



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

RENOVATED RETAIL/OFFICE AT THE NORTHGATE

3338 HIGHLAND ROAD, BATON ROUGE, LA 70802

5,907 SF

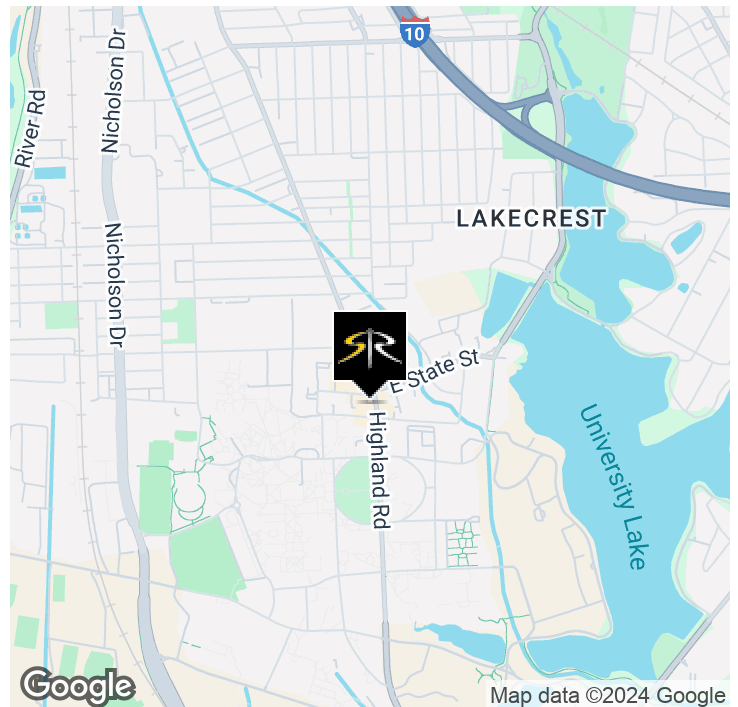


OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
CAM:	\$6.12 SF/yr
Building Size:	5,907 SF
Zoning:	C2

PROPERTY HIGHLIGHTS

- Beautifully Renovated Retail/Office with Highland Rd. Frontage (located directly across the street from The Chimes restaurant)
- Zoned C-2
- Mix of Private Offices and Open / Showroom Space
- New HVAC Installed



MATTHEW SHIRLEY

Associate Broker
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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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.



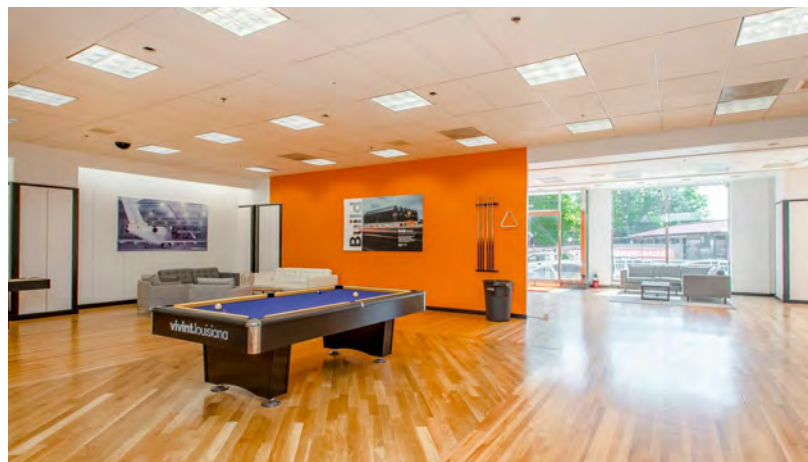
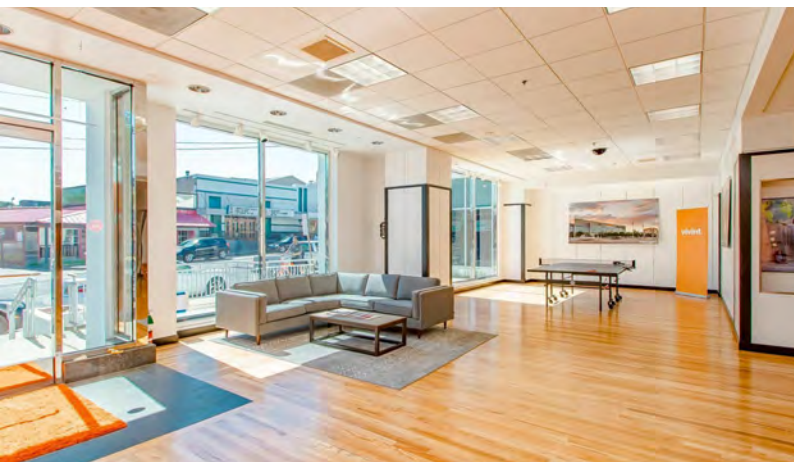
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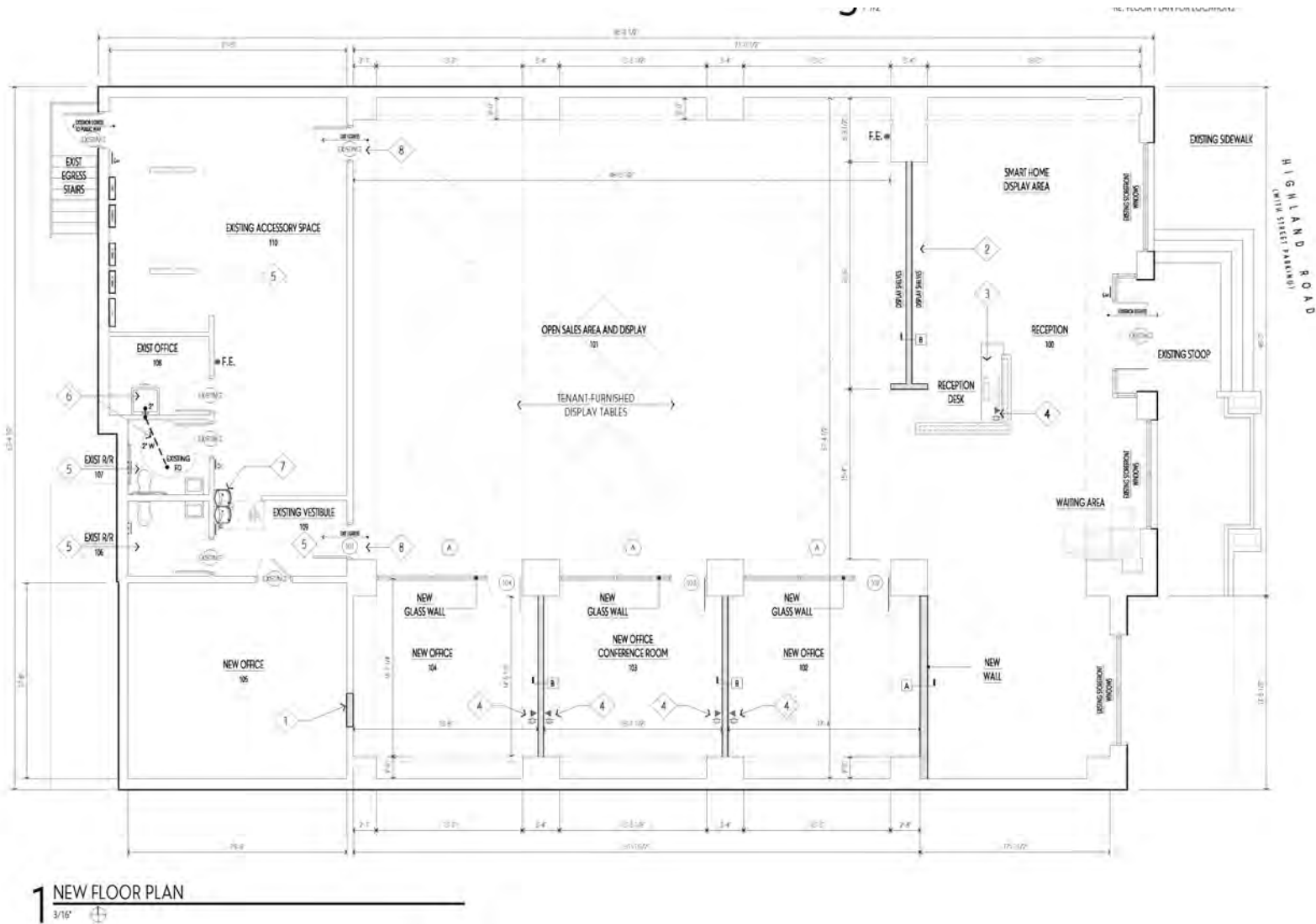


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FLOOR PLAN: 5,907 SF

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SITE PLAN

5,907 SF



SITE PLAN

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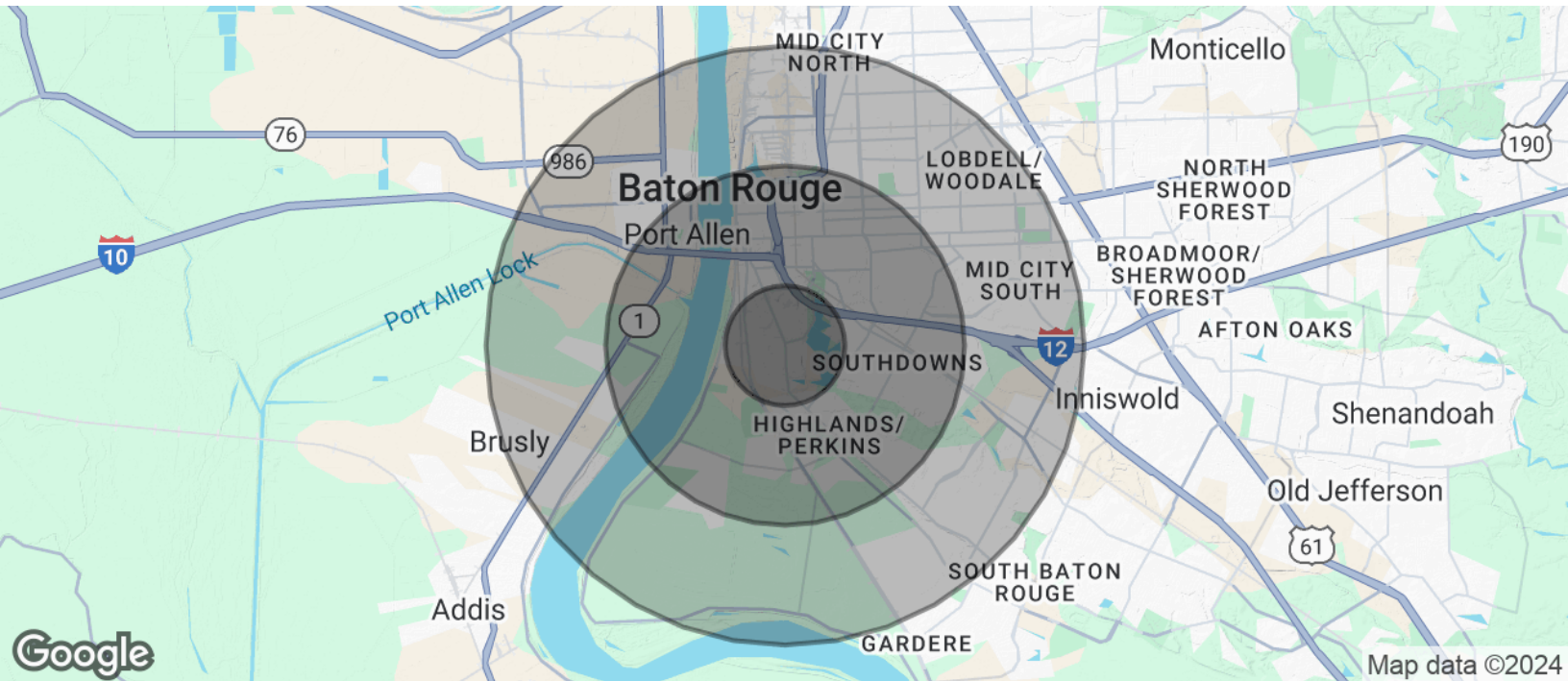
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DEMOGRAPHICS

5,907 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,760	71,954	144,315
Average Age	27	35	37
Average Age (Male)	27	35	36
Average Age (Female)	27	35	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,880	30,438	61,264
# Of Persons Per HH	4.1	2.4	2.4
Average HH Income	\$54,535	\$81,434	\$78,241
Average House Value	\$412,182	\$390,345	\$344,333

Demographics data derived from AlphaMap

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