

OFFERING MEMORANDUM

BATON ROUGE OFFICE SPACE

11831 Wentling Ave, Baton Rouge, LA 70816

3,034 SF | **±1.00 ACRE** | **\$303,400**

Marcus & Millichap

EXCLUSIVE LISTING

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ACTIVITY ID #ZAH0980006

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SECTION 01

Investment Overview

OVERVIEW & HIGHLIGHTS · PROPERTY DETAILS · INTERIOR PHOTOS

Investment Overview

BUILDING SIZE	LOT SIZE	YEAR BUILT	PRICE / SF	LIST PRICE
3,034 SF	±1.00 Acre	1980	\$100	\$303,400

INVESTMENT OVERVIEW

This 3,034-square-foot freestanding office building offers investors and owner-users the opportunity to acquire well-located, small-format office product at an attractive basis of \$100 per square foot. Situated on approximately one acre just off South Sherwood Forest Boulevard, the property benefits from strong street presence along an established commercial corridor and is surrounded by a depth of neighborhood retail, services, and professional tenancy that supports sustained demand and ease of leasing.

Recent capital improvements — including a new roof in 2023 and replacement of two of the building's three HVAC units within the last several years — meaningfully reduce near-term capital exposure for a new owner. The building's flexible floor plan of private offices, open work areas, kitchenette, and multiple restrooms lends itself to a broad mix of office and service-oriented uses, from medical and professional services to owner-occupancy or small multi-tenant configurations.

INVESTMENT HIGHLIGHTS

- **Delivered Vacant — Ideal for Owner-Users** — Available for immediate occupancy at close, allowing an owner-user to occupy at a \$100/SF basis, potentially eligible for owner-occupied SBA financing with as little as 10% down.
- **Attractive Basis at \$100/SF** — Priced below the trailing 12-month Baton Rouge office sale-comp median of \$112/SF and well below the market average of \$126/SF, offering immediate replacement-cost support.
- **Recent Capital Improvements** — New roof (2023) and two of three HVAC systems replaced in recent years, limiting deferred maintenance and near-term capital needs.
- **Low Carrying Costs** — Property taxes of approximately \$3,200 per year and insurance of roughly \$1,300 per year keep the ownership cost basis exceptionally manageable.
- **Value-Add Opportunity** — Functional floor plan of private offices, kitchenette, and multiple restrooms; interior cosmetic updates offer a new owner the ability to customize the space at a low \$100/SF basis.
- **±1 Acre Site** — Generous land-to-building ratio provides ample parking and long-term optionality.
- **Small-Bay Office in Limited Supply** — Only 4,000 SF of office space is under construction across the entire Baton Rouge market, versus a 10-year average of 72,000 SF — virtually no new competing supply.

Property Details

ADDRESS	11831 Wentling Ave, Baton Rouge, LA 70816
PROPERTY TYPE	Freestanding Office
BUILDING SIZE	3,034 SF
LOT SIZE	±1.00 Acre
YEAR BUILT	1980
OCCUPANCY	Vacant — Available for Immediate Occupancy
ROOF	Replaced 2023
HVAC	3 units; 2 replaced in recent years
PARISH	East Baton Rouge
SUBMARKET	Sherwood Forest
PROPERTY TAXES	±\$3,200 / Year
INSURANCE	±\$1,300 / Year
LIST PRICE	\$303,400 (\$100/SF)

The improvements consist of a single-story office building featuring a vaulted-ceiling reception and open work area, multiple private offices, a conference/flex room with French doors, built-in oak shelving, a kitchenette with sink and refrigerator, and multiple restrooms. Abundant window lines deliver natural light throughout, and the one-acre site provides on-site surface parking with convenient ingress/egress from Wentling Avenue.

The property is also available for lease at \$15.00 per square foot — contact the listing agent for details.



Interior Photos



Interior Photos



SECTION 02

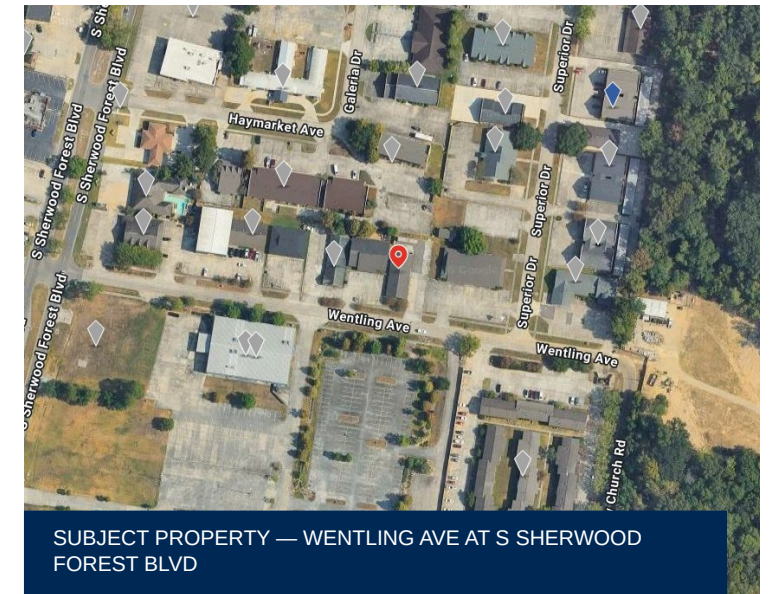
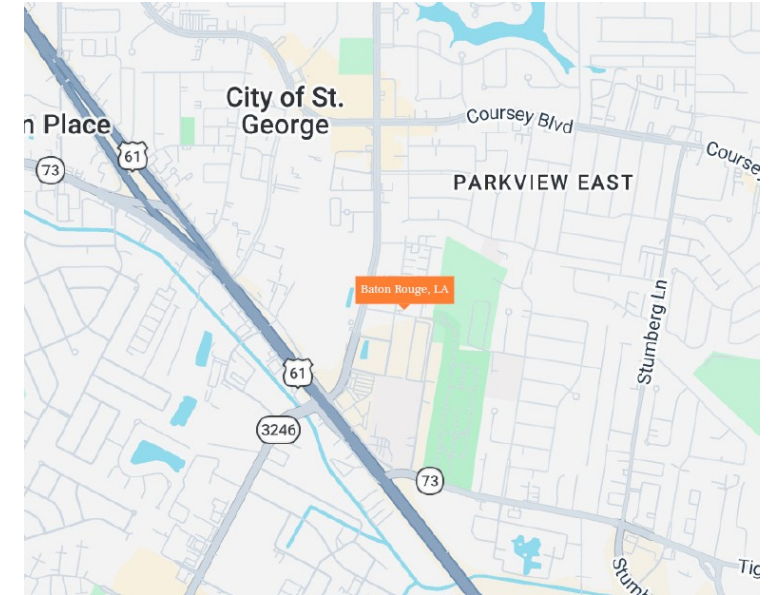
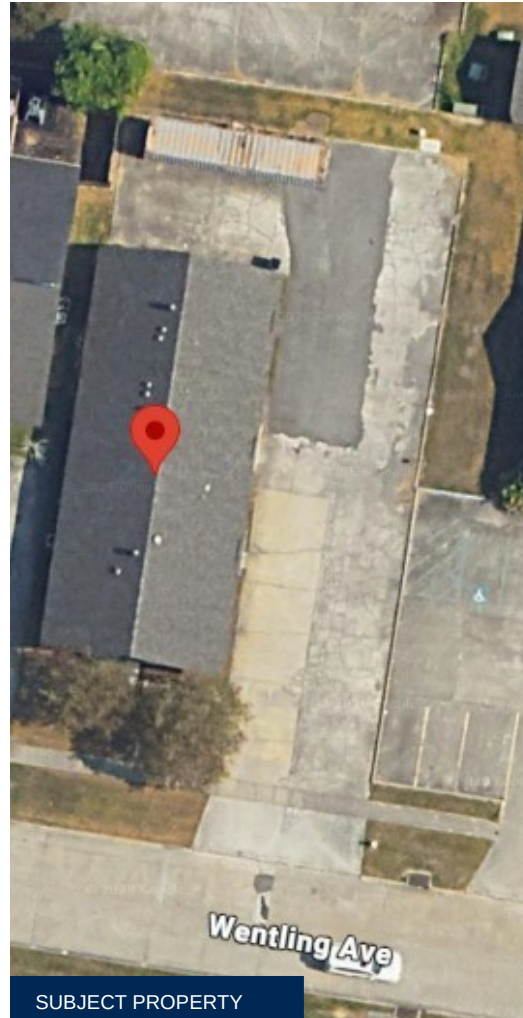
Location & Market Overview

LOCATION OVERVIEW & MAPS · BATON ROUGE OFFICE MARKET

Location Overview

The property is located on Wentling Avenue just east of South Sherwood Forest Boulevard in the heart of Baton Rouge's Sherwood Forest submarket — the third-largest office submarket in the metro with more than 3.3 million square feet of inventory. The immediate area is a dense, established mix of small professional office buildings, neighborhood retail, and multifamily communities, with quick connectivity to Coursey Boulevard, Airline Highway (US 61), and Interstate 12.

Baton Rouge, the capital of Louisiana and its second-largest city, is anchored by petrochemical manufacturing, state government, healthcare, and education. The metro recently reached a record population of roughly 880,000 residents, and major announced investments — including Hyundai Steel's \$5.8 billion mill in Ascension Parish and CF Industries' \$4 billion low-carbon ammonia plant — continue to expand the region's employment base and demand for professional services space.



Baton Rouge Office Market Overview

6.9%

MARKET VACANCY RATE

5.0%

1 & 2 STAR VACANCY — TIGHTEST SEGMENT

\$126/SF

AVG. SALE PRICE, PAST 12 MONTHS

4,000 SF

TOTAL OFFICE UNDER CONSTRUCTION
METRO-WIDE

The Baton Rouge office market contains roughly 29.5 million square feet of inventory and carries a vacancy rate of 6.9% as of the third quarter of 2026 — well below the national office vacancy of nearly 14%. Small-format product is the market's tightest segment: 1 & 2 Star buildings, which comprise 13.9 million square feet, operate at just 5.0% vacancy, underscoring durable demand for the exact type of space offered at 11831 Wentling Ave.

New supply is effectively nonexistent. Only 4,000 square feet of office space is under construction across the entire metro, compared with a 10-year average of 72,000 square feet, insulating existing owners from competitive deliveries. On the capital markets side, 68 office properties traded over the past year at an average of \$126 per square foot and a median of \$112 per square foot — positioning the subject's \$100 per square foot list price below both benchmarks. Market asking rents average \$21.00 per square foot metro-wide and \$17.60 per square foot for 1 & 2 Star assets, with the Sherwood Forest submarket averaging \$19.69 per square foot, providing a healthy income framework for investors or partial owner-users.



Source: CoStar, Q3 2026

SECTION 03

Pricing & Expenses

EXPENSE & PRICING SNAPSHOT · PRO FORMA OPERATING STATEMENT

Expense & Pricing Snapshot

PRICING SUMMARY

ITEM	AMOUNT
List Price	\$303,400
Price / SF	\$100.00
Building SF	3,034 SF
Lot Size	±1.00 Acre

KNOWN ANNUAL EXPENSES

EXPENSE	AMOUNT
Property Taxes	±\$3,200 (\$1.05/SF)
Insurance	±\$1,300 (\$0.43/SF)
Total Known Expenses	±\$4,500 (\$1.48/SF)

Known carrying costs total approximately \$4,500 per year, or roughly \$1.48 per square foot — below the CoStar-estimated 1 & 2 Star Baton Rouge average of \$7.05 per square foot in total operating expenses, before utilities and janitorial. Combined with the recently replaced roof and HVAC systems, the property offers a low, predictable cost basis for an owner-user, and at prevailing 1 & 2 Star market rents of approximately \$17.60 per square foot, a stabilized income profile for investors.

Pro Forma Operating Statement

INCOME	ANNUAL
Gross Potential Rent (3,034 SF × \$15.00/SF)	\$45,510
Less Vacancy & Credit Loss (5.0%)	(\$2,276)
Effective Gross Income	\$43,234

EXPENSES	ANNUAL
Real Estate Taxes (Actual)	\$3,200
Insurance (Actual)	\$1,300
Repairs, Maintenance & Other (CoStar Est.)	\$6,887
Total Operating Expenses	(\$11,387)

NET OPERATING INCOME	\$31,847
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\$31,800

PRO FORMA NOI

10.5%

PRO FORMA CAP RATE AT LIST PRICE

\$100/SF

BELOW TRAILING 12-MO. COMP MEDIAN OF \$112/SF

Pro forma rent of \$15.00 per square foot reflects the quoted lease rate for the property and sits conservatively below the CoStar 1 & 2 Star Baton Rouge market average of \$17.63 per square foot and the Sherwood Forest submarket average of \$19.69 per square foot, providing meaningful rent upside upon interior improvements. Actual property taxes and insurance are applied; repairs, maintenance, and other operating costs are estimated from CoStar's 1 & 2 Star Baton Rouge averages. Utilities and janitorial are excluded as tenant-paid expenses, consistent with single-tenant occupancy in which the tenant contracts and pays for these services directly.

This pro forma is presented for illustrative purposes only and does not represent actual in-place income. Projections are based on third-party market data and estimates that have not been independently verified. Prospective purchasers should conduct their own analysis.

SECTION 04

Market Overview & Demographics

BATON ROUGE AREA · DEMOGRAPHICS

Baton Rouge Area



LOUISIANA STATE CAPITOL & MISSISSIPPI RIVERFRONT

Baton Rouge is the capital of Louisiana and the state's second-largest city, anchoring a metro of roughly 857,000 residents and 341,000 households across ten parishes. The Mississippi River traverses the region and plays a vital role in its economy.

- **Petrochemical Industry** — Exxon Mobil's refinery complex is the sixth-largest oil refinery in the U.S., supported by a transportation network of rail, highway, pipeline, and deep-water access. Dow Chemical and Shell Chemical operate major facilities in the region.
- **Port Activity** — The Port of Greater Baton Rouge is the northernmost port on the Mississippi River and can handle Panamax ships.
- **Higher Education** — LSU enrolls more than 41,000 students with a workforce of an additional 6,000, driving demand for housing, retail, and professional services.



LSU CAMPUS



TIGER STADIUM

857K

METRO POPULATION

341K

HOUSEHOLDS

37.0

MEDIAN AGE

\$78,400

MEDIAN HH INCOME

Demographics

CATEGORY	1 MILE	3 MILES	5 MILES
2025 Population	10,056	75,625	175,160
2030 Projected Population	10,041	76,017	176,068
Daytime Population (2025)	20,402	138,156	262,961
2025 Households	4,702	32,971	74,806
Average Household Income	\$101,097	\$103,059	\$108,995
Median Household Income	\$86,410	\$84,702	\$87,935
Per Capita Income	\$44,734	\$44,783	\$46,264
Median Age	39.0	37.0	38.0

262,961

DAYTIME POPULATION — 5 MILES

\$87,935

MEDIAN HH INCOME — 5 MILES

3.0%

UNEMPLOYMENT — 5 MILES (2025)

Source: Marcus & Millichap Research Services; Experian

BROKER OF RECORD

Steve Greer

BROKER OF RECORD — LOUISIANA

Marcus & Millichap
8200 Village Plaza Ct, Suite 3A
Baton Rouge, LA 70810
Office: 225.376.6800
Steve.Greer@marcusmillichap.com
License: LA #BROK.995710346-ACT

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