



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# UP TO 84,250 SF CLASS A OFFICE SPACE FOR LEASE

**5525 Reitz Ave  
Baton Rouge, LA 70809**

**MATTHEW SHIRLEY**  
Associate Broker  
(D)225.907.5214  
matthew@sr-cre.com



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# 84,250 SF CLASS A OFFICE SPACE WITH I-10 FRONTAGE

FOR LEASE

5525 REITZ AVE, BATON ROUGE, LA 70809

**\$24.00 SF/yr (FULL-SERVICE)**

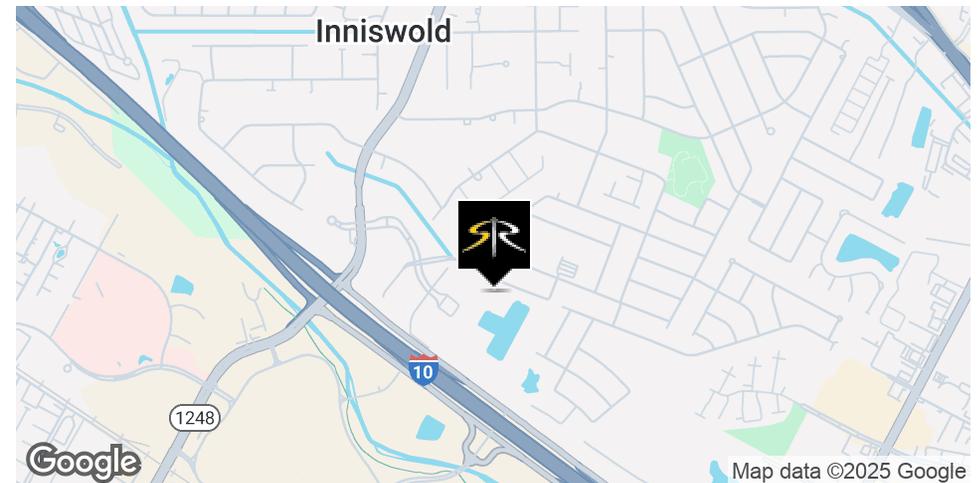


## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available Space 1:	84,250 SF
Available Space 2:	25,300 - 60,000 SF

## PROPERTY OVERVIEW

- 5525 Reitz Ave. is a 3-story Class A Office Building comprising 84,250 SqFt, located on the campus of Blue Cross Blue Shield of Louisiana.
- This facility offers unobstructed signage opportunity on I-10 including a 7.48 parking spaces / 1,000 sqft.



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225.766.0000 | sauragerotenberg.com

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## COMPLETE PROPERTY HIGHLIGHTS

### 5525 REITZ AVE.

- 3-story Class A Office Building
- 84,250 SqFt, located on the campus of Blue Cross Blue Shield of Louisiana
- Unobstructed Signage Opportunity on I-10
- 7.48 Parking Spaces /1,000 Sqft.
- Redundant Full-Service Generators, State of the art Access Controls, Redundant Fiber IT Provider Options
- On-Site 24/7 Security
- Access to Conference Space with capacities of 100+ Persons
- Numerous Conference Rooms
- Fitness Center
- Numerous and Spacious Break Rooms
- 1st Floor: 25,300 SqFt
- 2nd Floor: 28,050 SqFt
- 3rd Floor: 30,900 SqFt
- Floor Plans Attached and Available in .dwg Upon Request
- TI Available, pending deal terms

### FULL SERVICE LEASE

- Landlord pays:
- Property Taxes
- Fire/Casualty/GL Insurance Premiums
- Utility Expenses (Electricity, Water, Gas)
- Janitorial
- Landscaping
- Dumpster Services
- Roof/Structural Damage so long as not caused by Tenant's actions
- Operating Expenses Negotiable

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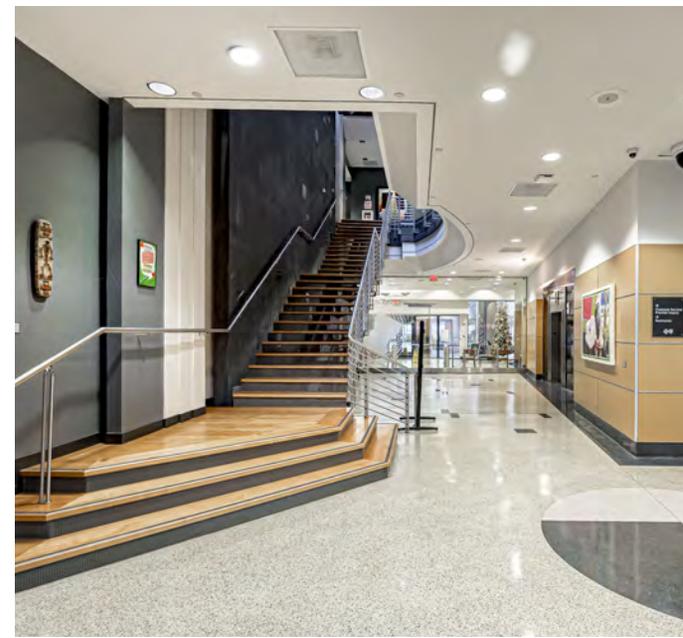
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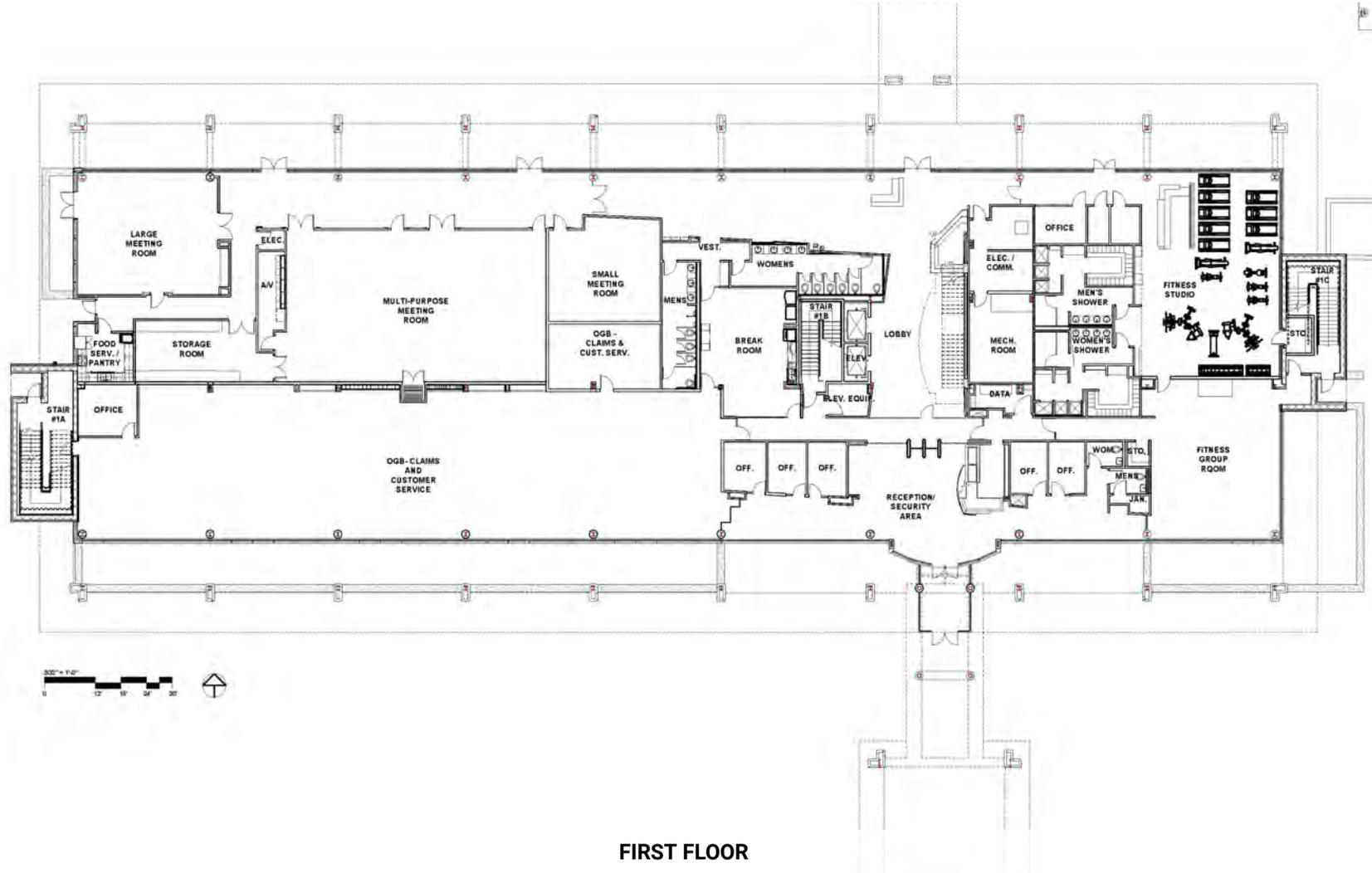
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# FIRST FLOOR - FLOOR PLAN

## 84,250 SF CLASS A OFFICE SPACE WITH I-10 FRONTAGE

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**FIRST FLOOR**

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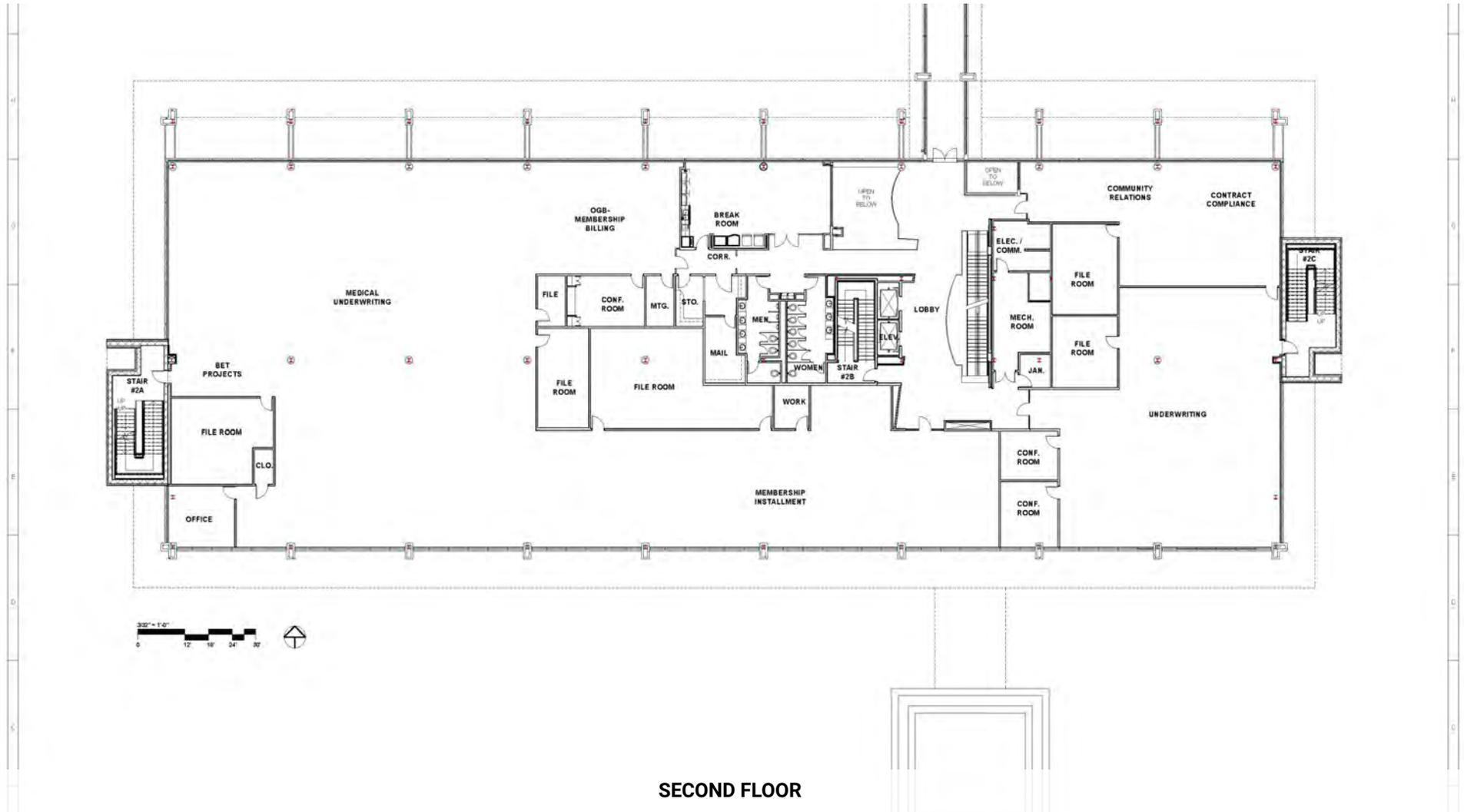
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# 84,250 SF CLASS A OFFICE SPACE WITH I-10 FRONTAGE

SECOND FLOOR - FLOOR PLAN

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**SECOND FLOOR**

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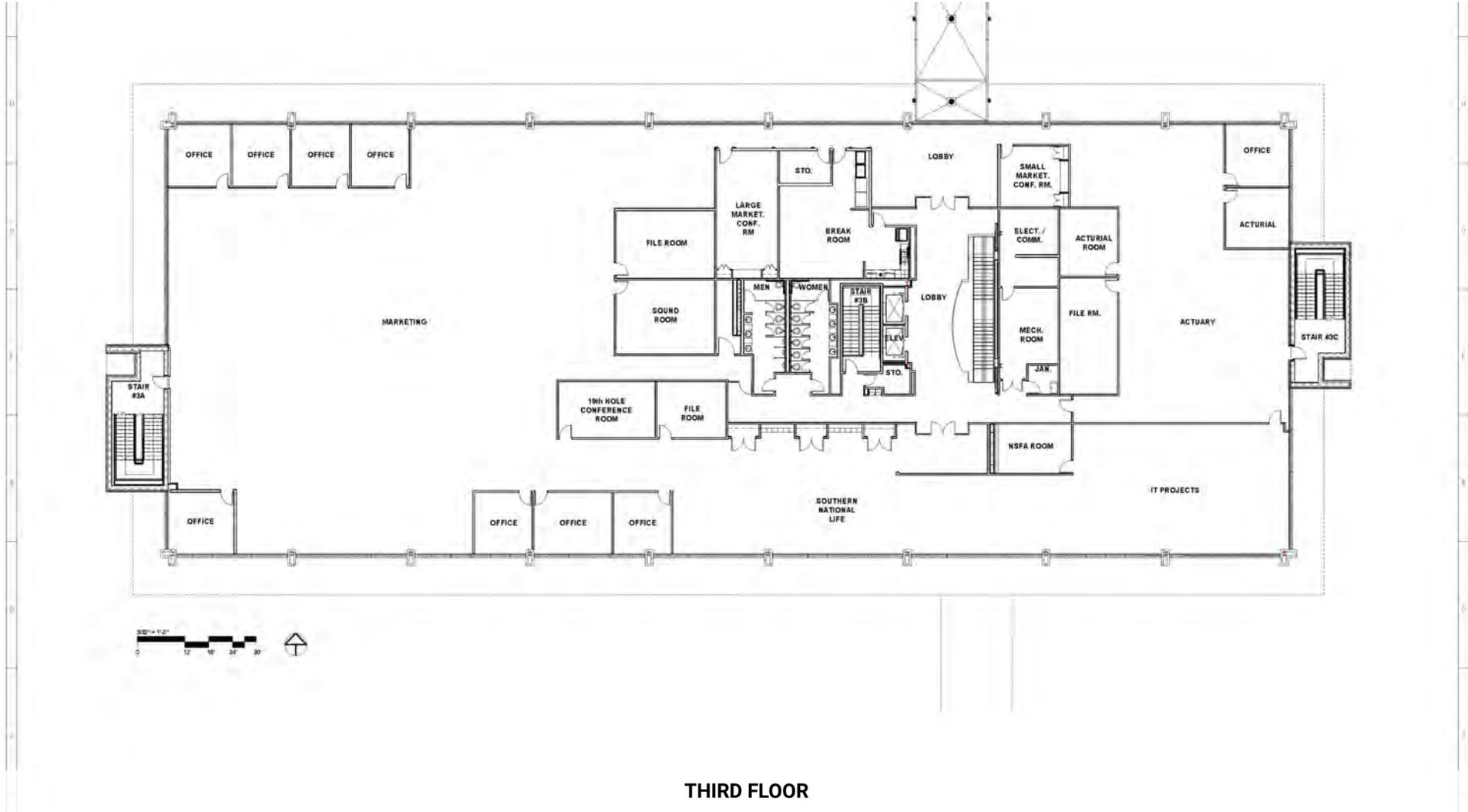
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THIRD FLOOR - FLOOR PLAN



**THIRD FLOOR**

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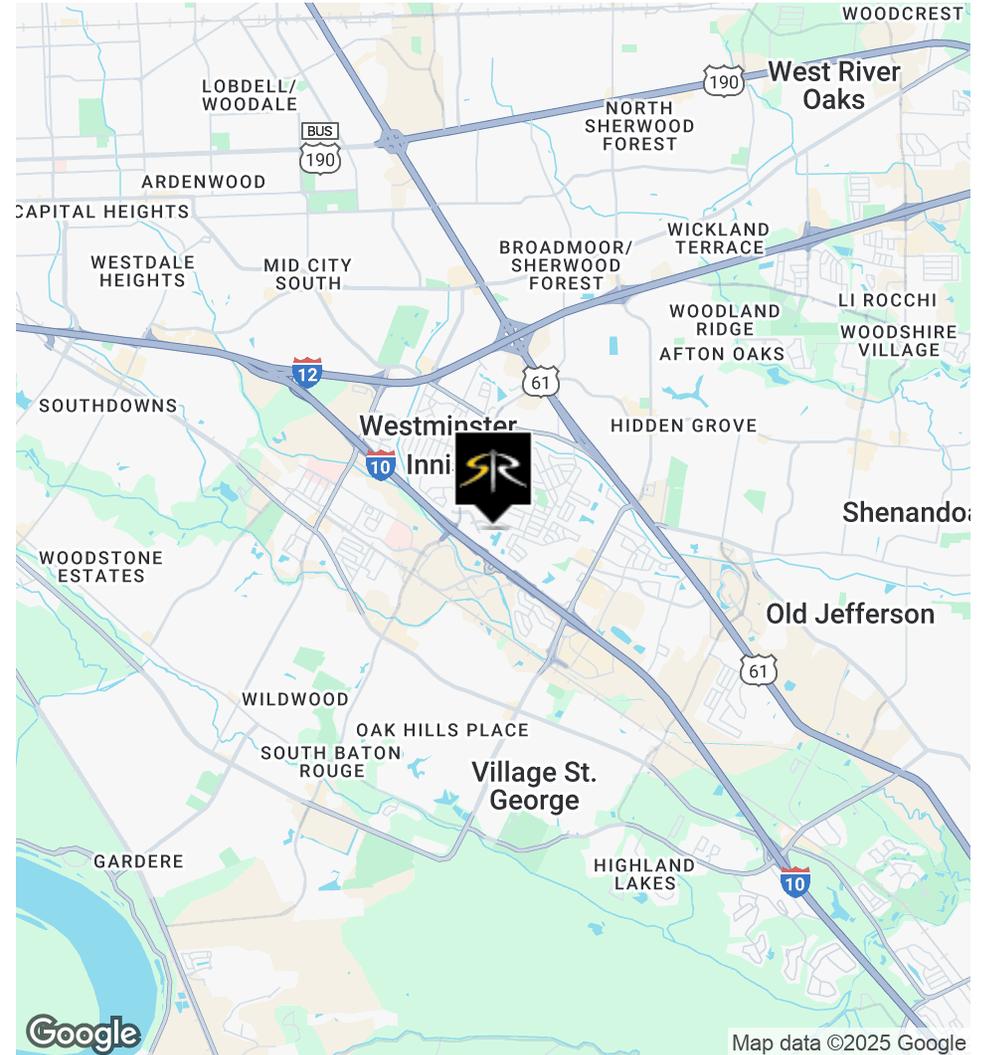
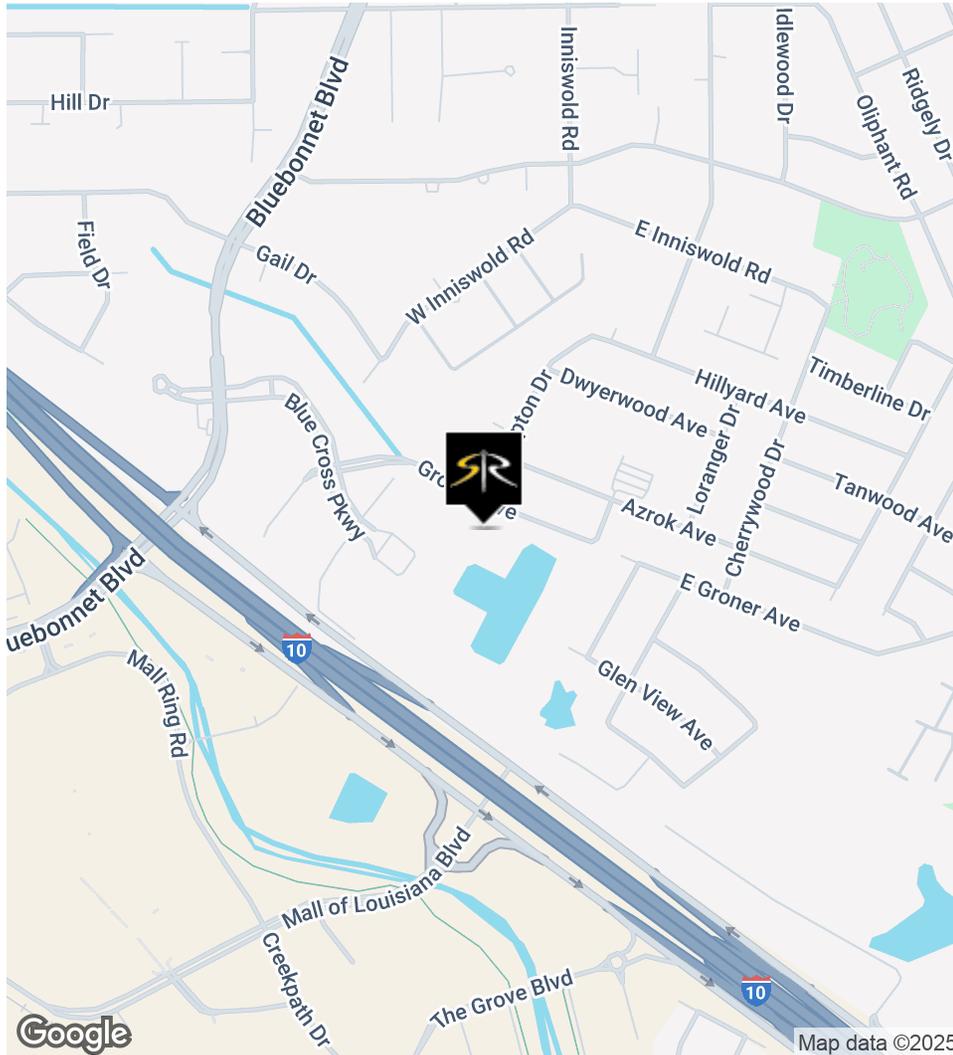
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# LOCATION MAPS

## 84,250 SF OFFICE SPACE AVAILABLE FOR LEASE

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DEMOGRAPHICS

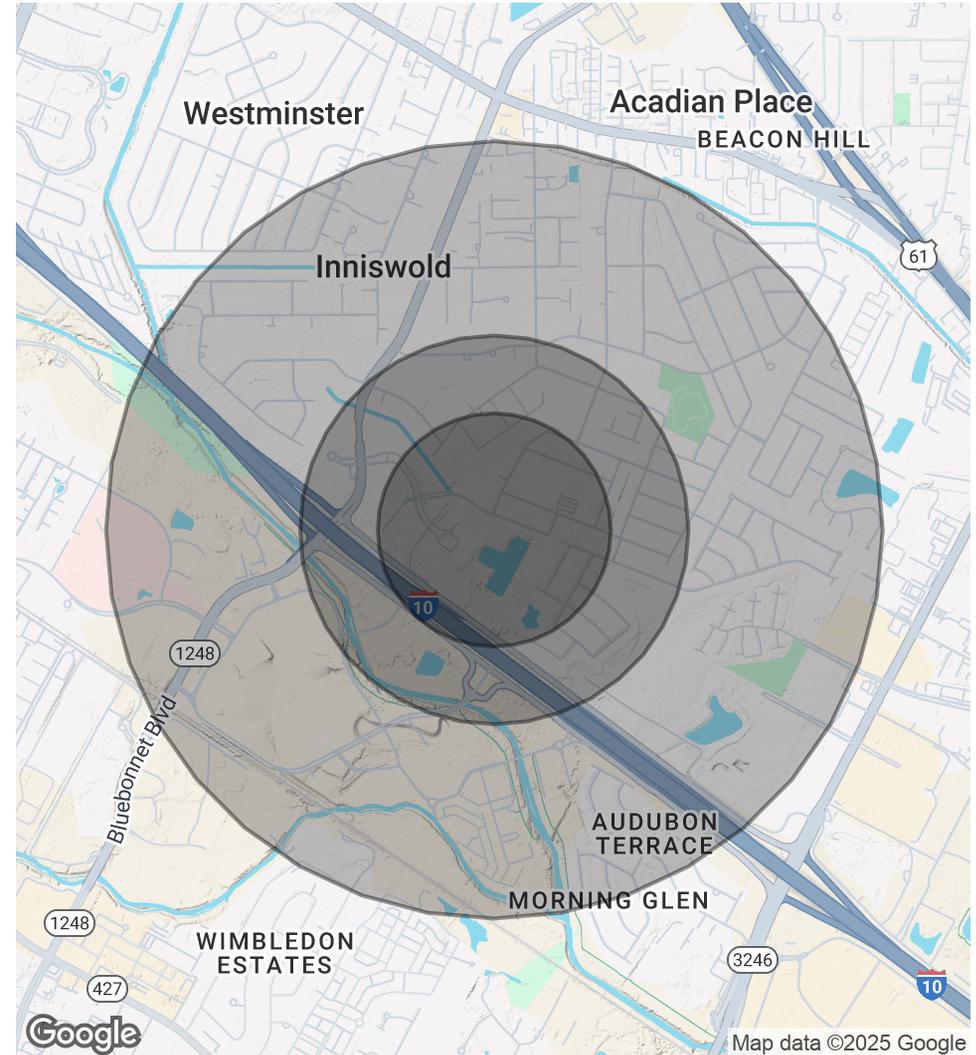
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,946	69,774	181,193
Average Age	43	42	40
Average Age (Male)	42	40	39
Average Age (Female)	44	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,800	31,878	77,907
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$113,194	\$103,858	\$102,434
Average House Value	\$339,338	\$355,955	\$357,673

Demographics data derived from AlphaMap



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**TEL:** 225.766.0000

**WEB:** SAURAGEROTENBERG.COM

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