



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MID-CITY MEDICAL OFFICE FOR LEASE

**2902 Florida St
Baton Rouge, LA 70802**

BRIAN NICOLICH
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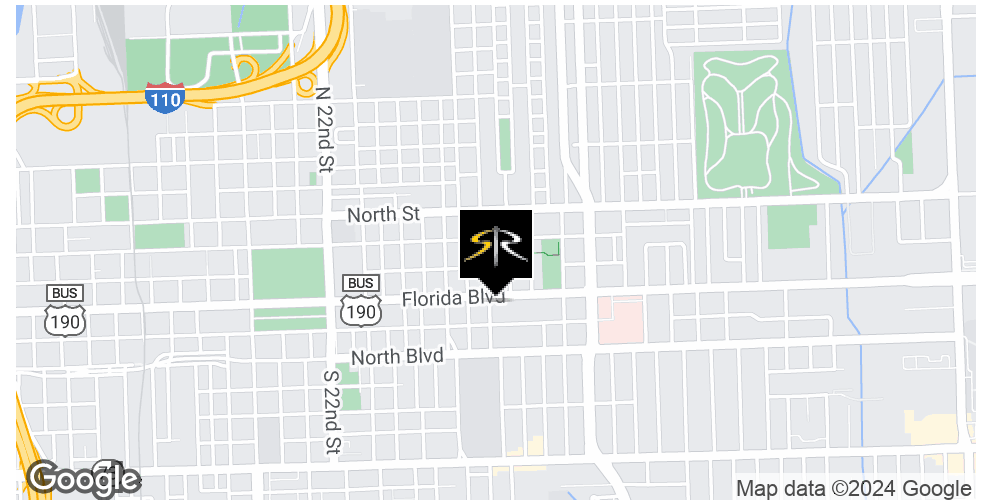


OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	6,135 SF

PROPERTY HIGHLIGHTS

- Approximately 6,135 sf of Modern Medical Office Building
- Fully Covered Entrance Area
- Efficient Layout with Reception Area, Lobby, Exam Rooms, Private Offices, and Large Treatment Room
- Fully Secured Site with Sliding Gates
- Located less than 0.5 miles from Baton Rouge General Mid-City
- 10 Parking Spaces



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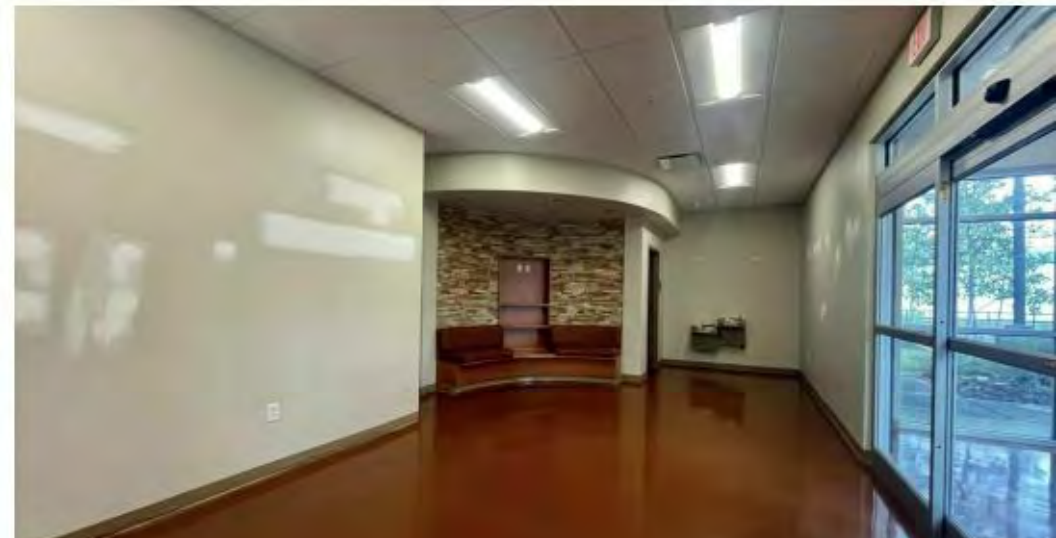
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FOR LEASE

NEW PICTURES COMING

2902 FLORIDA ST, BATON ROUGE, LA 70802

6,135 SF



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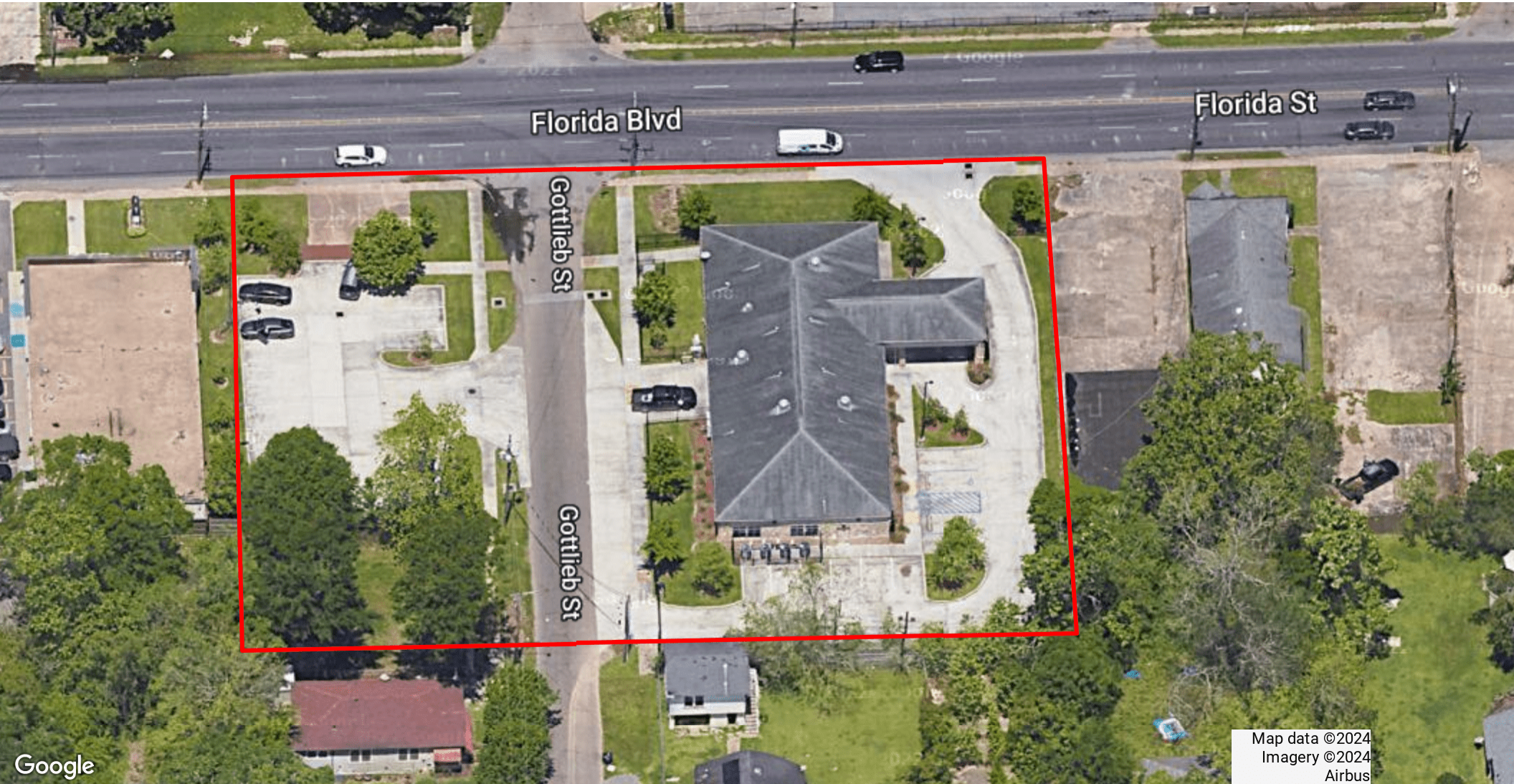


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AERIAL
MID-CITY MEDICAL OFFICE

2902 FLORIDA ST, BATON ROUGE, LA 70802

6,135 SF



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Airbus

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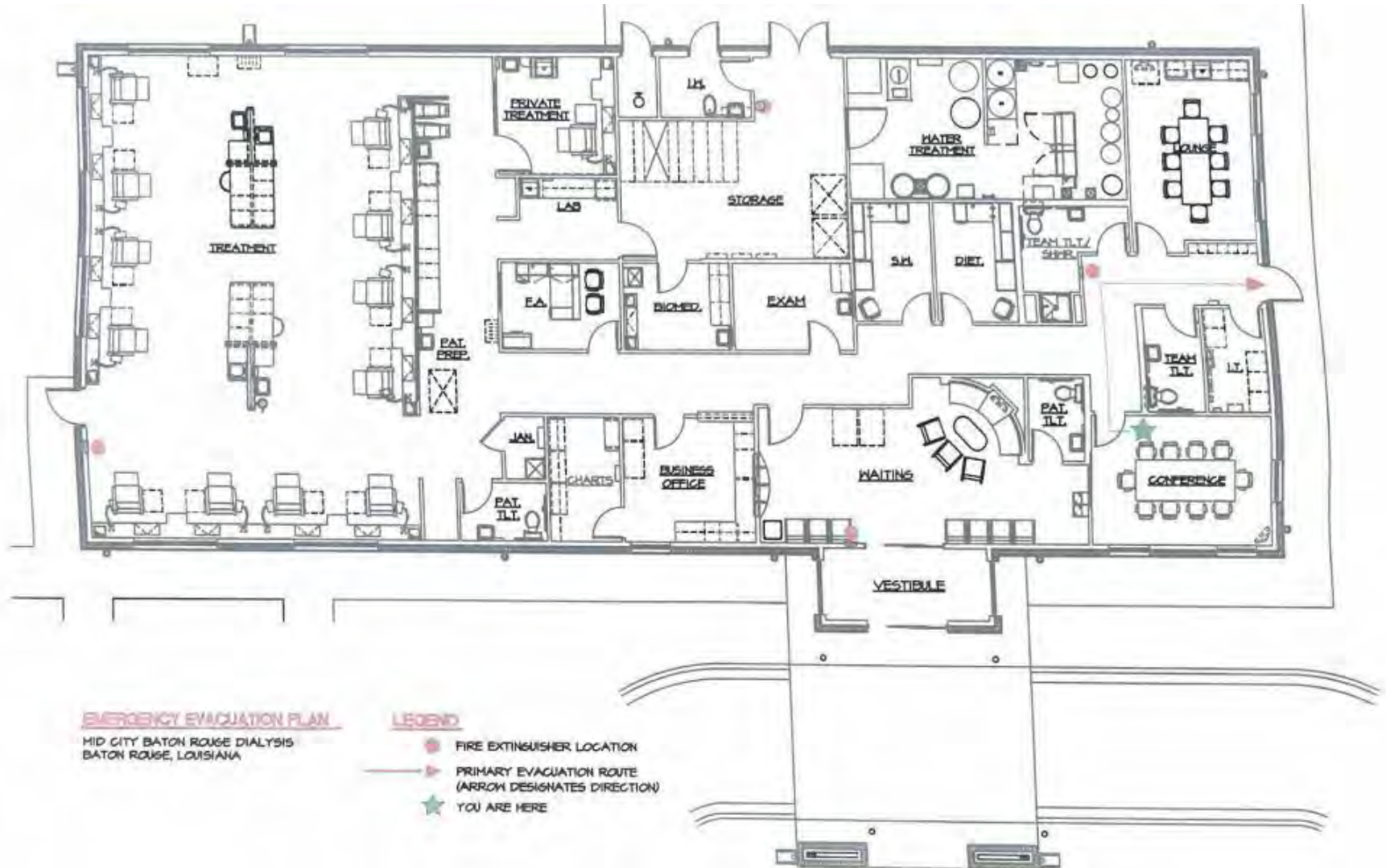


SAURAGE ROTENBERG
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FLOOR PLAN MID-CITY MEDICAL OFFICE

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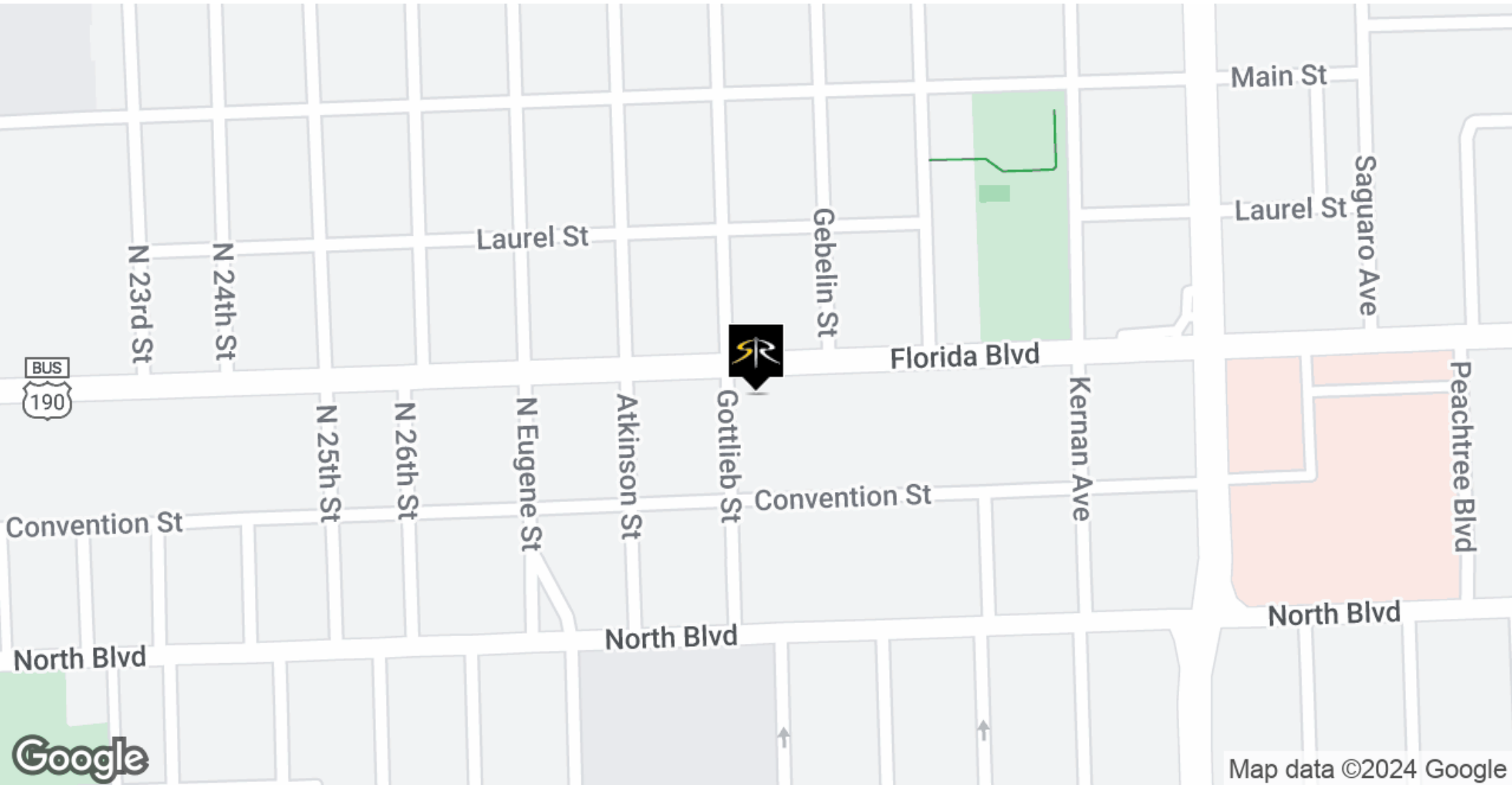
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LOCATION MAP

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DEMOGRAPHICS

MID-CITY MEDICAL OFFICE

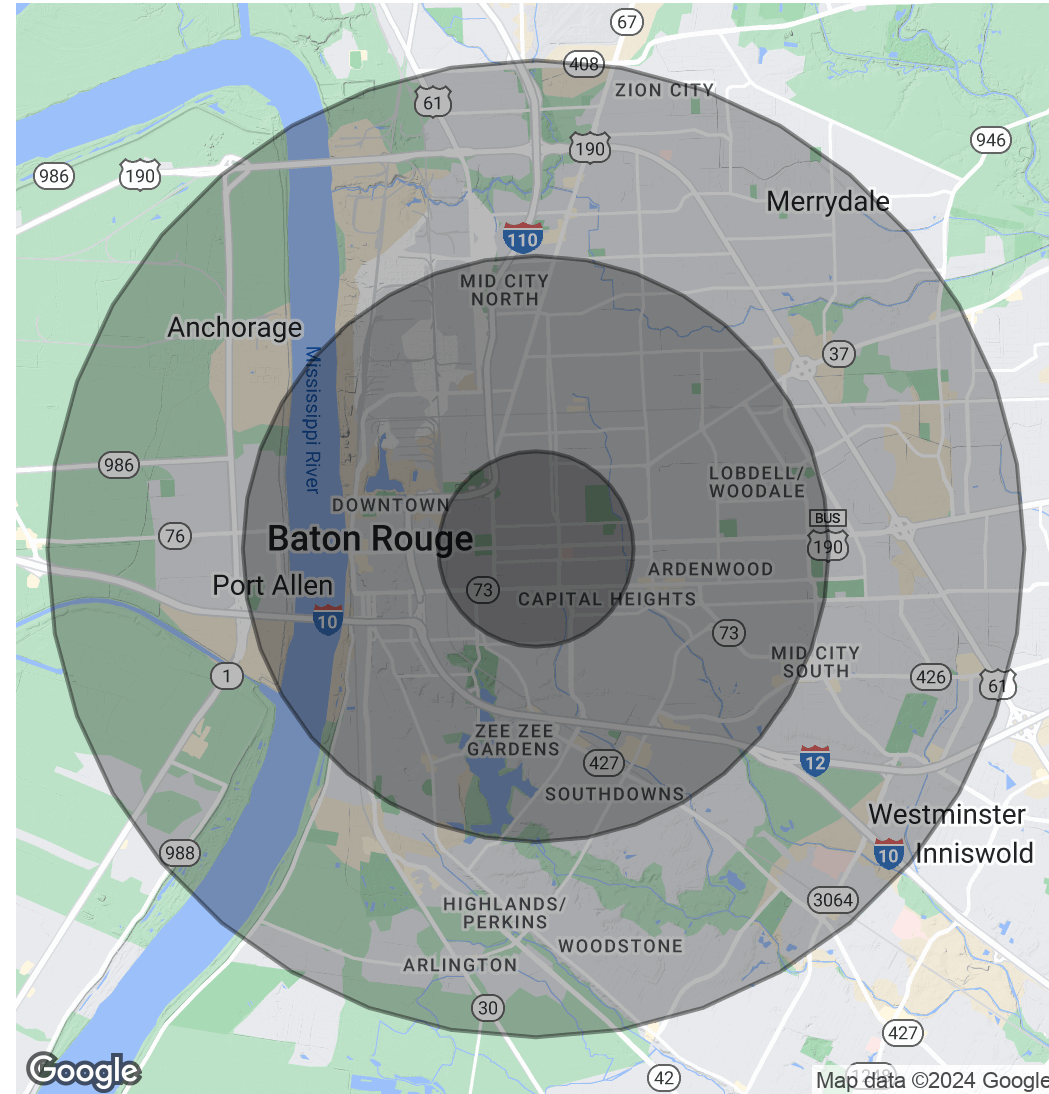
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6,135 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,728	82,240	169,437
Average Age	38.1	35.7	35.2
Average Age (Male)	41.8	34.6	34.0
Average Age (Female)	35.9	36.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,725	42,101	81,752
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$47,499	\$62,417	\$61,518
Average House Value	\$162,797	\$166,722	\$179,821

* Demographic data derived from 2020 ACS - US Census



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For more information, please contact:

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