



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

## **+/- 2,100 SF OFFICE/WAREHOUSE + ADJACENT LOT**

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

FOR LEASE

**+/- 2,100 SF**



### OFFERING SUMMARY

Lease Rate:	\$2,800.00 per Month
Building Size:	+/- 2,100 SF
Total Lot Size:	0.51 Acres
*Adjacent Lot Size:	85' x 135'

### PROPERTY HIGHLIGHTS

- +/- 2,100 SF Office/Warehouse located in Melrose East subdivision in Mid-City near the new Rouse's and Amazon Distribution Center
- Ceiling Height 12 Feet
- Roll-up Door: Height 10 Feet 4 Inches x Width 10 Feet
- Includes Additional 85'x 135' Adjacent Secured Commercial Lot
- Perfect for Storage, Landscaping, Towing Company, Granite, Construction, Trucking Company, Etc.
- Modified Gross Lease



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@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.





**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR LEASE**  
**+/- 2,100 SF OFFICE/WAREHOUSE + ADJACENT LOT**

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

**+/- 2,100 SF**



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@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.





**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

## **+/- 2,100 SF OFFICE/WAREHOUSE + ADJACENT LOT**

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

**FOR LEASE**

**+/- 2,100 SF**



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
[carmen@sr-cre.com](mailto:carmen@sr-cre.com)

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | [sauragerotenberg.com](http://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.





**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

## **+/- 2,100 SF OFFICE/WAREHOUSE + ADJACENT LOT**

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

**FOR LEASE**

**+/- 2,100 SF**



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
[carmen@sr-cre.com](mailto:carmen@sr-cre.com)

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | [sauragerotenberg.com](http://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.





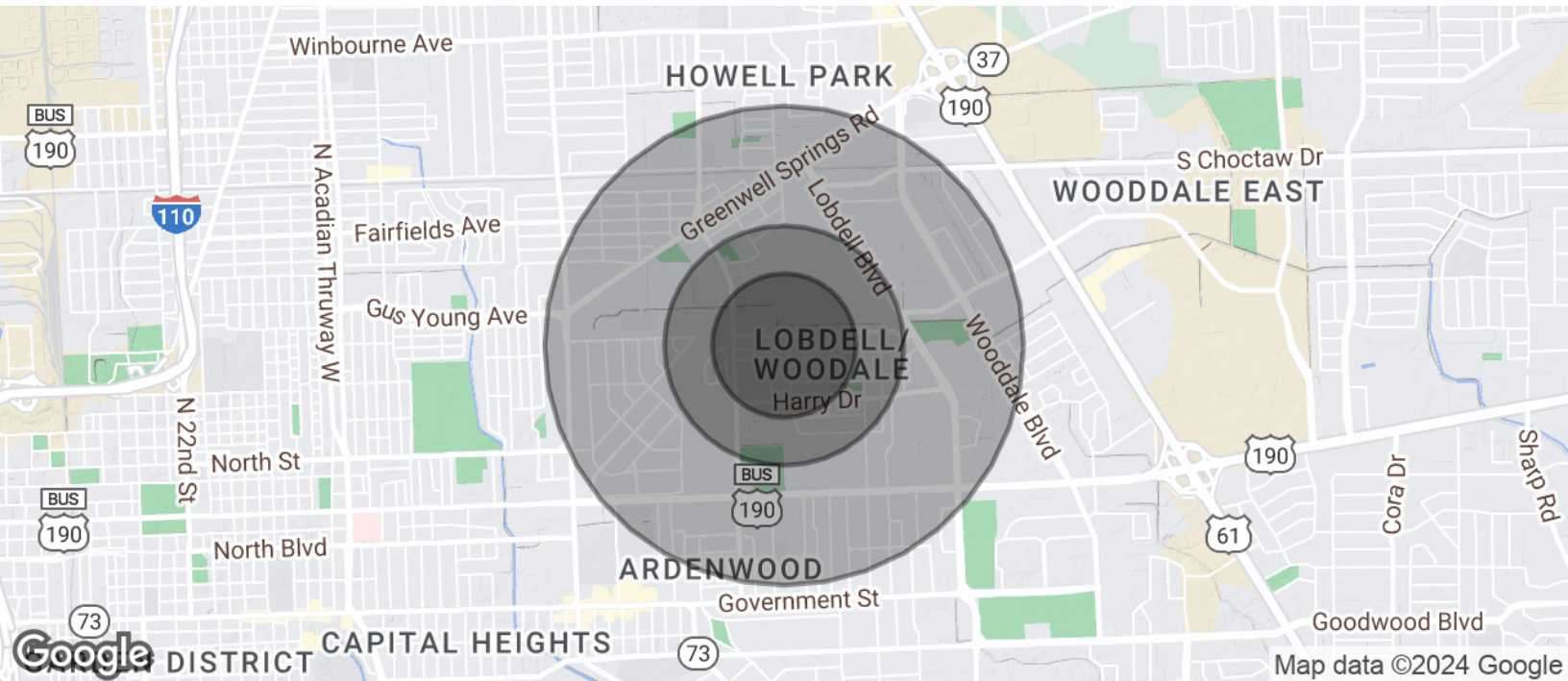
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

## **+/- 2,100 SF OFFICE/WAREHOUSE + ADJACENT LOT**

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

FOR LEASE

**+/- 2,100 SF**



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,272	3,766	10,817
Average Age	34	35	36
Average Age (Male)	32	33	35
Average Age (Female)	36	36	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	522	1,657	4,833
# Of Persons Per HH	2.4	2.3	2.2
Average HH Income	\$45,302	\$39,954	\$43,110
Average House Value	\$133,881	\$150,887	\$164,902

*Demographics data derived from AlphaMap*

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@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.