



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

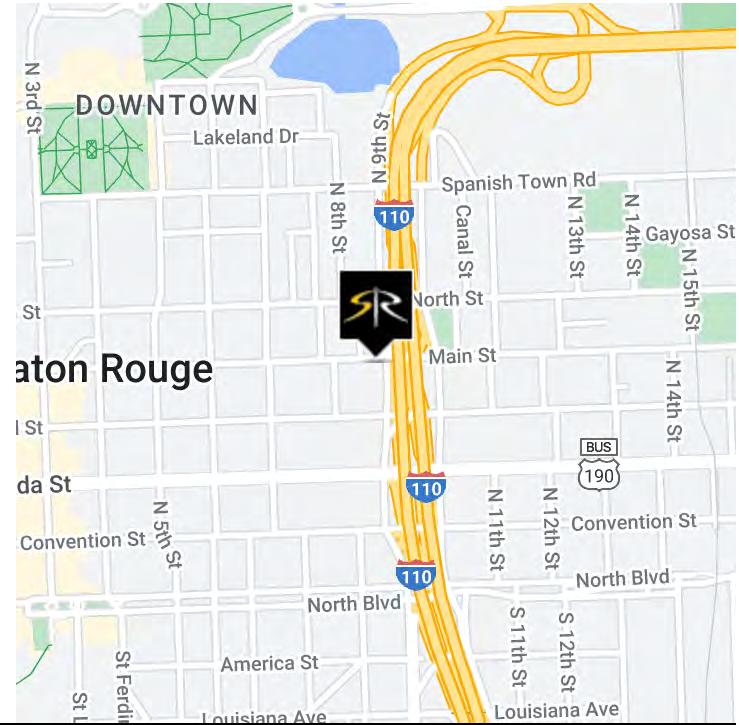


OFFERING SUMMARY

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

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

(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

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N. 9th St.



Main St.



846 & 842 Main St.



Private Off-Street Parking



Easy Interstate Access

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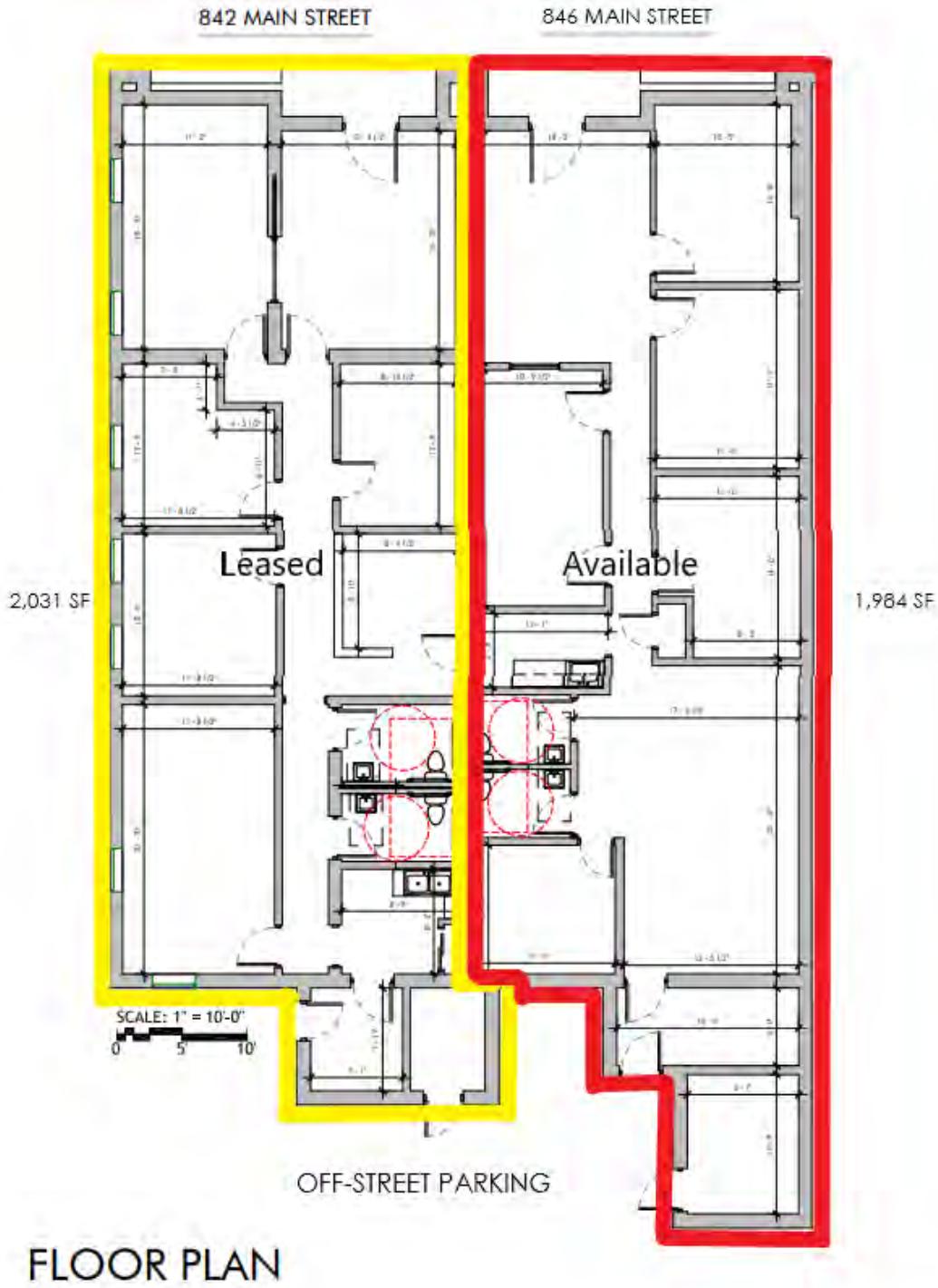


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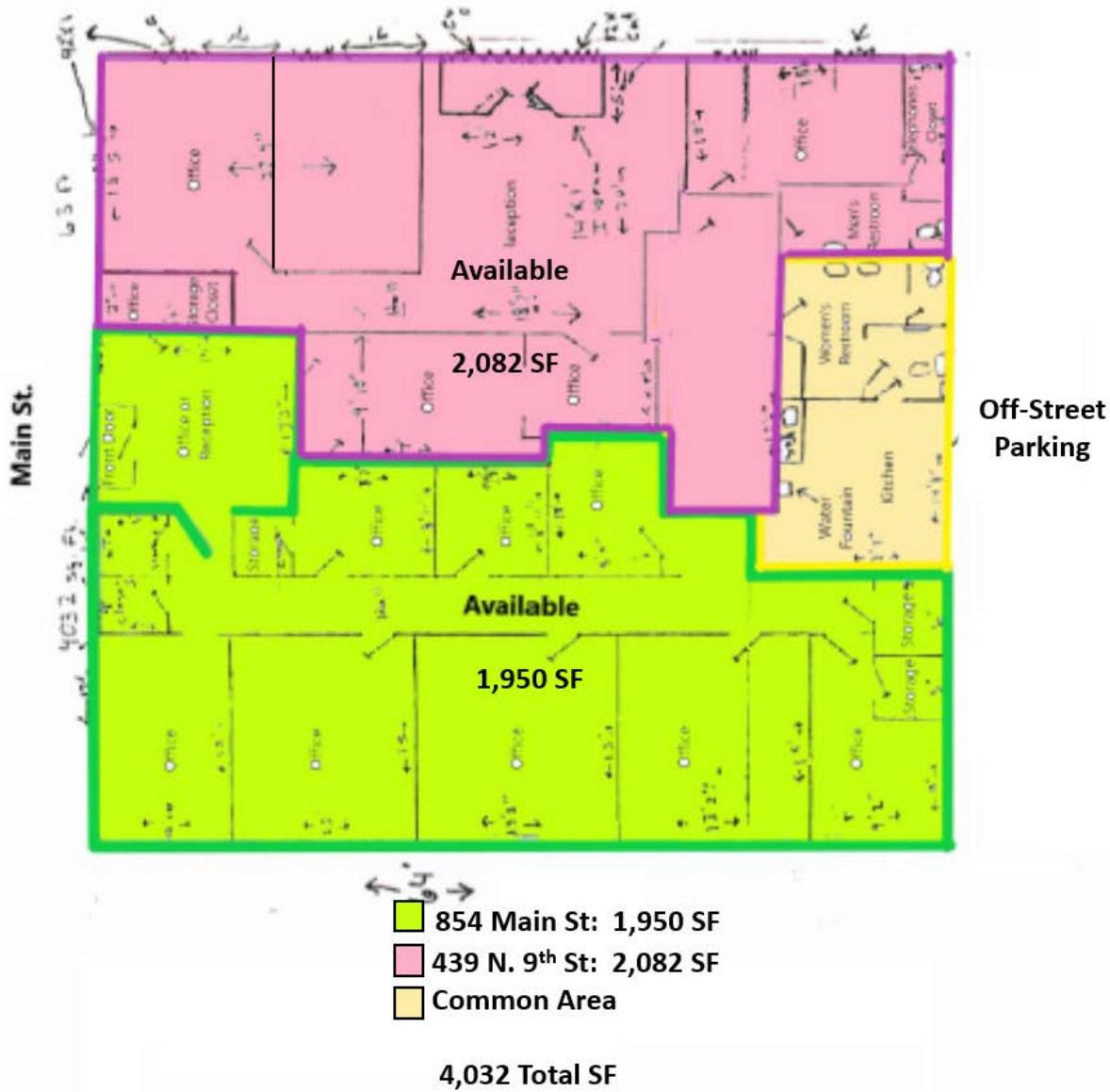
FLOOR PLAN

DOWNTOWN OFFICE PORTFOLIO WITH PRIVATE OFF-STREET PARKING
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FLOOR PLAN

N. 9th St.



854 Main St. and N. 9th St. Floor Plan

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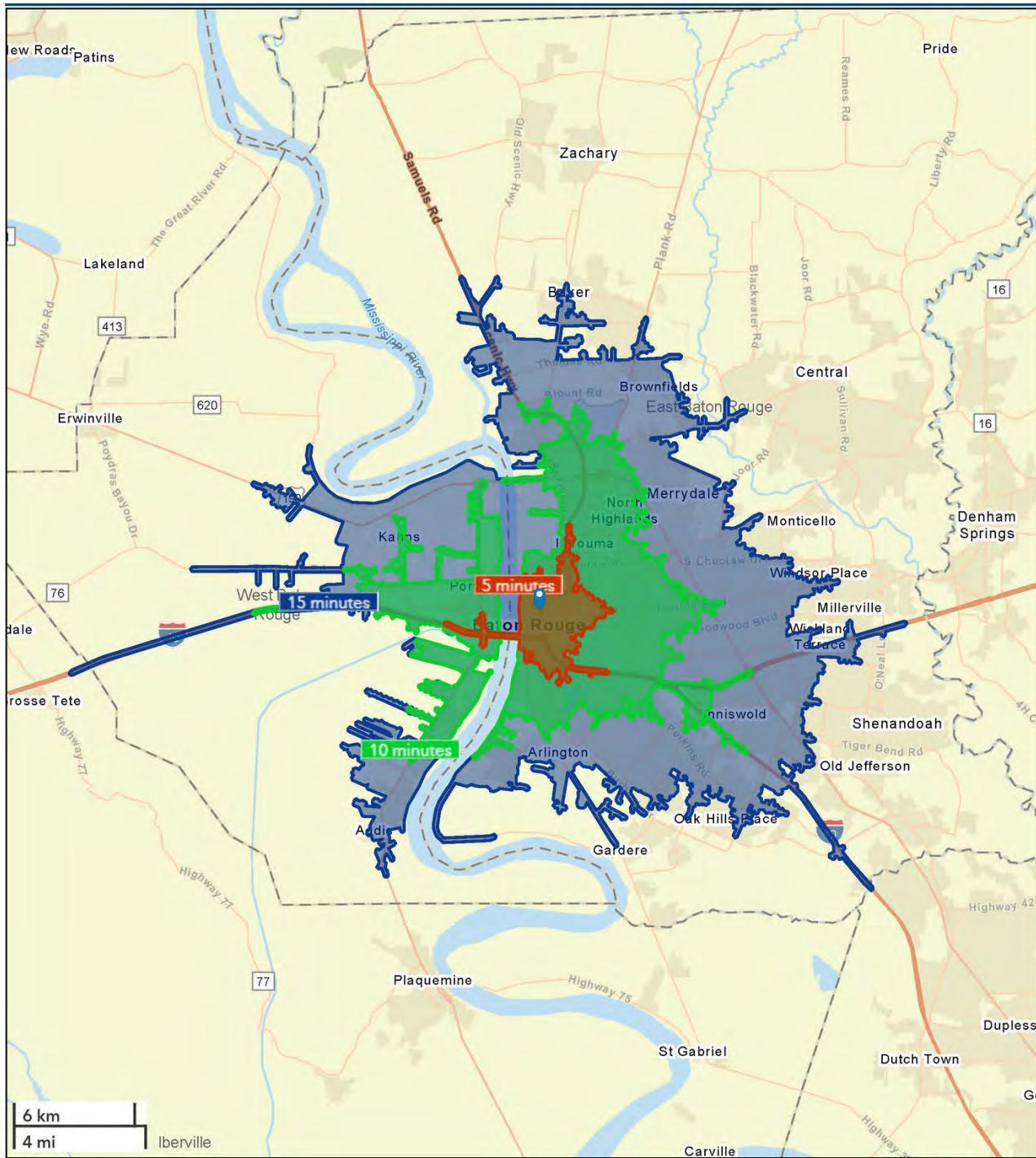
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DRIVE TIME MAP: 5, 10, 15 MINUTES
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