



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
**DOWNTOWN OFFICE PORTFOLIO WITH PRIVATE OFF-STREET PARKING**  
842, 846, 854 MAIN STREET & N 9TH ST., BATON ROUGE, LA 70802

**8,047 TOTAL SF**

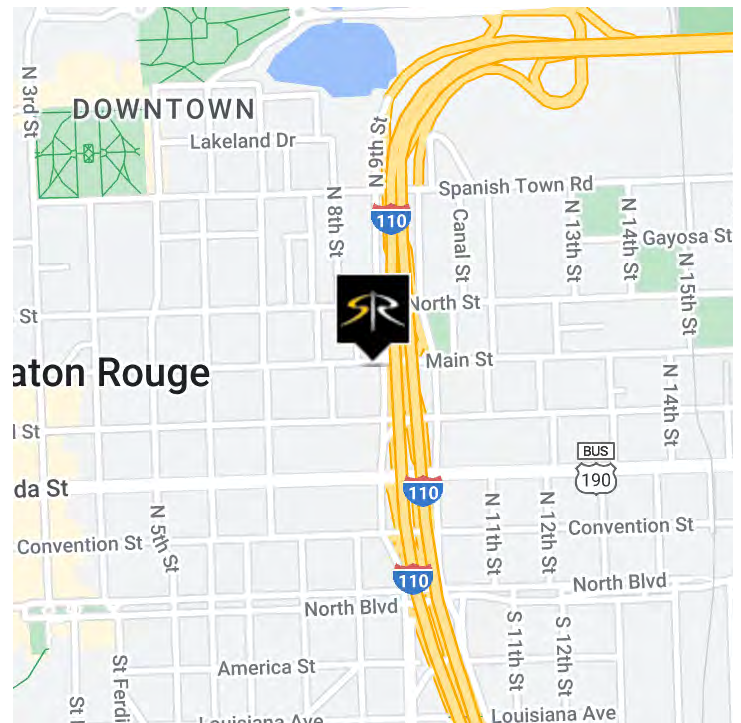


**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$1,250,000</b>
<b>Building Size:</b>	<b>8,047 Total SF</b>
<b>Price / SF:</b>	<b>\$155.34</b>

**PROPERTY HIGHLIGHTS**

- Conveniently Located Office Buildings at the corner of Main Street and N. 9th Street with Off-Street Parking.
- Excellent Access to Downtown Baton Rouge, with the Capitol and Courthouses a moment away.
- **842 Main Street:** (2,031 SF) Leased thru December 2029
- **846 Main Street:** (1,984 SF) Leased thru July 2030; 4 Private Offices, Large Bullpen, Glass Conference Room, Reception, Lobby, Kitchenette, 2 Restrooms
- **854 Main Street:** (1,950 SF) Available for Owner/ Occupant; 8 Private Offices, Reception, Large IT/File Storage/Printer Room
- **N. 9th St.** (2,082 SF) Renovated, Available 2/1/2026



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
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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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**N. 9th St.**



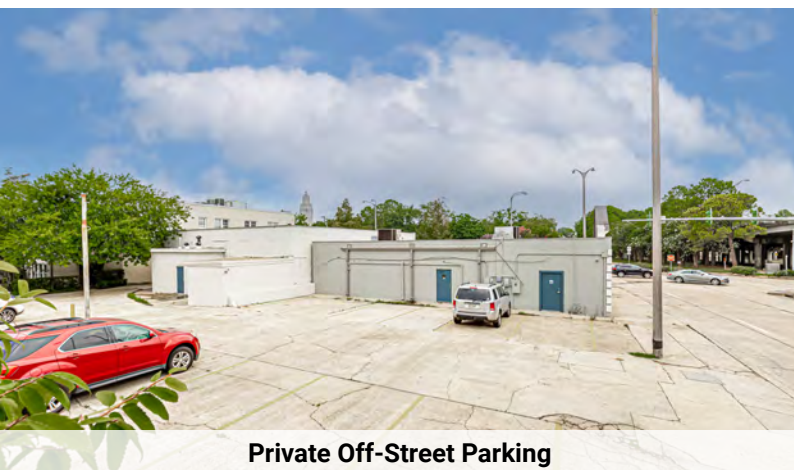
**854 Main St.**



**Corner of Main St. and N. 9th St.**



**846 & 842 Main St.**



**Private Off-Street Parking**



**Easy Interstate Access**

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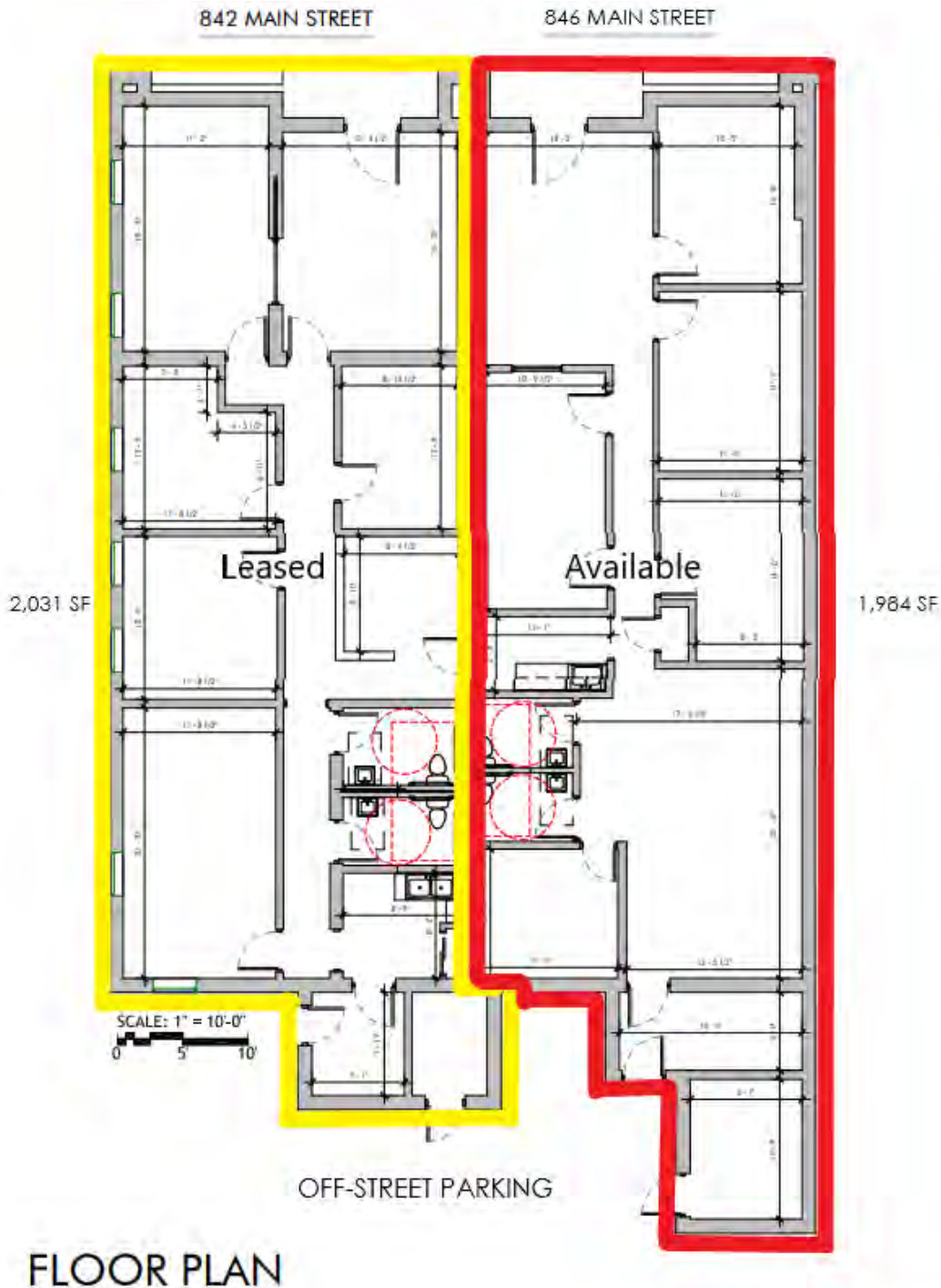
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**842 & 846 Main St. Floor Plans**

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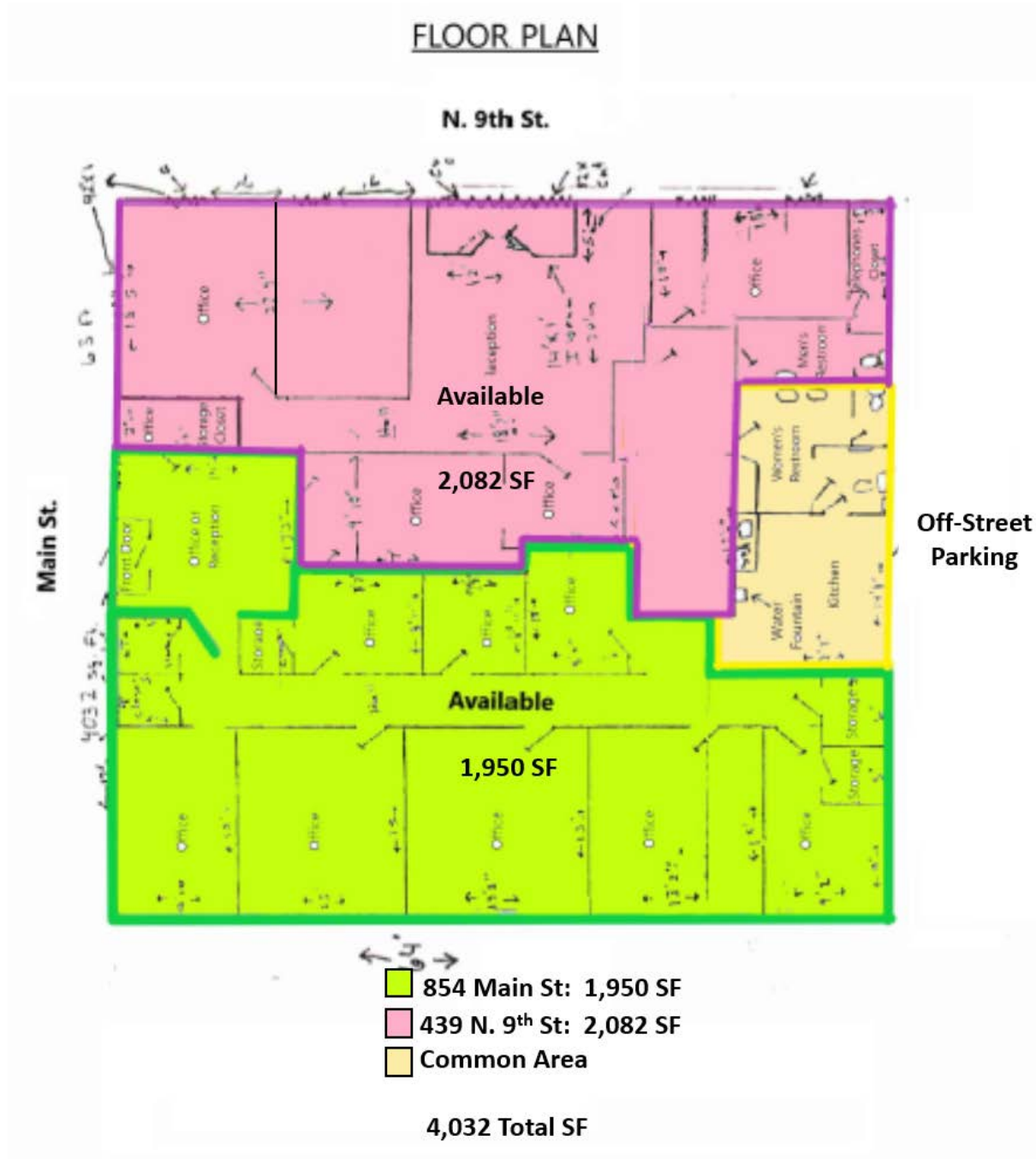




**SAURAGE ROTENBERG™**  
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**FLOOR PLAN**  
**DOWNTOWN OFFICE PORTFOLIO WITH PRIVATE OFF-STREET PARKING**  
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**854 Main St. and N. 9th St. Floor Plan**

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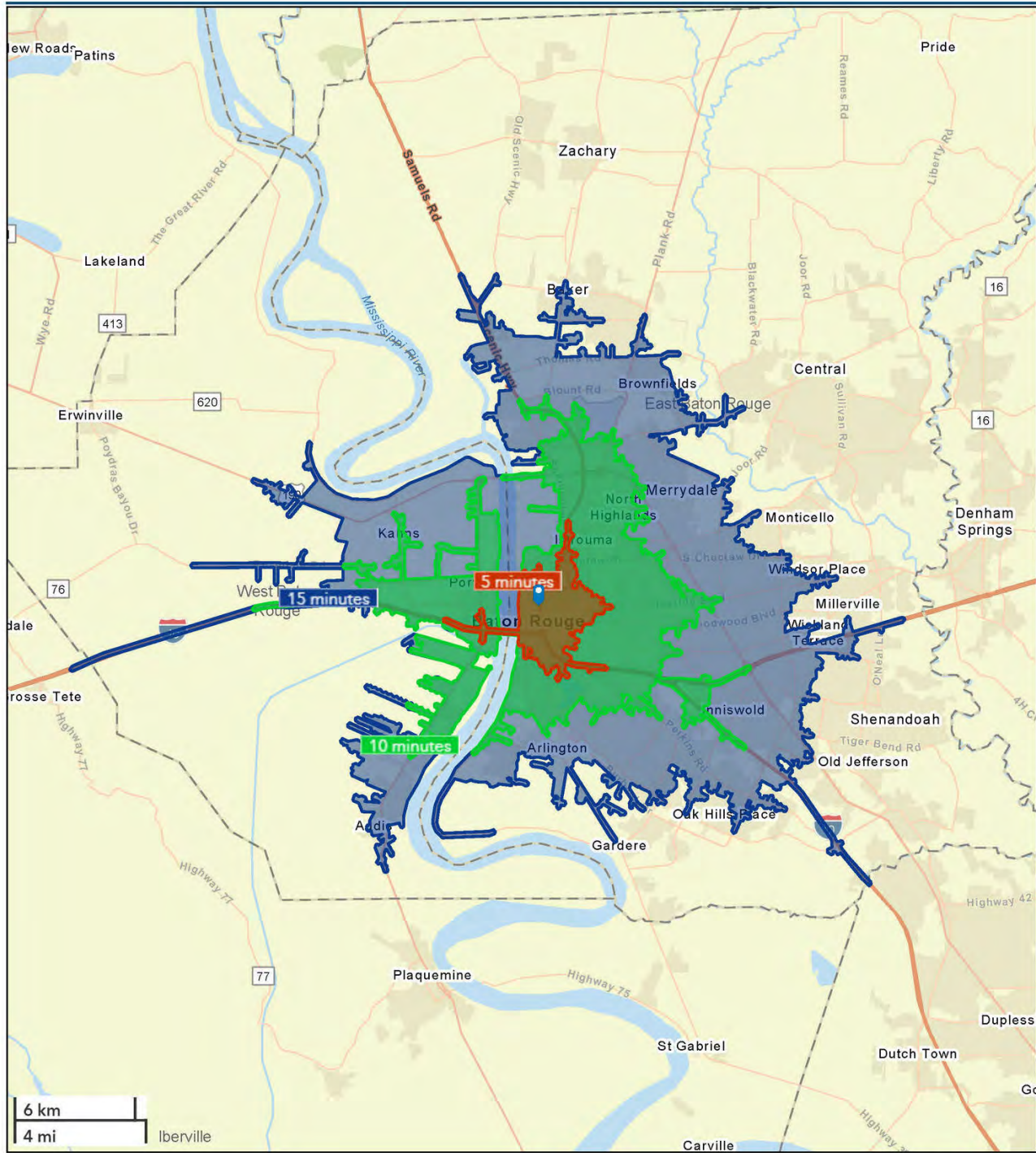




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**DRIVE TIME MAP: 5, 10, 15 MINUTES**  
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