



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE MARKET CENTER AT CITIPLACE

2561 CITIPLACE CT, BATON ROUGE, LA 70808

44,033 SF



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Building Size:	44,033 SF
Available SF:	1,200 - 5,960 SF
Zoning:	C-1 & CAB-2

PROPERTY HIGHLIGHTS

- High-End Market Center at CitiPlace Shopping Center
- Most Desirable Zip Code in South Baton Rouge
- Strong Demographics
- Located just off Corporate Boulevard between College Drive and Jefferson Hwy.
- Close proximity to Towne Center, Webb Park, Bocage and LSU NNN Leases
- Co-tenants: Another Broken Egg, Jason's Deli, Sola Salons, Club Pilates, Gold & Silver Jewelry & Coins, Ma Petite, Churchill's, Albasha, Massage Envy, and Marble Slab Creamery.



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AERIAL OVERVIEW

MARKET CENTER AT CITIPLACE SUITES

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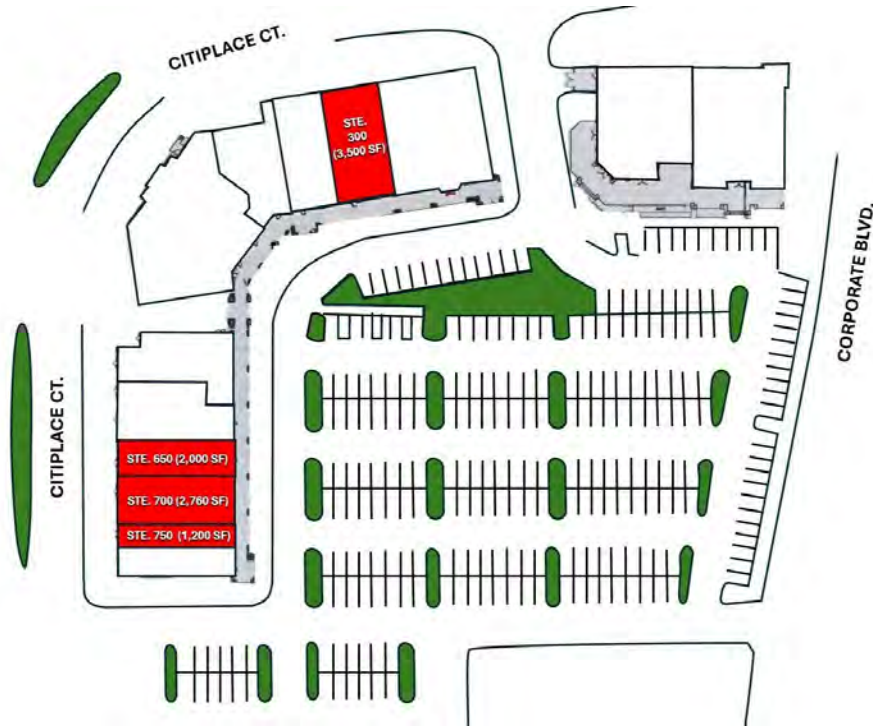
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FOR LEASE

44,033 SF



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 5,960 SF	Lease Rate:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
300	Available	3,500 SF	NNN	\$23.00 SF/yr	In-line Retail Space
650	Available	2,000 - 5,960 SF	NNN	\$23.00 SF/yr	In-line Retail Space
700	Available	2,760 - 5,960 SF	NNN	\$23.00 SF/yr	In-line Retail Space
750	Available	1,200 - 5,960 SF	NNN	\$23.00 SF/yr	In-line Retail Space

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SITE PLAN

44,033 SF



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44,033 SF

AERIAL OVERVIEW

SUITE 650 - EXISTING FLOOR PLAN

Prepared from field measurements and photographic walkthrough

2,000 SF

DIMENSIONS SHOWN ARE APPROXIMATE



FIELD DIMENSION SCHEDULE

LOBBY
13'-5" x 14'-6"
PRIVATE OFFICE
10'-6" x 14'-2"

OPEN CLASSROOM
24'-6" x 45'-0"
REAR SERVICE AREA
17'-6" deep

RESTROOMS (2)
7'-1" x 9'-0" each
ELECTRICAL
8'-0" x 10'-4"

STORAGE
9'-3" x 10'-6"
WATER FOUNTAINS
Rear service corridor

Conceptual existing-condition plan only. Verify all dimensions, wall locations, doors, plumbing, and life-safety conditions in the field before use.

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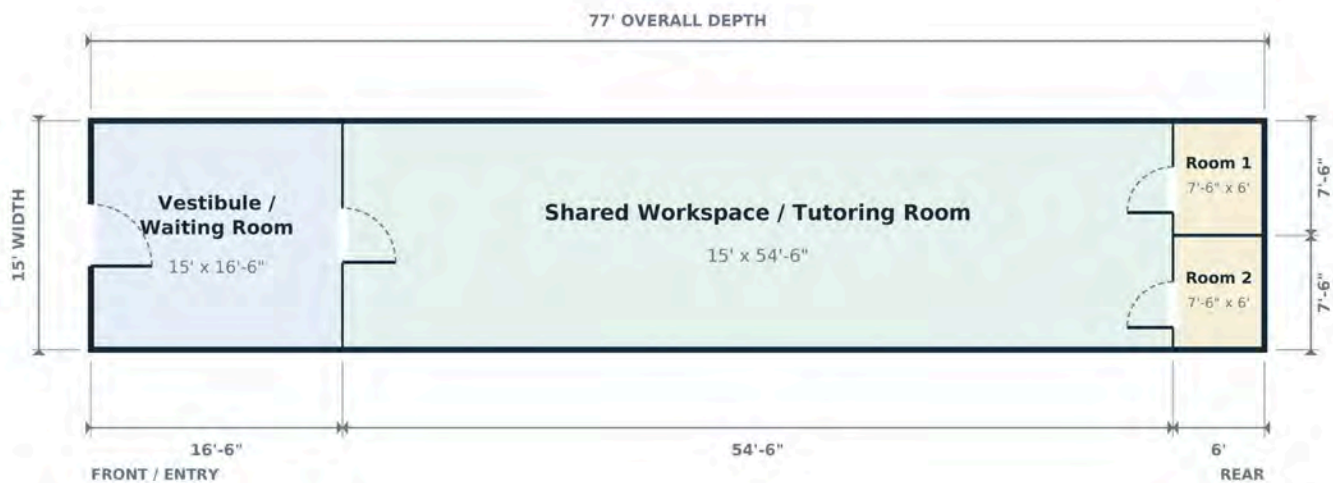
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FOR LEASE

44,033 SF

Citiplace - BR Suite 750 Floorplan

Conceptual floor plan | 15' x 77' | Approximately 1,155 SF



CONCEPTUAL FLOOR PLAN - NOT FOR CONSTRUCTION

Door locations are illustrative. Verify field dimensions, accessibility, egress, structure, and code requirements.

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KEY FACTS - 1 MILE RADIUS

44,033 SF

2561 Citiplace Ct, Baton Rouge, Louisiana, 70808

Ring of 1 mile



**Burbs and Beyond
(K8)**

Dominant Tapestry
Segment

KEY FACTS



7,496

Total Population



\$523,496

Median Home Value



787

Businesses



13,682

Daytime Population



37.8

Median
Age



-0.4%

2025-2030
Pop Growth
Rate



\$54,848

Per Capita
Income



1.9

Avg Household
Size



\$63,730

Median Household
Income

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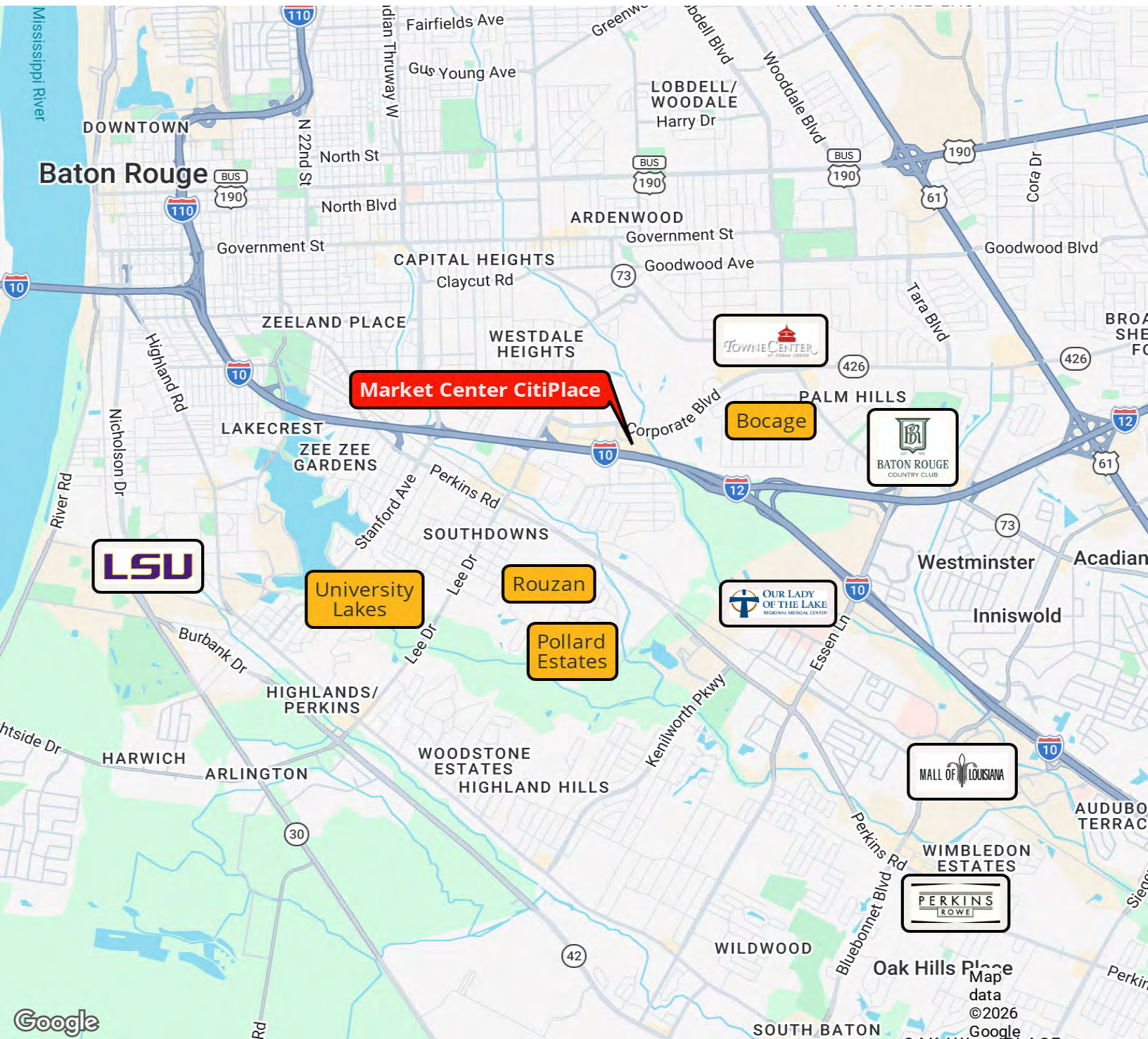
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LOCATION MAP

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2,070 - 3,500 SF AVAILABLE



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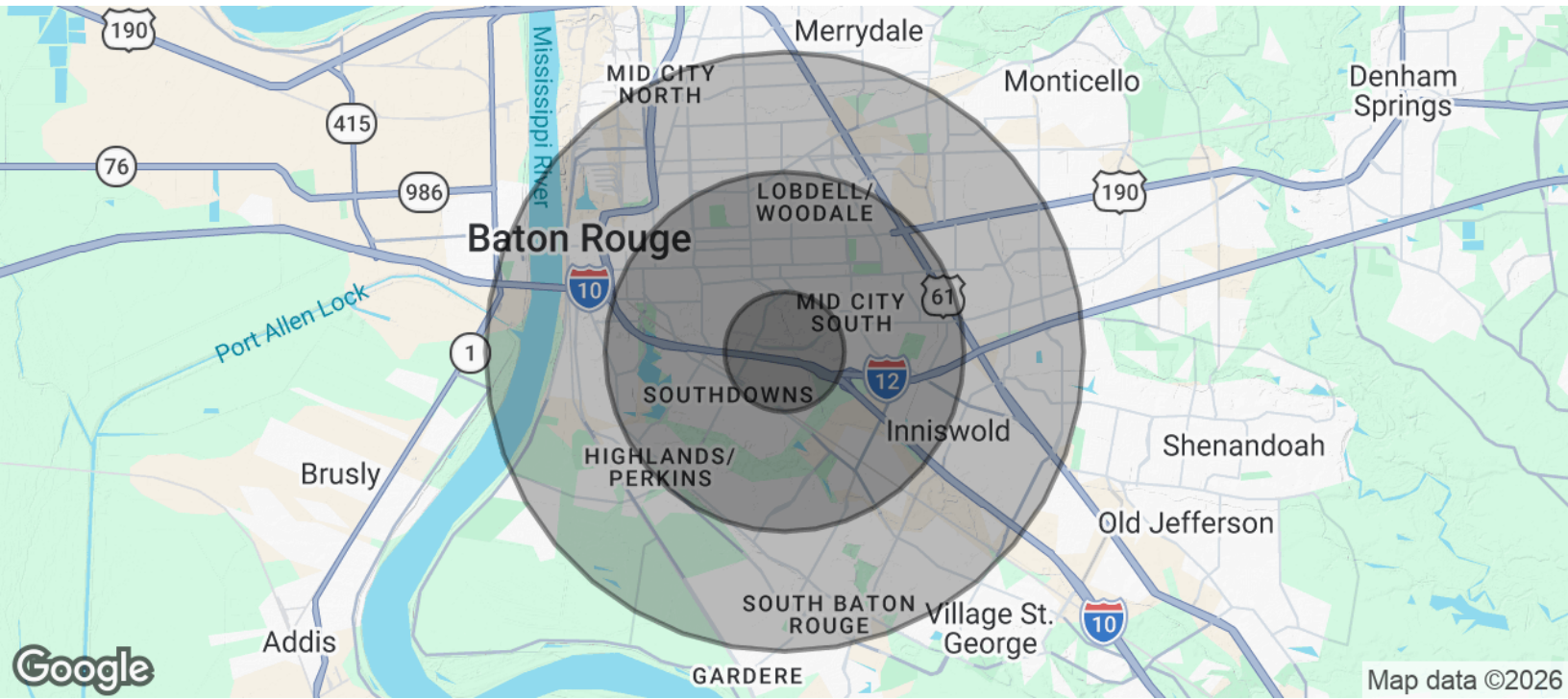
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DEMOGRAPHICS

MARKET CENTER AT CITIPLACE SUITES

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,434	79,323	198,552
Average Age	37.3	36.5	35.2
Average Age (Male)	34.1	37.8	34.8
Average Age (Female)	41.3	37.1	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,977	34,234	82,248
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$97,480	\$105,344	\$87,405
Average House Value	\$492,899	\$380,042	\$311,058

* Demographic data derived from 2020 ACS - US Census

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