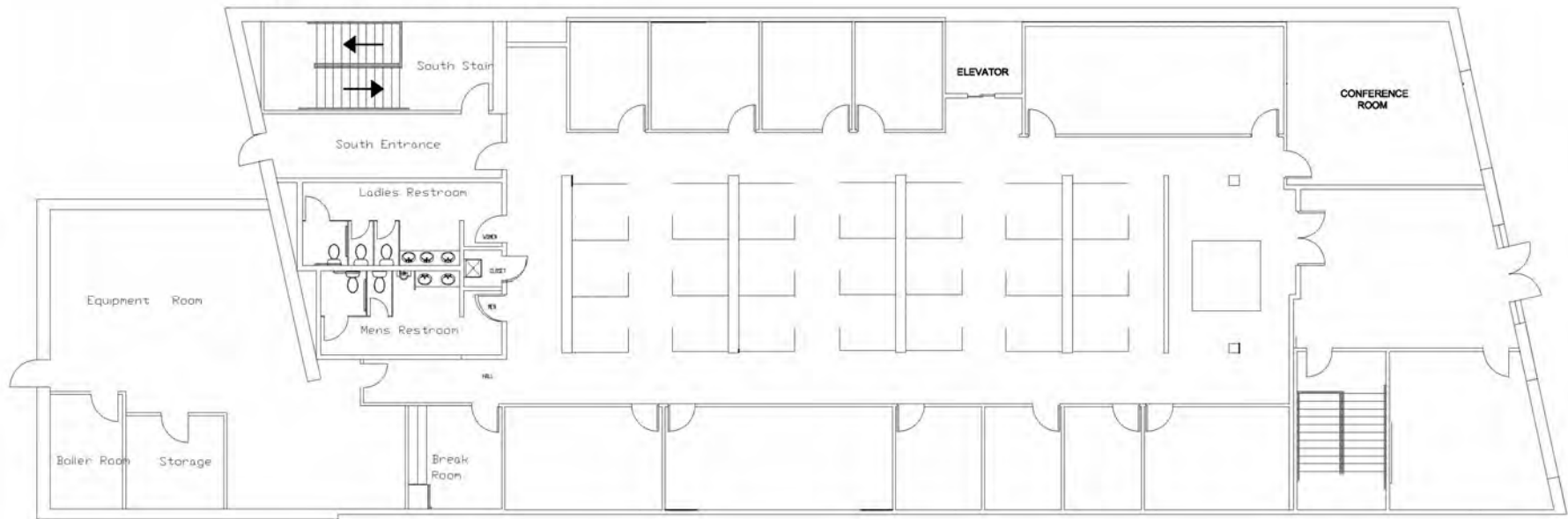
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1ST FLOOR ANNEX 328 Desiard St.



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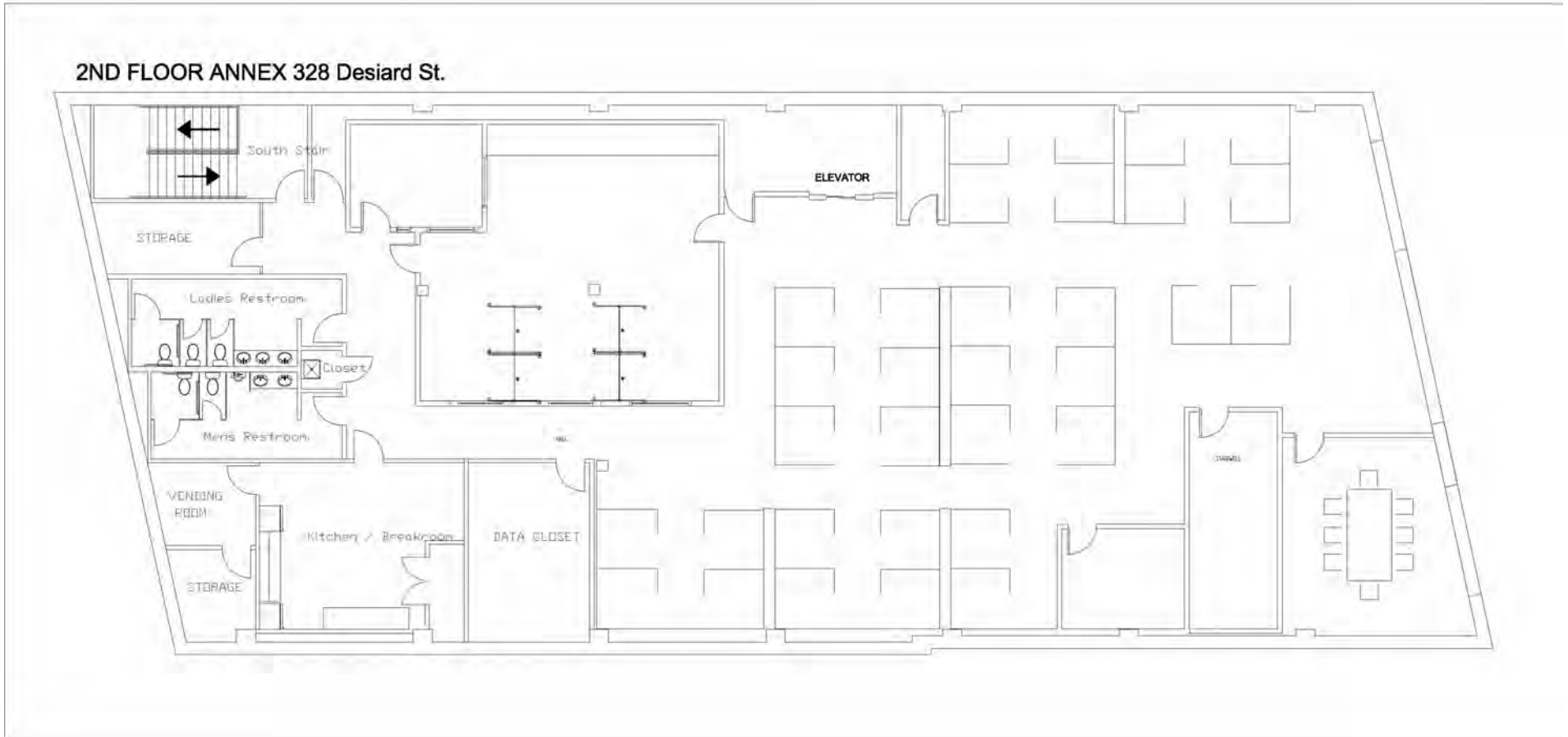


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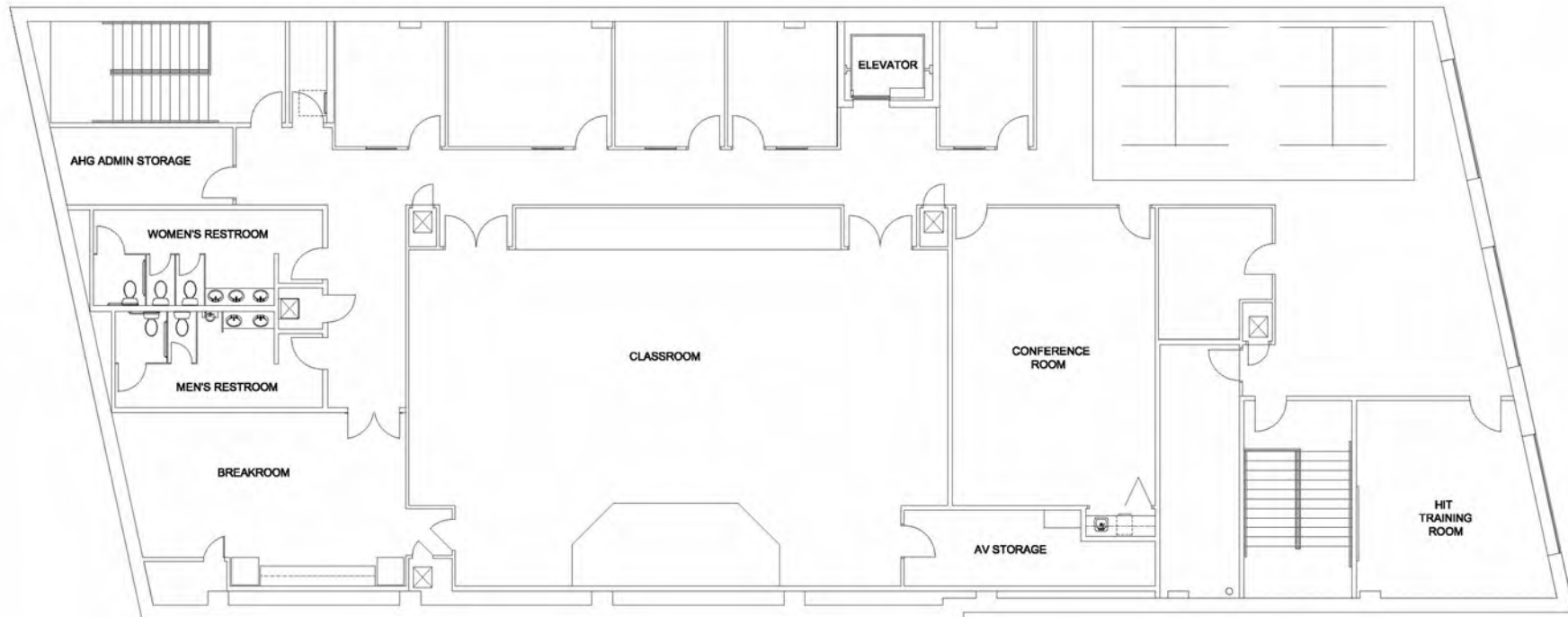
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**3RD FLOOR ANNEX 328 Desiard St.**



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For more information, please contact:

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