

FOR LEASE



20,000 SF +/- SOUTH BATON ROUGE OFFICE

4750 SHERWOOD COMMONS BOULEVARD • BATON ROUGE, LA 70816

Highlights

Building SF:	19,736sf
Lease Rate:	\$13/sf/yr
Lot Size:	1.20 Acres
Offices:	59
Lease Type:	NNN
CAM Fee:	\$4.66/sf/yr
Zoning:	C2



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

19,736 SF office available for lease. Premium finishes throughout with abundant parking and rear unimproved lot available for outside storage. The property offers elevator access to the second floor, 59 offices, copy/workrooms, executive suites, cubed work areas, kitchens, breakrooms, lobbies and reception areas on first and second floors, commercial kitchen and large training room on 1st floor. This is a single Tenant office building with an option to sublet some space on the second floor to the existing Tenant if you wish. Otherwise, second floor Tenant will vacate the premises. H/VAC units and roof replaced in 2023. Possible Purchase Option. Contact Broker for additional information. Note: Google maps does not properly locate the subject property. For proper identification using google maps, search "Pelican Advisory Group Baton Rouge".

- 58 Parking Spaces
- Commercial Kitchen
- Training Room
- Break Rooms
- Executive Suites



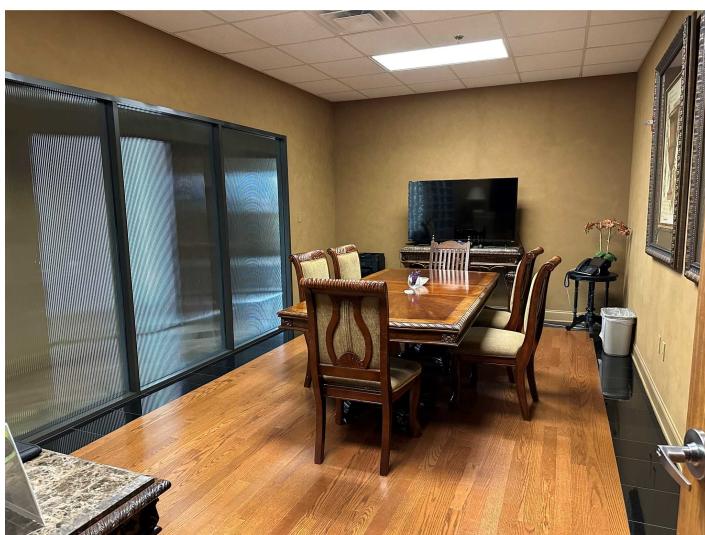
INTERIOR

4750 SHERWOOD COMMONS BOULEVARD



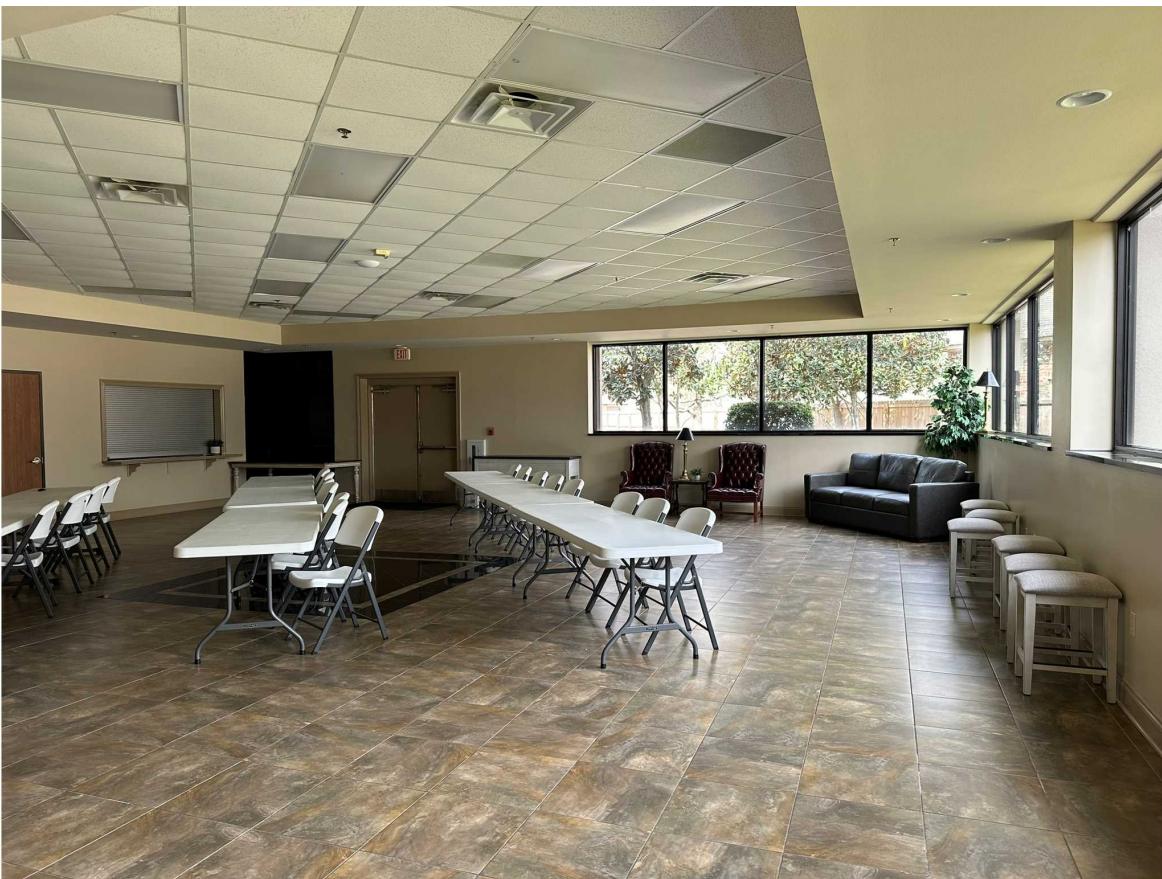
CONFERENCE ROOMS

4750 SHERWOOD COMMONS BOULEVARD



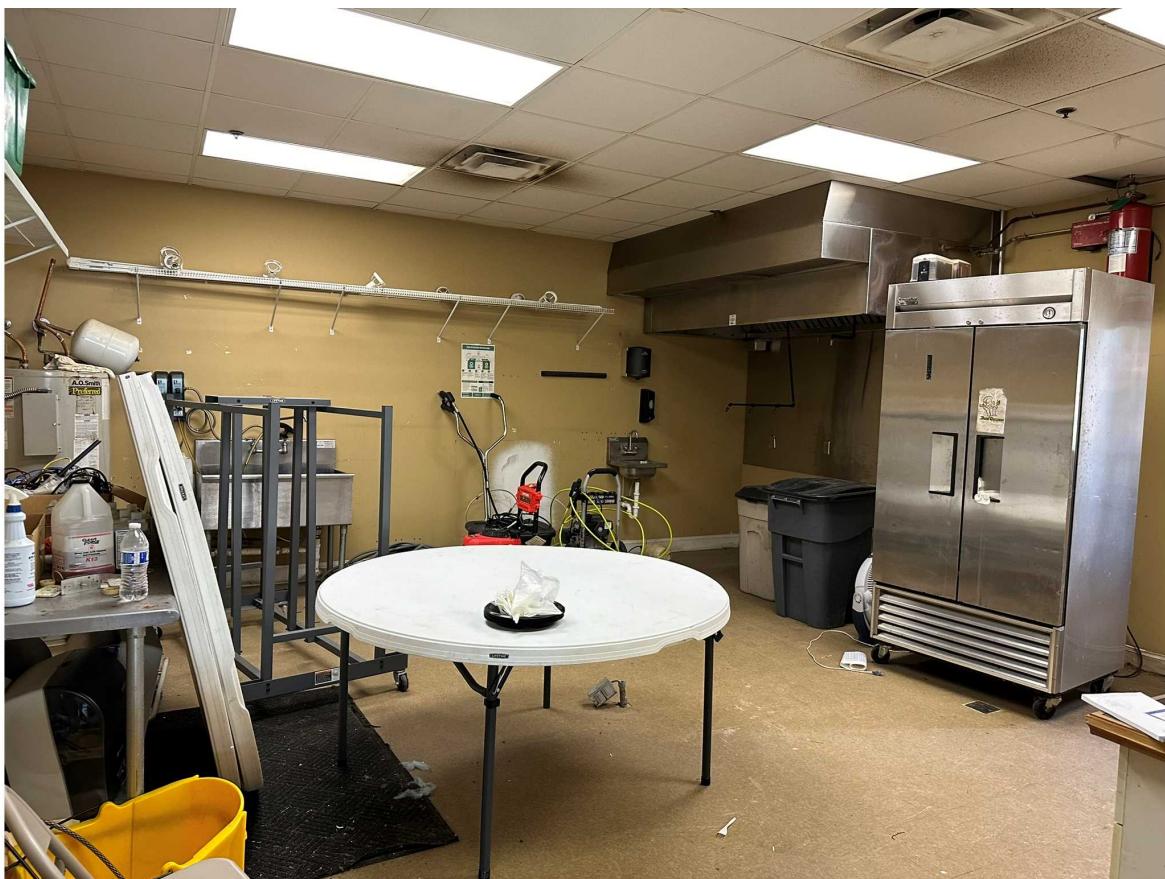
TRAINING ROOM

4750 SHERWOOD COMMONS BOULEVARD



KITCHEN

4750 SHERWOOD COMMONS BOULEVARD



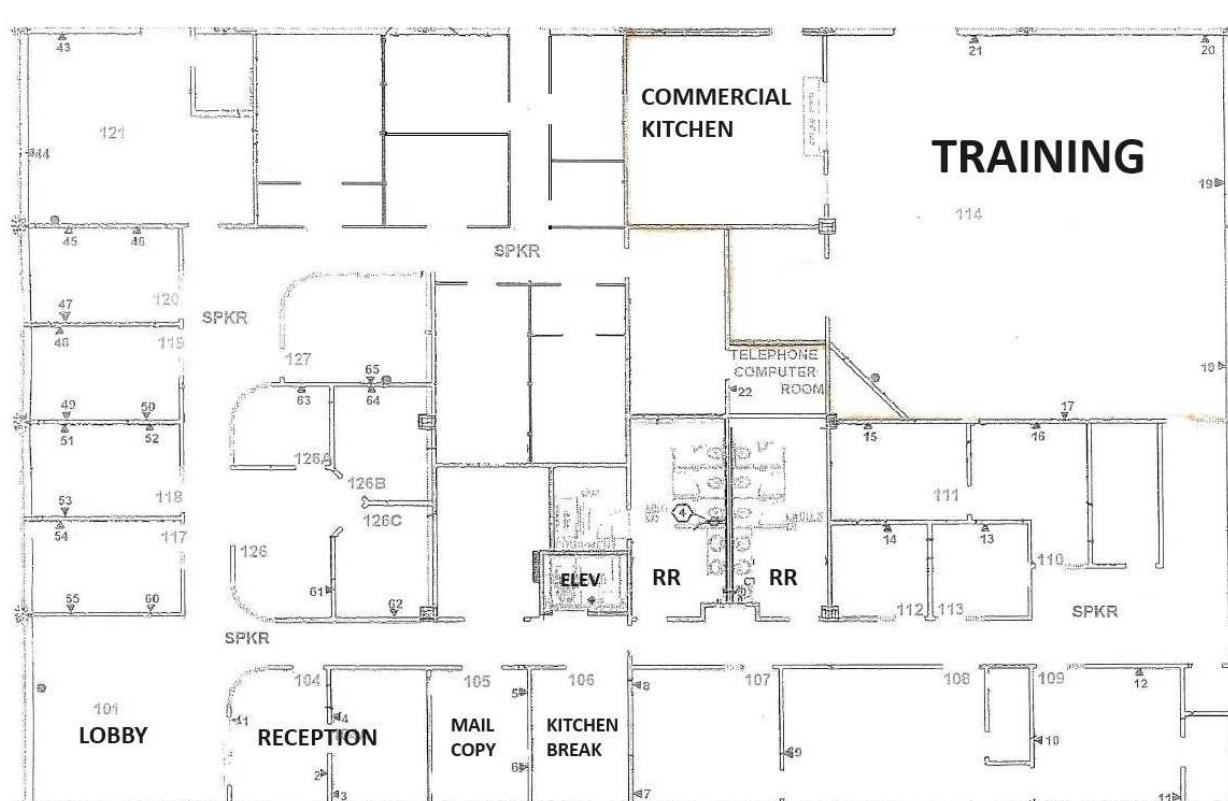
ELEVATOR AND RESTROOMS

4750 SHERWOOD COMMONS BOULEVARD

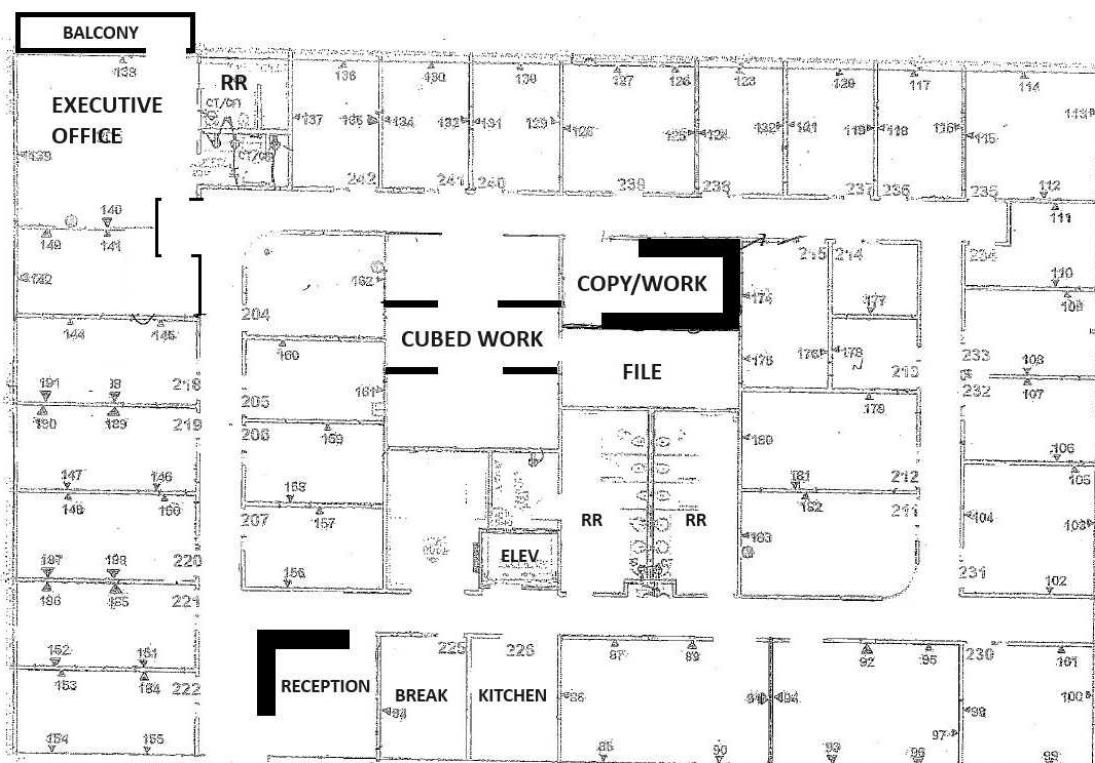


FLOORPLANS

4750 SHERWOOD COMMONS BOULEVARD



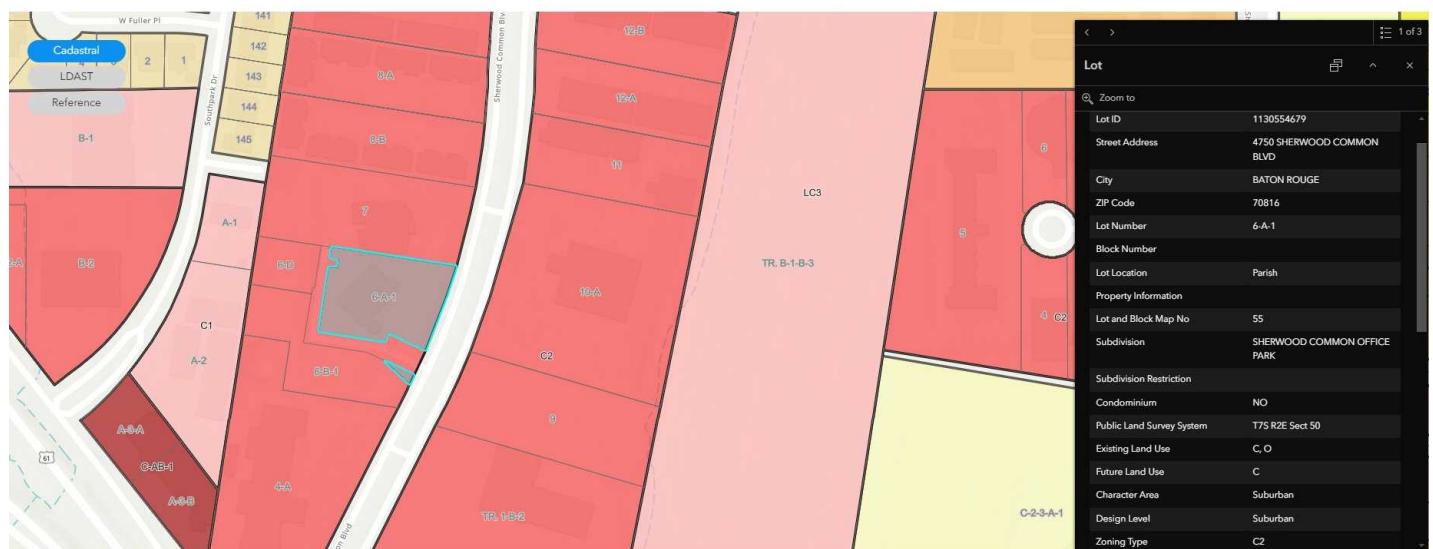
4750 SHERWOOD COMMON 1ST FLOOR



4750 SHERWOOD COMMON 2ND FLOOR

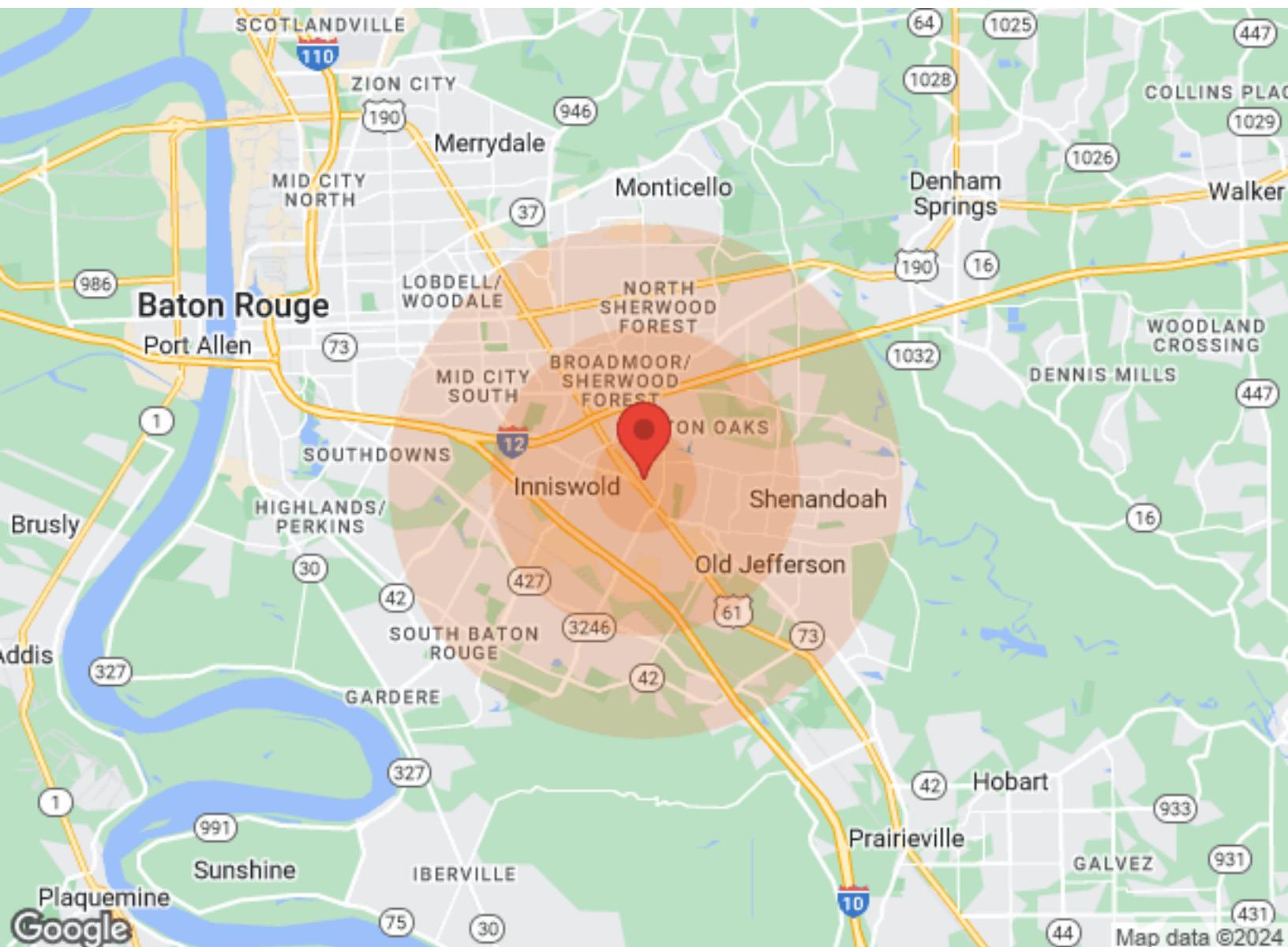
ARIEL AND ZONING MAPS

4750 SHERWOOD COMMONS BOULEVARD



DEMOCRAPHICS

4750 SHERWOOD COMMONS BOULEVARD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,953	36,423	89,531	Median	\$54,462	\$57,737	\$60,256
Female	5,603	39,959	97,395	< \$15,000	543	2,998	7,838
Total Population	10,556	76,382	186,926	\$15,000-\$24,999	380	3,545	7,693
				\$25,000-\$34,999	742	3,551	7,312
				\$35,000-\$49,999	758	5,133	10,970
				\$50,000-\$74,999	983	6,492	13,476
				\$75,000-\$99,999	522	3,963	10,096
				\$100,000-\$149,999	514	4,931	11,298
				\$150,000-\$199,999	139	1,916	4,681
				> \$200,000	158	1,139	4,455
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	1,831	13,302	33,712				
Ages 15-24	1,206	9,371	24,533				
Ages 25-54	4,683	32,539	77,171				
Ages 55-64	1,311	9,666	23,843				
Ages 65+	1,525	11,504	27,667				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	6,818	50,328	118,710	Total Units	5,198	36,552	84,513
Black	2,877	21,517	56,377	Occupied	4,829	33,924	78,549
Am In/AK Nat	1	45	130	Owner Occupied	2,521	18,743	49,232
Hawaiian	N/A	5	25	Renter Occupied	2,308	15,181	29,317
Hispanic	1,229	4,043	9,830	Vacant	369	2,628	5,964
Multi-Racial	1,336	4,700	11,708				