



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED STATE BUILDING + SURFACE LOTS FOR SALE

**122 Saint John St
Monroe, LA 71201**

MATTHEW SHIRLEY
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FOR SALE

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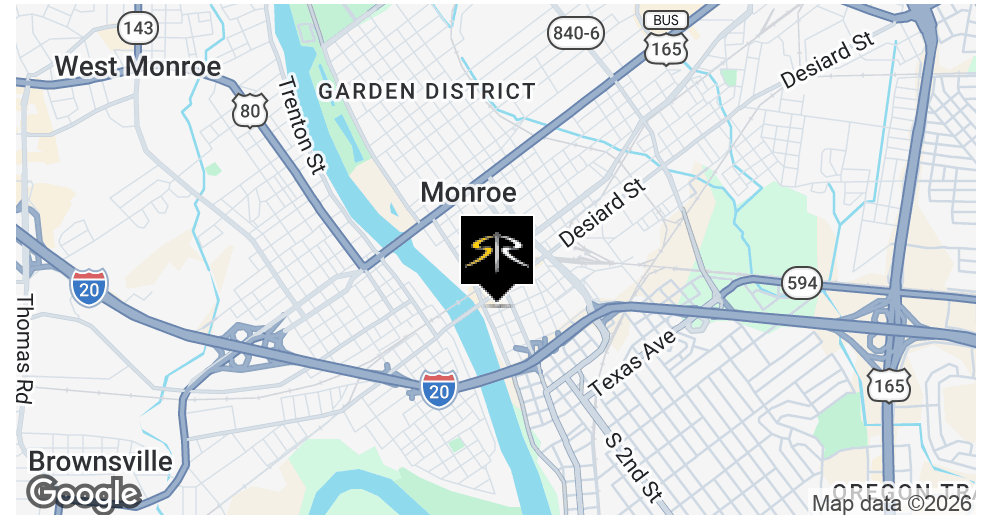
122 SAINT JOHN ST, MONROE, LA 71201

108,683 SF



OFFERING SUMMARY

Sale Price:	\$12,750,000
Building Size:	108,683 SF
Lot Size:	1.53 Acres
Price / SF:	\$117.31
Year Built:	1974
Year Renovated:	2014-2015 & 2019
Zoning:	CBD (Central Business District)
Stories:	6 + Basement
Parking:	104 Spaces
Flood Zone:	"X" (No Flood)



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PROPERTY HIGHLIGHTS

State Building: Renovated – Class A Office + Surface Lots

- Building RSF: 108,683 SF
- Building USF: 97,508 SF
- Six (6) Levels plus Mezzanine & Basement
- Includes a total of 104 parking spots
- 24 in rear of Building
- 80 located on Jackson St.
- 3 Phase Electrical Service w Whole Building Generator
- Rooftop Event Space
- Three (3) Elevators
- One (1) Passenger Elevators – servicing all floors
- One (1) Passenger Elevators – servicing Basement – Lobby – Mezzanine
- One (1) Freight Elevator @ 5,000 LB servicing Lobby & Mezzanine
- Well Maintained – All Infrastructure Regularly Serviced & Logged
- Year Built: 1925 originally as the Virginia Hotel
- 1967 Sold to the State of LA and renovated (then named “The State Building”)
- Renovated Extensively: 2014/2015: \$24,000,000
- Renovated 2019: \$1,795,00 – parking garage roof addition
- Flood Zone “X” (No Flood)
- Zoned CBD (Central Business District)

Additional details including photos, aerials, floor plans, site plans and infrastructure specs are coming soon.

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

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For more information, please contact:

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