

9373 Baringer Foreman Rd



9373 Baringer Foreman Rd (Building 3), Baton Rouge, LA 70817

Offering Memorandum

Fabian H.C. Edwards, JD/DCL
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Investment Highlights

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Sale Price

\$2,500,000

- **Now available for sale**, 9373 Baringer Foreman Rd (Building 3) offers a fully leased high-visibility Class A office building within the architecturally unique Baringer Block development in South Baton Rouge. This prime location along Airline Hwy provides excellent exposure, with an average of $\pm 32,300$ vehicles passing daily.
- **The building features high-end finishes, flexible floor plans, and a modern, eye-catching facade that sets it apart from typical office parks.** Two of the five planned buildings in the development are completed, with all infrastructure in place, including parking, entry drives, and monument signage.
- Situated just ± 0.3 mile Northwest of Long Farm, a 273-acre mixed-use development featuring popular retail tenants such as Rouses, Starbucks, and Zaxby's, this property also enjoys easy access to Woman's Hospital (± 1.7 miles south) and nearby developments such as The Crossing and Baringer Foreman Tech Park.



Financial Summary

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Rent Roll					
Suite	Tenant	Size (SF)	Rent (Monthly)	CAM (Monthly)	Lease Term
3-A	Edward Jones	±1,605 SF	\$2,741.87	\$133.75	01/24/19 - 07/31/30
3-B	Engel & Volkers Baton Rouge	±1,818 SF	\$2,848.20	\$151.80	12/01/25 - 11/30/30
3-C	Shores MDS, Inc	±3,170 Sf	\$5,151.25	\$264.16	09/01/25 - 08/31/27
3-D	SafeSource Insurance Group	±1,985 SF	\$3,382.67	\$157.33	08/01/24 - 04/30/26
3-E	A Family Doctor in Baton Rouge LLC	±2,000 SF	\$3,333.33	\$166.67	02/15/26 - 01/31/28

Income	
Monthly	\$18,331.03
Annual	\$219,972.36

Expenses (Annual)	
Insurance	\$14,700.48
Condo Dues	\$12,252.00
Pest Control	\$1,800.00
Utilities	Tenants
Property Taxes	\$19,098.00
Total	\$47,850.48

Current Net Operating Income	\$172,121.88
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Sample Interior Photos

Fabian H.C. Edwards, JD/DCL
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Exterior Photos

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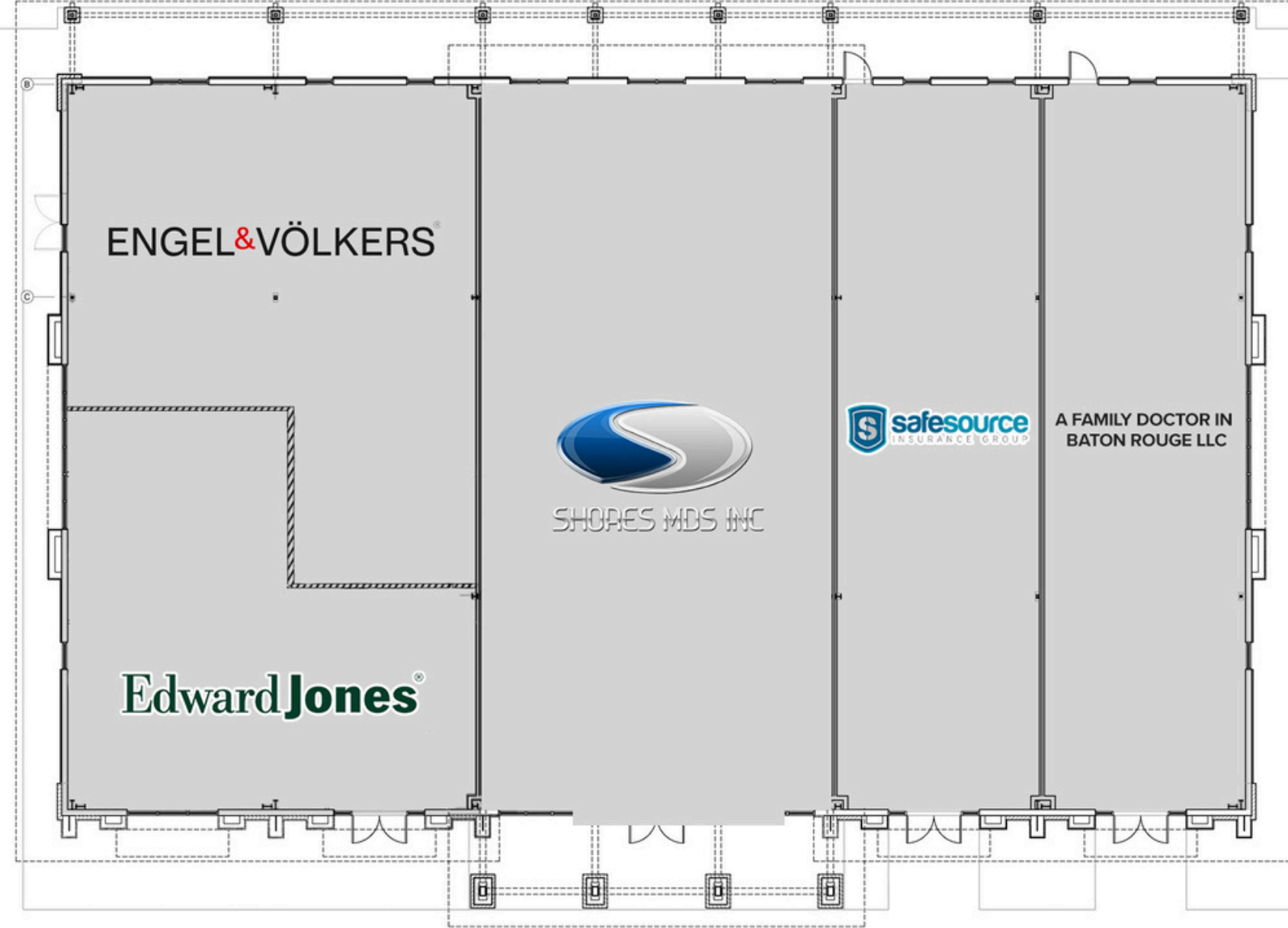


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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed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

Floor plan

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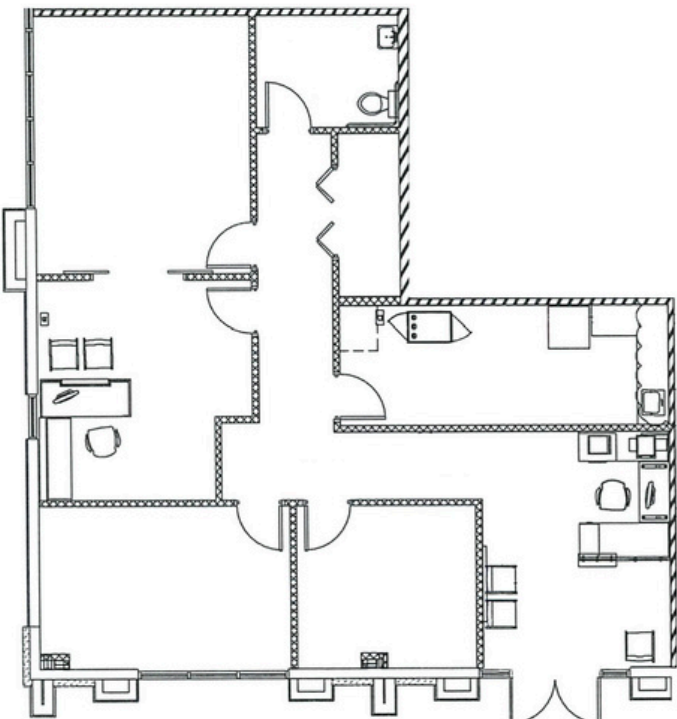
Floor plans

Suites 3-A, 3-B and 3-E

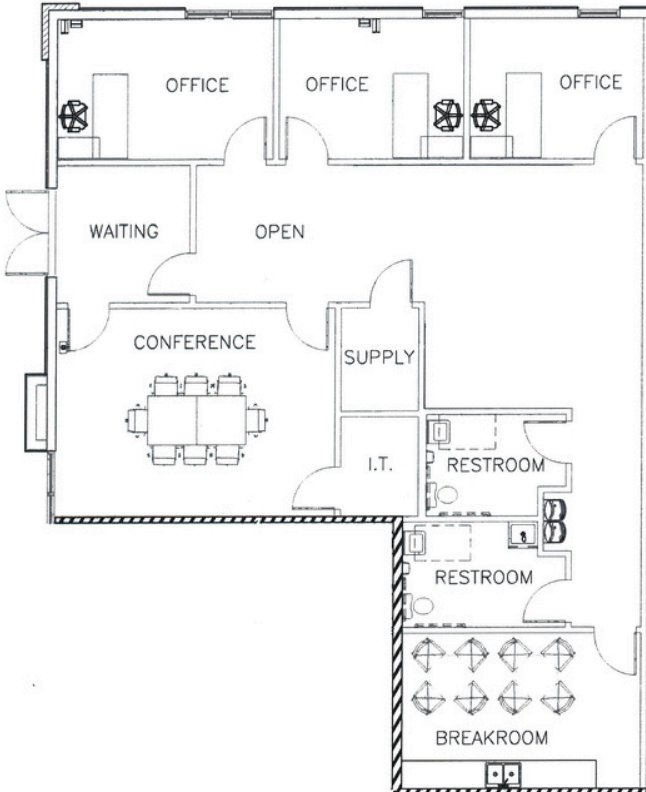
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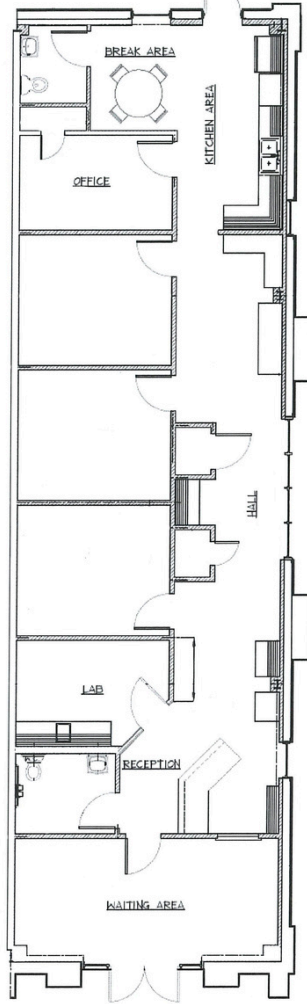
3-A



3-B



3-E



Broker Contact

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