



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
MOVE-IN SPECIAL! AFFORDABLE OFFICE SPACE AVAILABLE

11832 NEWCASTLE AVE, BATON ROUGE, LA 70816

1,100 SF

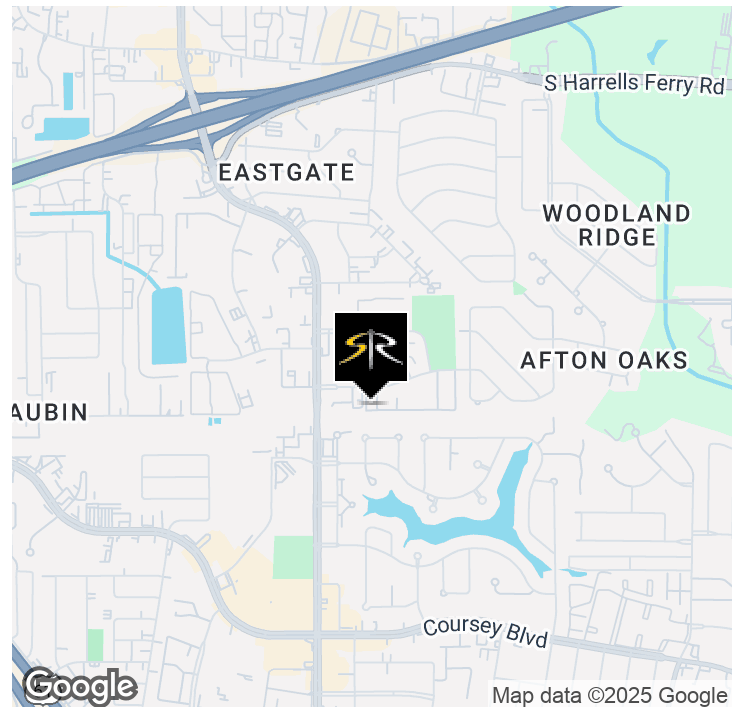


OFFERING SUMMARY

Base Rent:	\$595 -795/mo. Modified Gross
Expenses:	\$183.33/MO. (Water, Sewer, Trash)

PROPERTY HIGHLIGHTS

- **MOVE IN SPECIAL!!**
- AFFORDABLE MOVE-IN READY OFFICE SPACE AVAILABLE
- Located off South Sherwood Forest Boulevard
- Tenant pays Base Rent + \$183.33/Mo. plus CAM (Water/Sewer/Trash) Yr. 1
- Add \$50/Mo. Base Rent Yr. 2
- Reception Area, 2-3 Private Offices, Full Kitchen and Bathroom
- Near Banks, Offices, Retail, Restaurants, Coffee
- Easy Access to I-10 and I-12
- Ample Parking on 1.02 Acre Lot
- Modified Gross Lease (3 Year Leases)



CARMEN AUSTIN, MBA, CCIM, SIOR
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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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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	36 months
Total Space:	1,100 SF	Lease Rate:	\$595.00 - \$795.00/mo. + 183.00 CAM.

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	FLOOR	LEASE RATE	DESCRIPTION
#1	Available	1,100 SF	Modified Gross	\$795 per month	Currently Under Renovation
#3	Available	1,100 SF	Modified Gross	\$795 per month	Currently Under Renovation
#6	Available	1,100 SF	Modified Gross	\$595 per month	Currently Under Renovation
#7	Available	1,100 SF	Modified Gross	\$595 per month	Currently Under Renovation
#8	Available	1,100 SF	Modified Gross	\$595 per month	Currently Under Renovation
#17	Available	1,100 SF	Modified Gross	\$795 per month	As-Is

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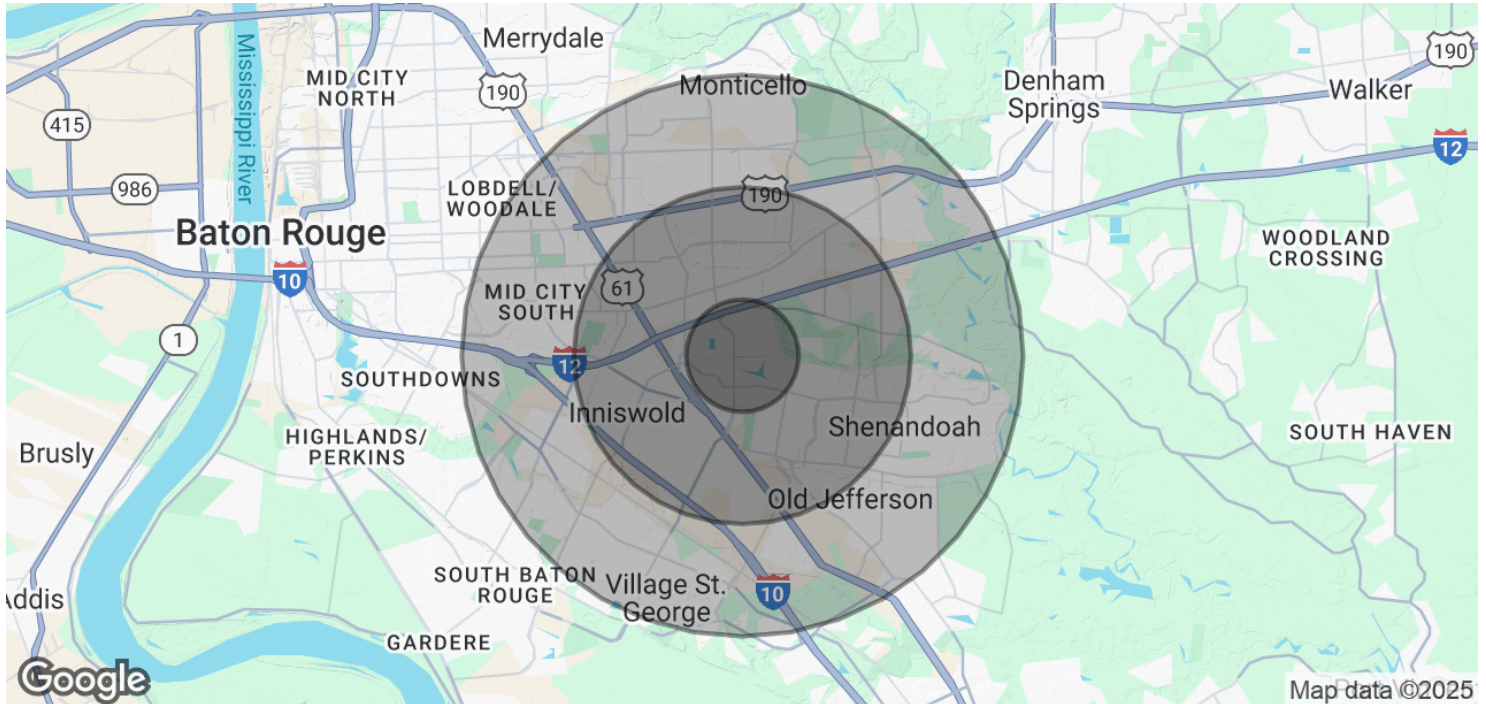


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DEMOGRAPHICS
MOVE-IN SPECIAL! AFFORDABLE OFFICE SPACE AVAILABLE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,760	87,651	174,213
Average Age	38	40	40
Average Age (Male)	36	38	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,229	36,948	73,099
# Of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$80,171	\$91,445	\$96,261
Average House Value	\$237,727	\$268,888	\$309,181

Demographics data derived from AlphaMap

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