



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

VANTAGE TOWER & PARKING GARAGE

**130 Desiard St
Monroe, LA 71201**

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



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

VANTAGE TOWER & PARKING GARAGE

130 DESIARD ST, MONROE, LA 71201

148,708 SF

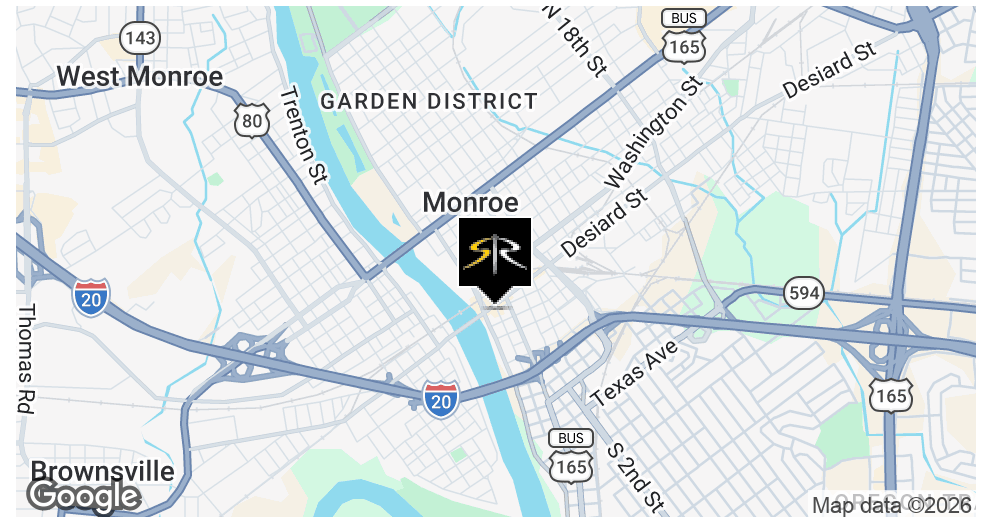


OFFERING SUMMARY

Sale Price:	\$9,100,000
Building Size:	148,708 SF
Lot Size:	2.165 Acres
Price / SF:	\$61.19
Year Built: Vantage Tower/Parking Garage	1921/1980's
Last Year Renovated: Vantage Tower	2019
Zoning:	CBD (Central Business District)

PROPERTY OVERVIEW

Vantage Tower: Sprinklered – Class A Tower + Parking Garage + Surface Lots



MATTHEW SHIRLEY

Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

VANTAGE TOWER & PARKING GARAGE

130 DESIARD ST, MONROE, LA 71201

148,708 SF



PROPERTY HIGHLIGHTS

Sprinklered – Class A Tower + Parking Garage + Surface Lots

- Gross Building Area: 148,708
- Tower RSF: 120,643
- Tower USF: 90,229 SF
- Parking Garage RSF: 28,065
- Eleven (11) Levels plus Mezzanine & Basement
- Includes a connected 149 spot Parking Garage & 45 Parking Spaces on Grand St.
- Located across Desiard from a 0.5 Acre City Parking Lot (paid)
- Phase Electrical Service w Whole Building Generator
- Four (4) Elevators
- Three (3) Passenger Elevators @ 2,500 LBs – servicing all floors
- One (1) Service Elevator servicing Basement-Lobby-Mezzanine
- Well Maintained – All Infrastructure Regularly Serviced & Logged
- Tower Year Built: 1921
- Parking Garage Year Built: 1980's
- Renovated: 2017: \$3,200,000 – main lobby & banquet hall
- 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.

MATTHEW SHIRLEY

Associate Broker

225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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.



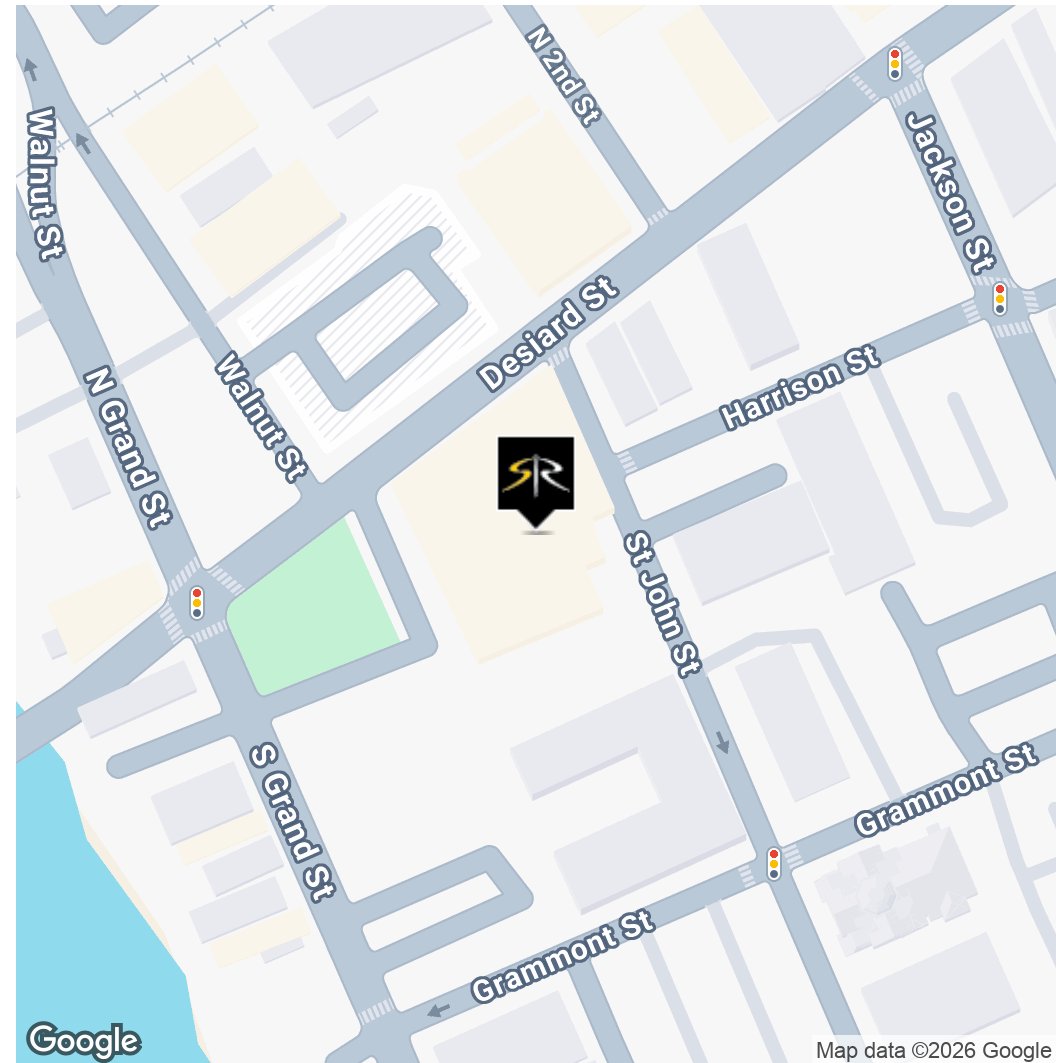
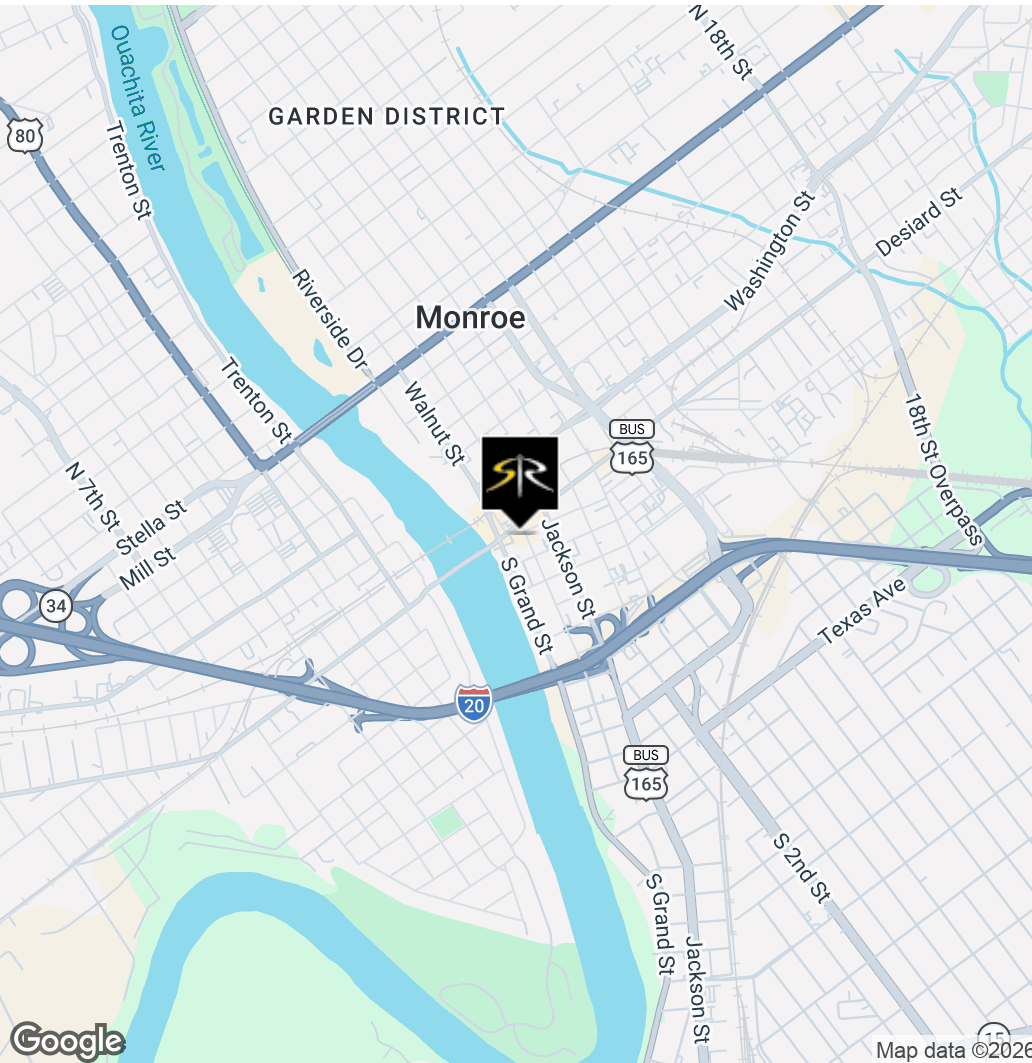
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

VANTAGE TOWER & PARKING GARAGE

130 DESIARD ST, MONROE, LA 71201

148,708 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@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 SALE

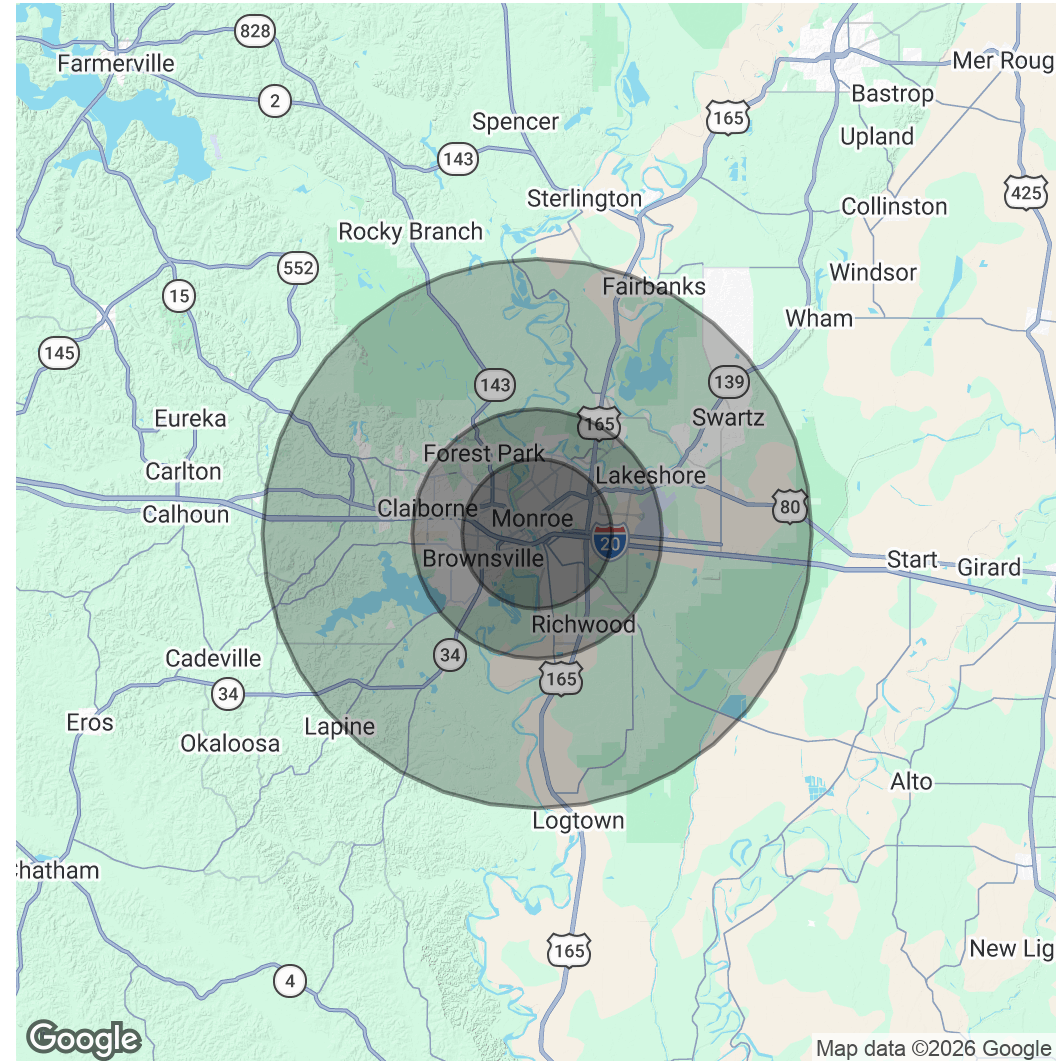
VANTAGE TOWER & PARKING GARAGE

130 DESIARD ST, MONROE, LA 71201

148,708 SF

POPULATION	11 MILES	3 MILES	5 MILES
Total Population	139,703	44,859	87,363
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	11 MILES	3 MILES	5 MILES
Total Households	55,110	18,682	34,688
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$70,242	\$54,805	\$60,162
Average House Value	\$213,410	\$174,923	\$194,453

Demographics data derived from AlphaMap



MATTHEW SHIRLEY

Associate Broker
225.907.5214
matthew@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.

For more information, please contact:

MATTHEW SHIRLEY

Associate Broker



DIRECT: 225.907.5214

OFFICE: 225.766.0000

EMAIL: matthew@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: 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.

