



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR LEASE EFFICIENT OFFICE SUITE, OFF-STREET PARKING

**307 France Street  
Baton Rouge, LA 70802**

**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
(D)610.563.9046  
[jack@sr-cre.com](mailto:jack@sr-cre.com)





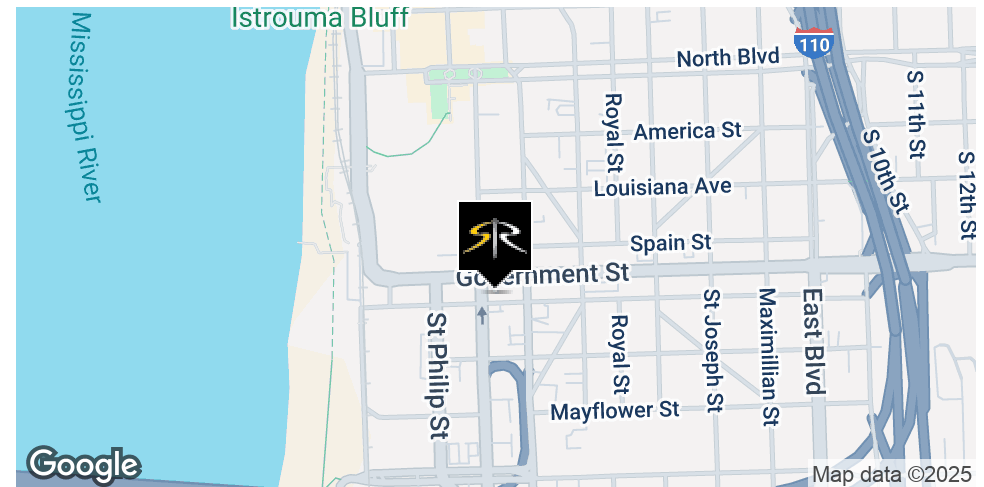
### OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$15.00 SF/yr (MG)</b>
<b>Building Size:</b>	<b>4,800 SF</b>
<b>Available SF:</b>	<b>1,250 SF</b>

### PROPERTY OVERVIEW

Conveniently Located and Efficient Office Suite with dedicated off-street parking. Located on the corner of France Street and St. Louis Street, and a brief walk to Government Street, this office suite provides close proximity to Downtown Baton Rouge, City Hall, and the Courthouse.

- Includes: 3 Private Offices, Private Restroom, Reception, and Kitchen



### PROPERTY HIGHLIGHTS

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FOR LEASE

1,250 SF



**Dedicated Off-Street Parking**

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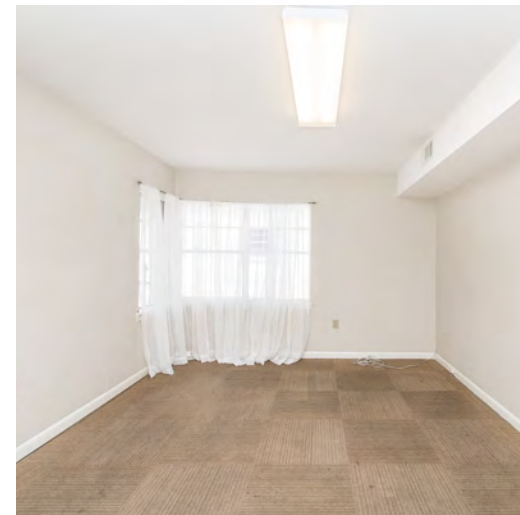


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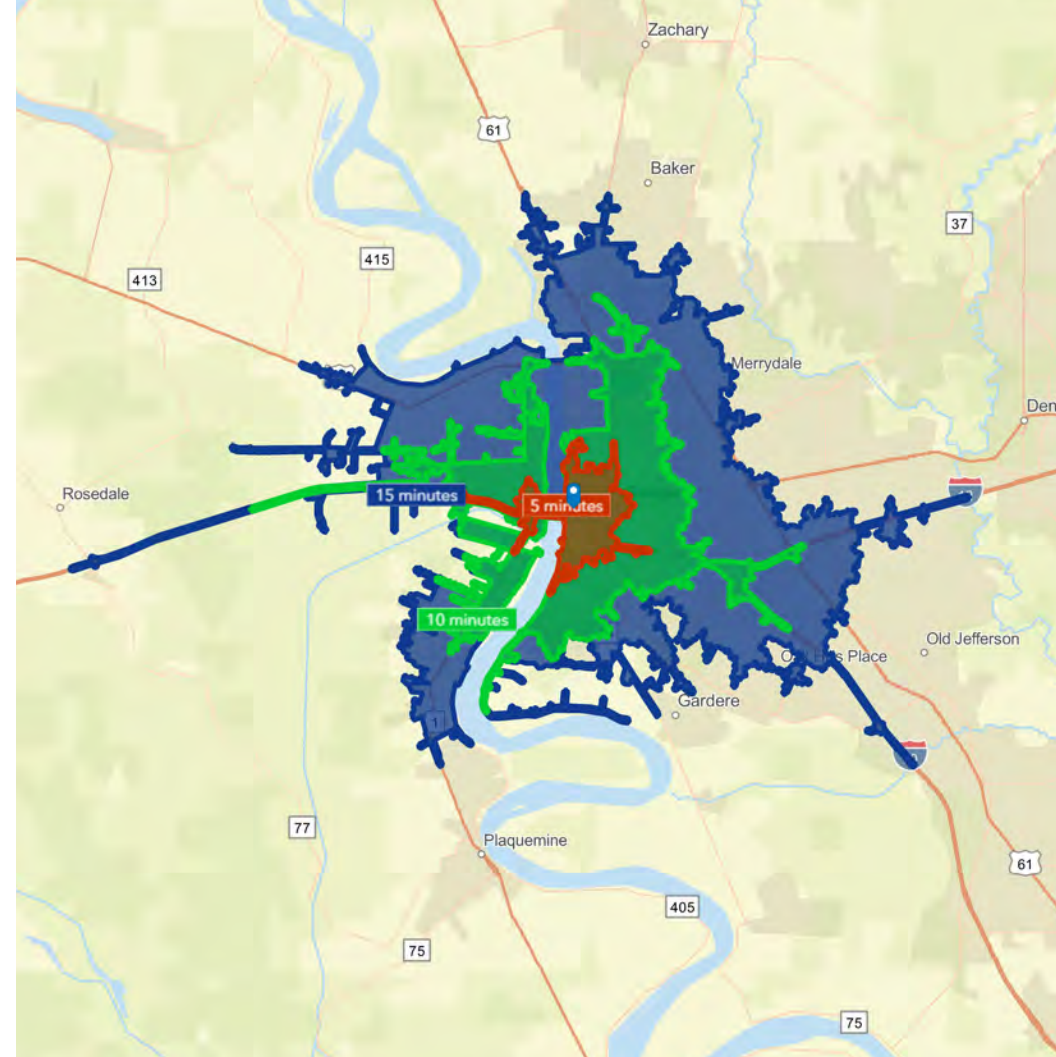
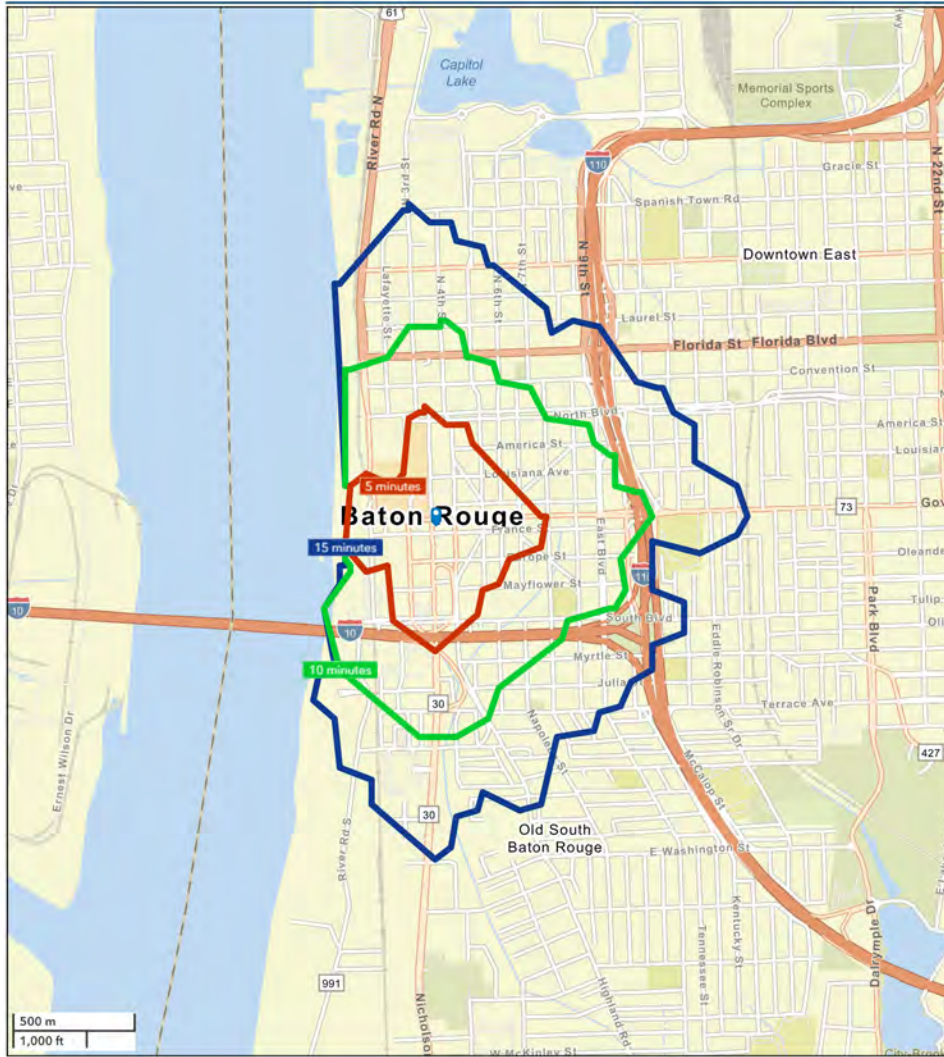


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# WALK TIME MAP: 5, 10, 15 MINUTES (LEFT) & DRIVE TIME MAP: 5, 10, 15 MINUTES (RIGHT) CONVENIENTLY LOCATED, EFFICIENT OFFICE SUITE WITH DEDICATED OFF-STREET PARKING

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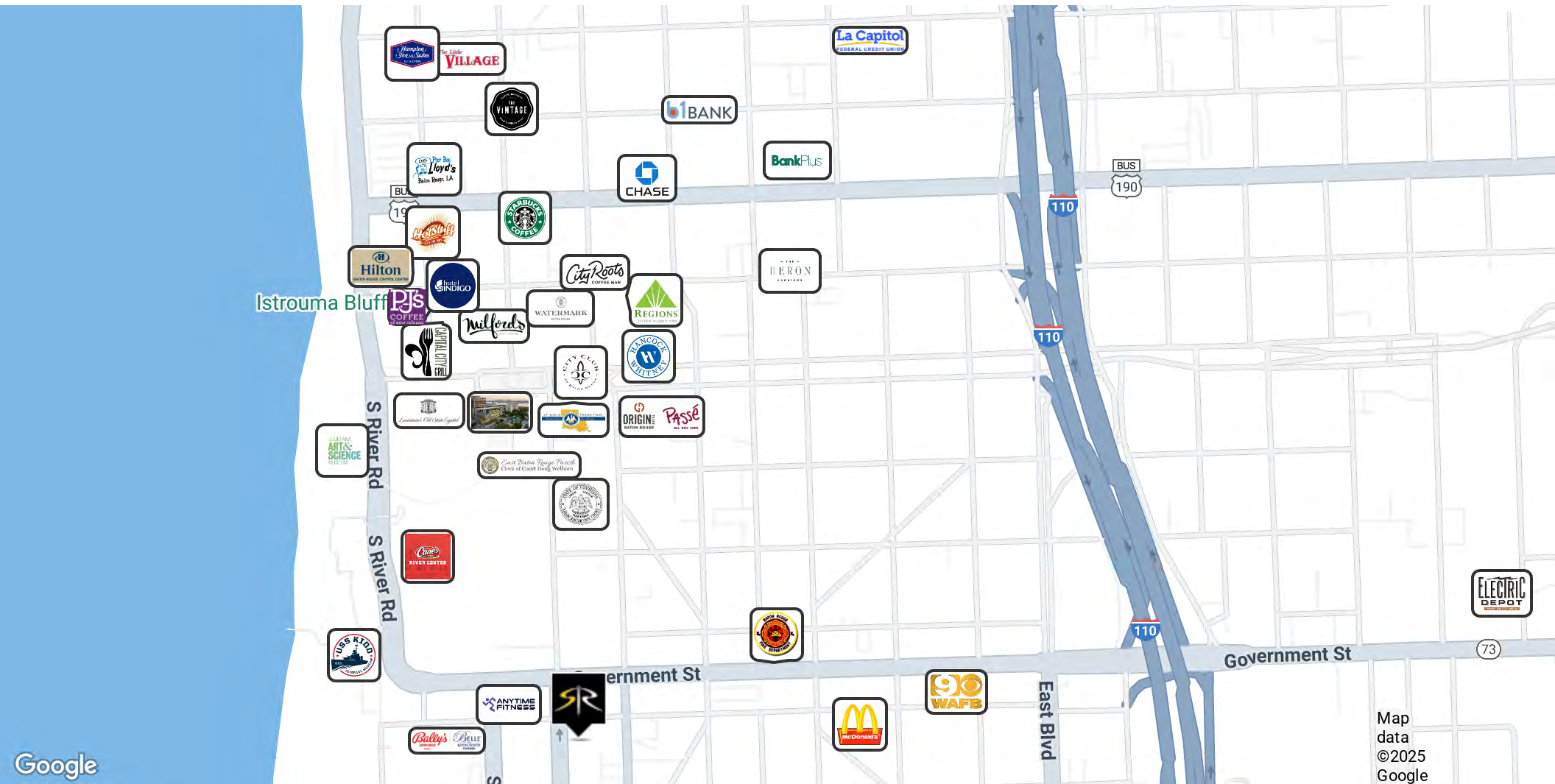
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RETAIL MAP

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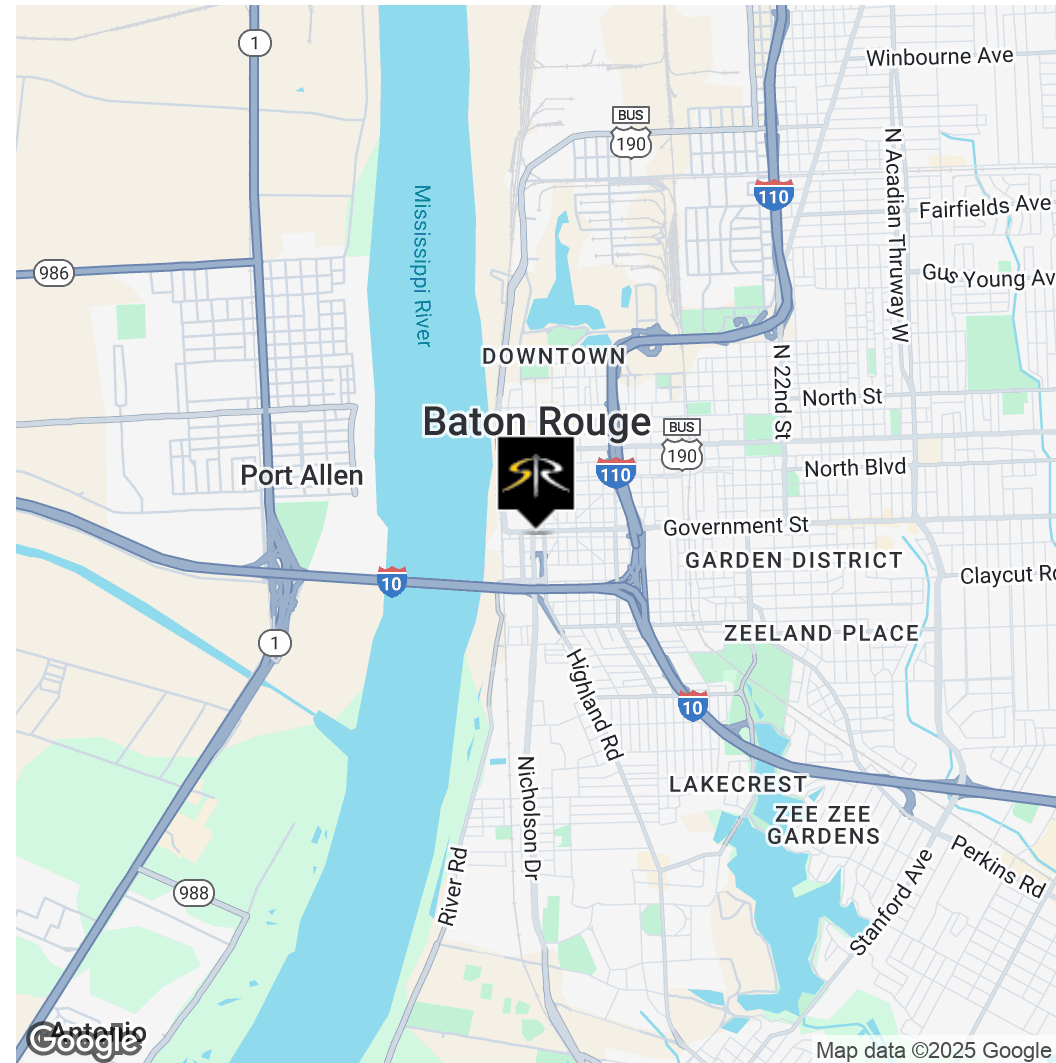
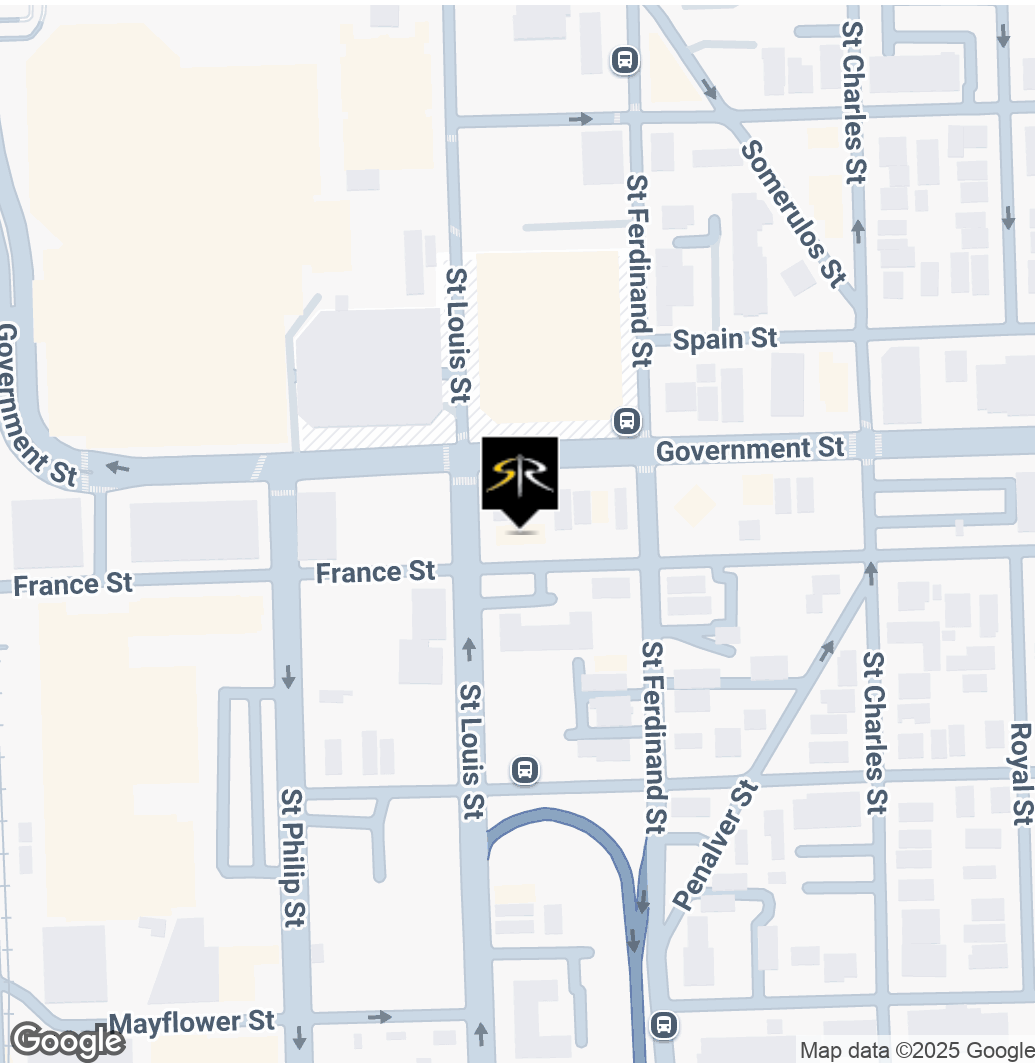


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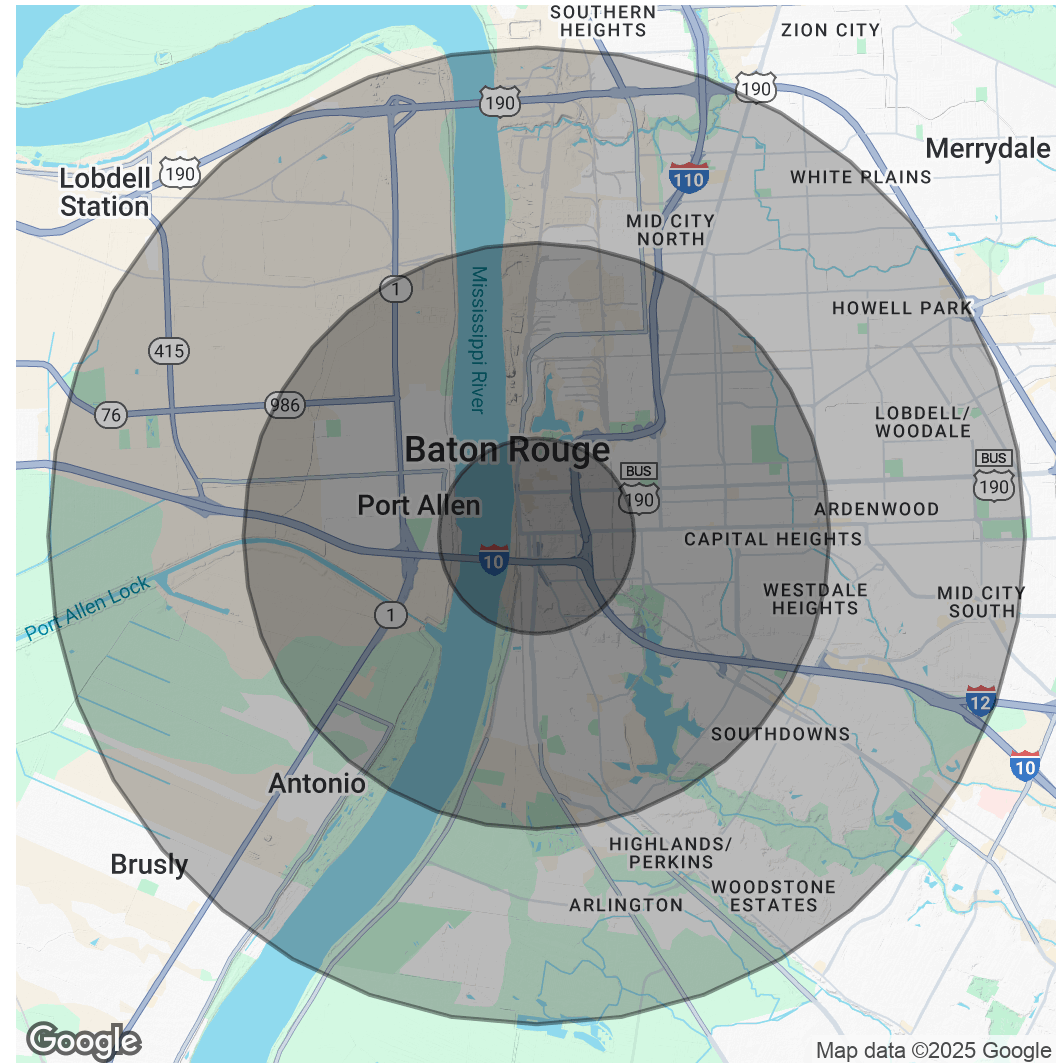
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,800	57,699	131,308
Average Age	39	36	37
Average Age (Male)	39	35	36
Average Age (Female)	40	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,008	22,952	54,708
# Of Persons Per HH	1.9	2.5	2.4
Average HH Income	\$56,239	\$67,690	\$72,288
Average House Value	\$258,149	\$319,158	\$313,271

*Demographics data derived from AlphaMap*



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For more information, please contact:

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