



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR LEASE OLD FORGE OFFICE SUITES FOR LEASE

3042 OLD FORGE DR, BATON ROUGE, LA 70808

**\$15.00 SF**

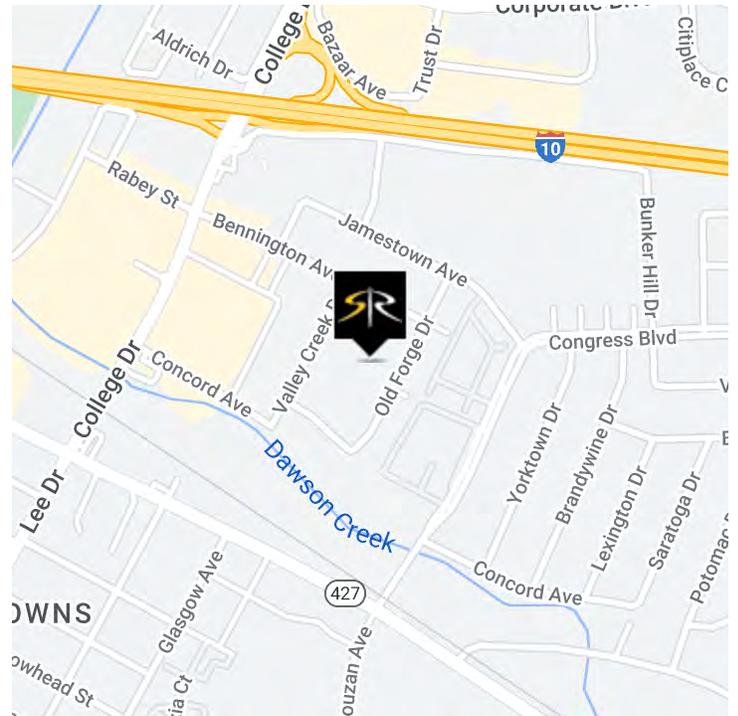


## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$15.00 SF/yr (MG)</b>
<b>Available SF:</b>	<b>1,760 - 2,193 SF</b>

## PROPERTY HIGHLIGHTS

- One Remaining Renovated Office Suite Available on Old Forge Drive
- **SUITE B:** 1,760 SF: **AVAILABLE**
- Includes 7 Offices, Conference Room, 2 Restrooms, Reception, Kitchen, Tenant Responsible for Phone/Internet/Janitorial/Electrical/Security
- **SUITE D:** 2,193 SF: **LEASED**
- Includes 9 Offices, 2 Restrooms, Kitchen/Breakroom, Conference Room, Reception, Tenant Responsible for Phone/Internet/Janitorial/Electricity



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
(D)610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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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# FOR LEASE: SUITE B OLD FORGE OFFICE SUITES FOR LEASE

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**\$15.00 SF**



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# FOR LEASE: SUITE D OLD FORGE OFFICE SUITES FOR LEASE

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**\$15.00 SF**



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FOR LEASE

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3042 OLD FORGE DR, BATON ROUGE, LA 70808

8,826 SF



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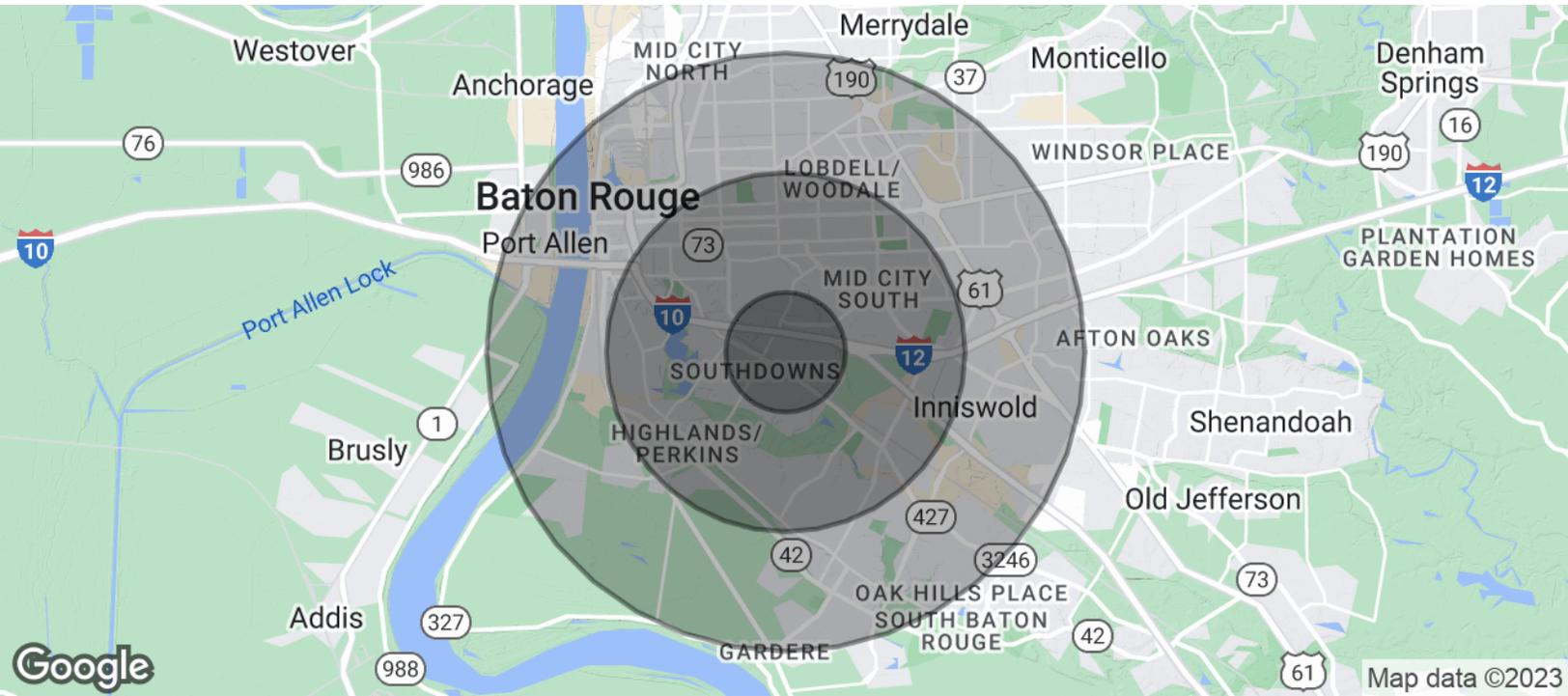
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,582	82,598	187,602
Average Age	41.8	36.9	36.2
Average Age (Male)	39.7	36.4	35.2
Average Age (Female)	42.9	36.9	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,077	42,854	94,422
# Of Persons Per HH	1.9	1.9	2.0
Average HH Income	\$87,988	\$81,072	\$67,840
Average House Value	\$254,557	\$228,530	\$193,212

\* Demographic data derived from 2020 ACS - US Census

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