



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

DOWNTOWN OFFICE BUILDING WITH PARKING

439 N 9TH ST, BATON ROUGE, LA 70802

2,082 SF



N. 9th St.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	2,082 SF
Building Size:	4,032 SF

PROPERTY HIGHLIGHTS

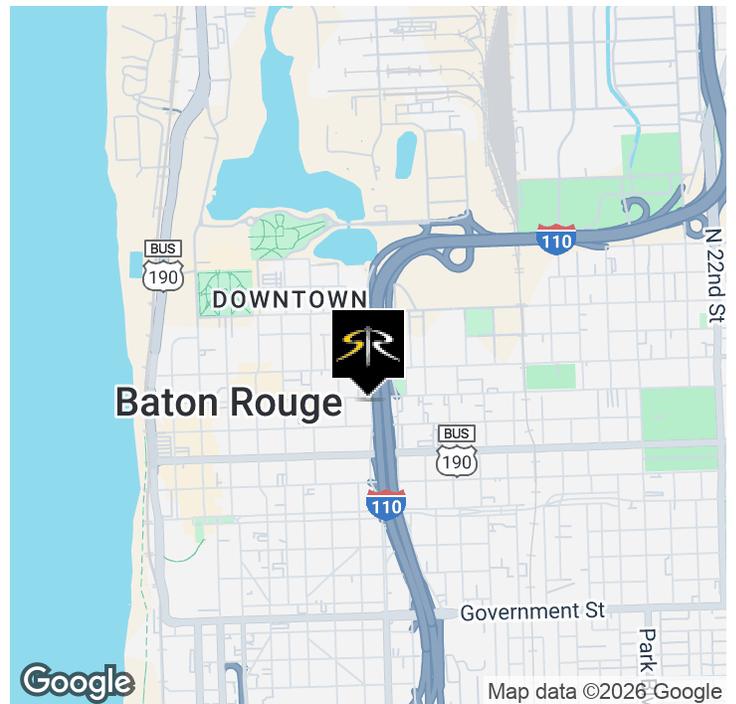
- Conveniently located Office Building at the corner of N. 9th Street and Main St. with Off-Street Parking.
- Excellent access to Downtown Baton Rouge, with the Capitol and Courthouses a moment away.

Available Suite:

- 439 N 9th St.
- 2,082 SF

Also Available:

- 1,920 SF
- 8 Offices- Reception
- IT/Printers/File Storage Rooms
- Shared Restrooms and Breakroom



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

DOWNTOWN OFFICE BUILDING WITH PARKING

439 N 9TH ST, BATON ROUGE, LA 70802

2,082 SF



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

DOWNTOWN OFFICE BUILDING WITH PARKING

439 N 9TH ST, BATON ROUGE, LA 70802

2,082 SF



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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



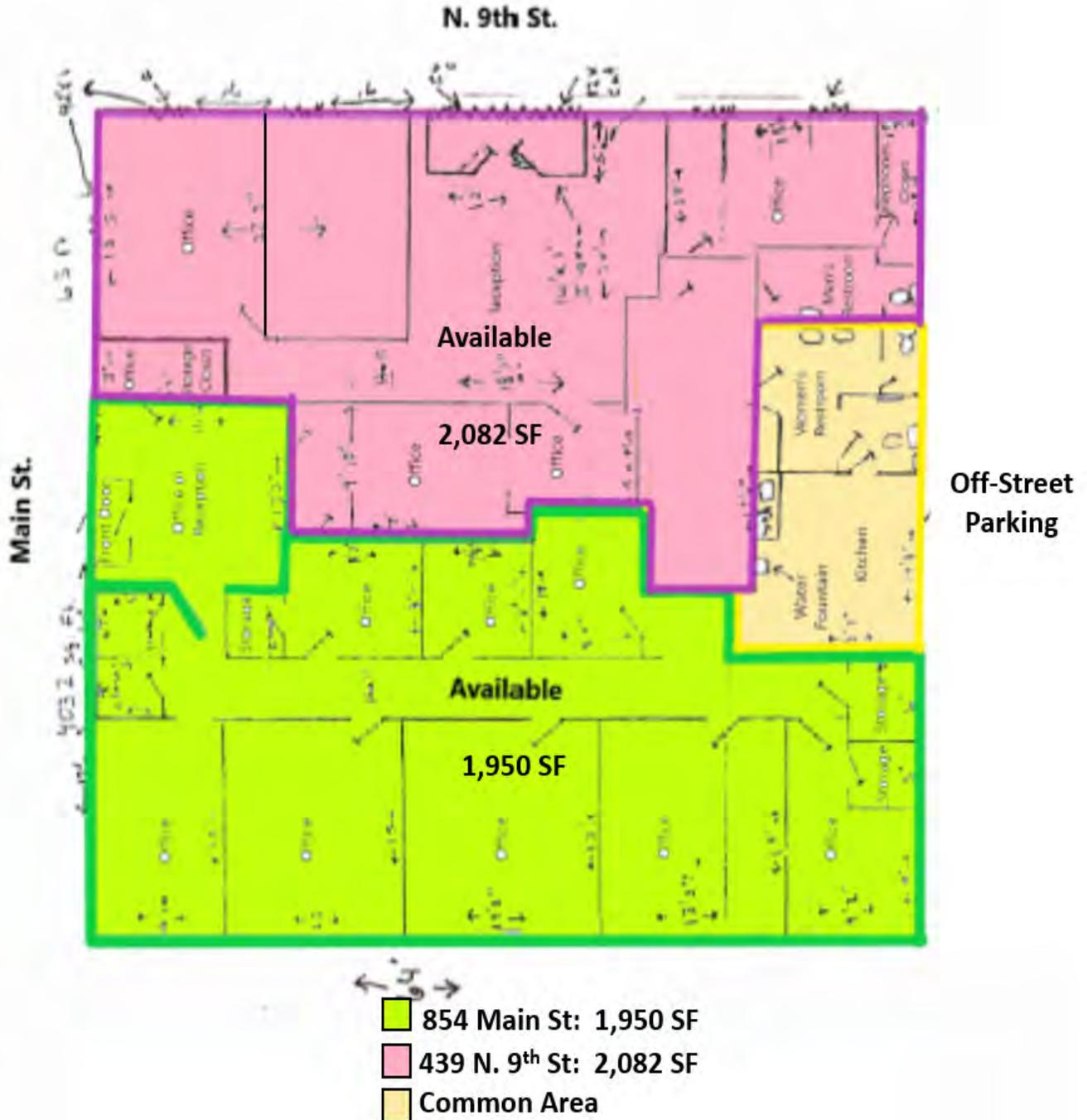
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN

DOWNTOWN OFFICE BUILDING WITH PARKING

439 N 9TH ST, BATON ROUGE, LA 70802

2,082 SF



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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

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.



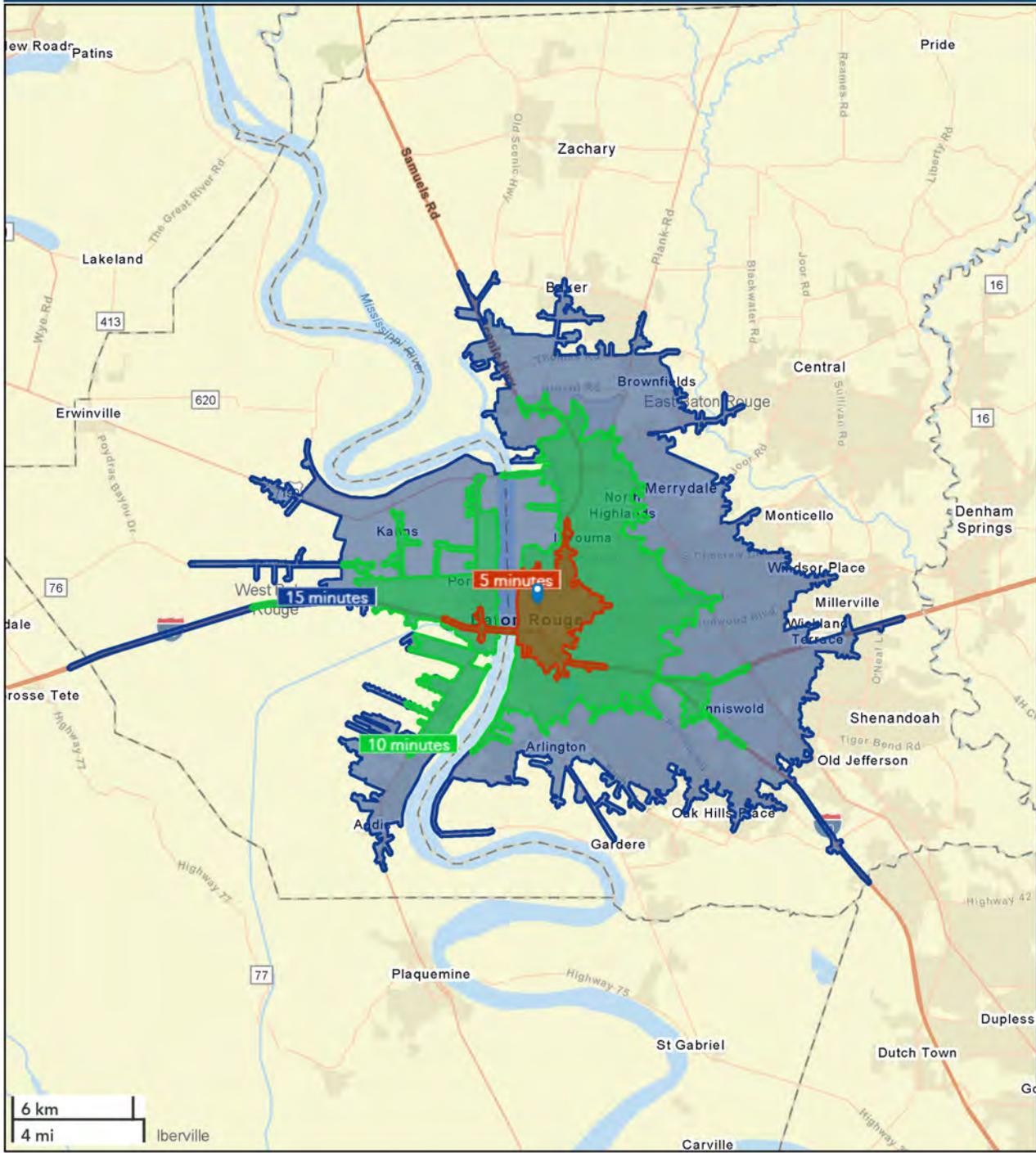
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

DOWNTOWN OFFICE BUILDING WITH PARKING

439 N 9TH ST, BATON ROUGE, LA 70802

2,082 SF



JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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

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.