



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER II FOR LEASE

**11550 Newcastle Ave
Baton Rouge, LA 70816**

LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

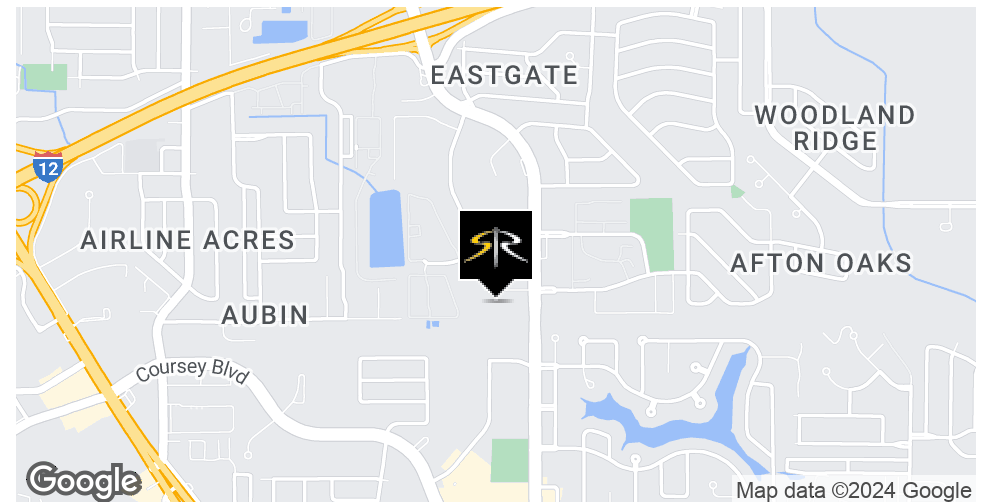


OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$16.00 - 18.00 SF/yr |
| Building Size: | 29,101 SF |
| Available SF: | 1,085 - 11,000 SF |
| Lease Type: | Full Service |

PROPERTY HIGHLIGHTS

- Sherwood Tower II is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and numerous on-site amenities.
- Located on the hard corner of S. Sherwood Forest Blvd. and Newcastle Ave.



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SHERWOOD TOWER II

11550 NEWCASTLE AVE, BATON ROUGE, LA 70816

\$16 -18 SF



COMPLETE HIGHLIGHTS

- Sherwood Tower II is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and on-site amenities within a surrounding neighborhood, rich with dining options
- Located on the hard corner of South Sherwood Forest Boulevard and Newcastle Avenue, access is simple with a signalized intersection and numerous access points
- Situated on a major thoroughfare with a quick drive to Airline Highway, Interstate 10 and Interstate 12, Sherwood Tower I and II are centrally located, and easily accessible for the entire Capitol Region
- Sherwood II has numerous suite configurations available, and Landlord is happy to renovate or customize the available space to perfectly suit Tenant's needs
- Additional space is also available in Sherwood Tower I if needed
- All leases are Full Service

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------------|-----------|-----------|--------------|-----------------------|--------------|
| 200 | Available | 2,636 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 230 | Available | 1,085 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 275 | Available | 1,163 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 280 | Available | 1,714 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 290 | Available | 1,164 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 275, 280, 290 | Available | 4,878 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 200, 220, 230, 275, 280, 290 | Available | 11,000 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |
| 200, 220, 230 | Available | 6,114 SF | Full Service | \$16.00 - 18.00 SF/yr | Second Floor |

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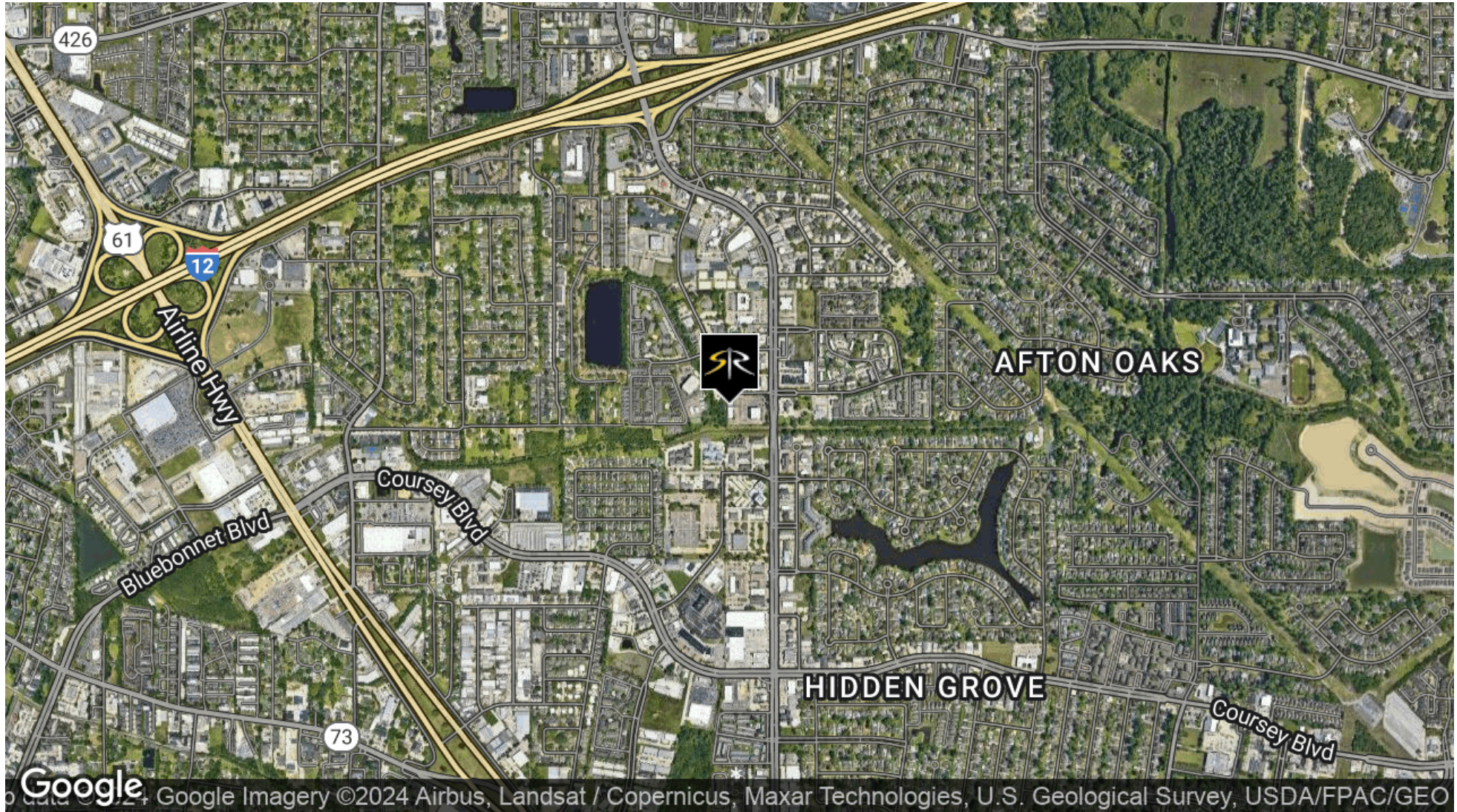
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AERIAL OVERVIEW

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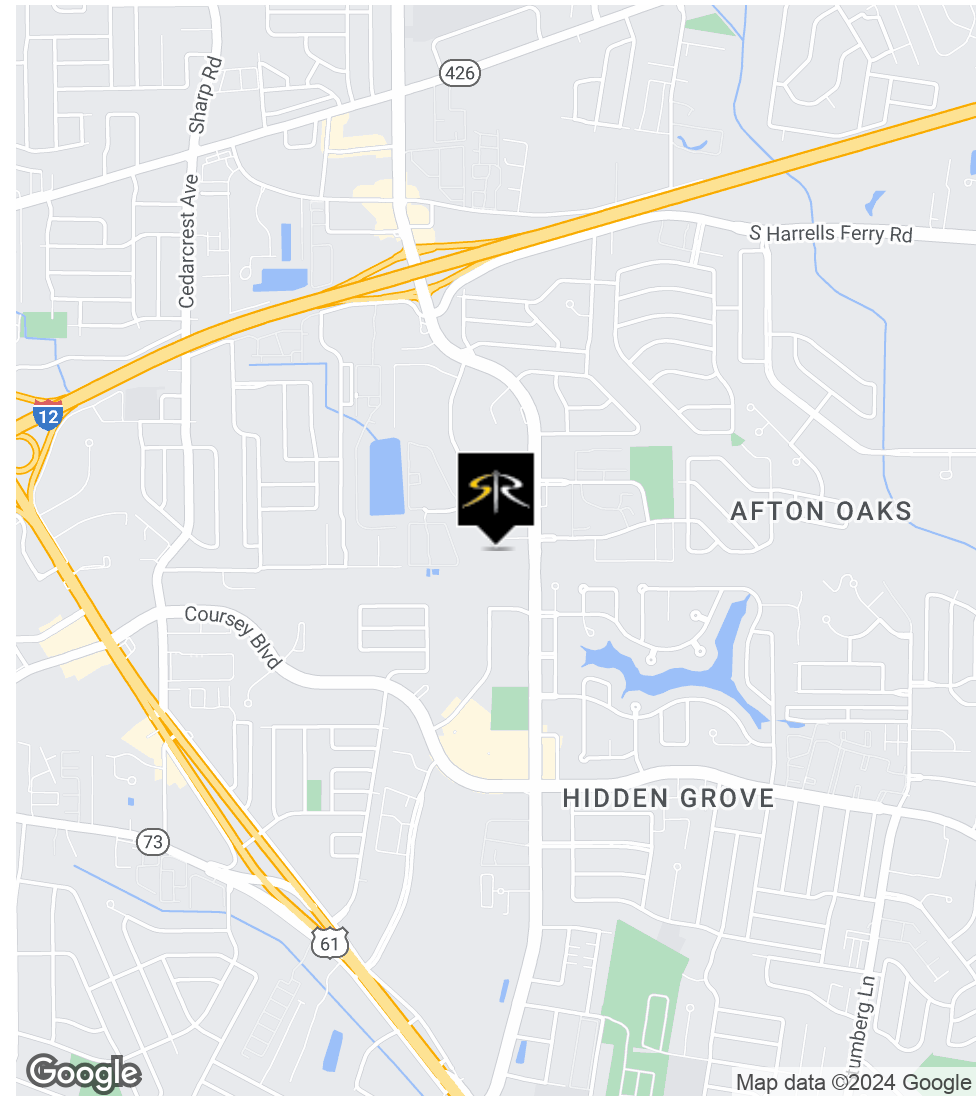
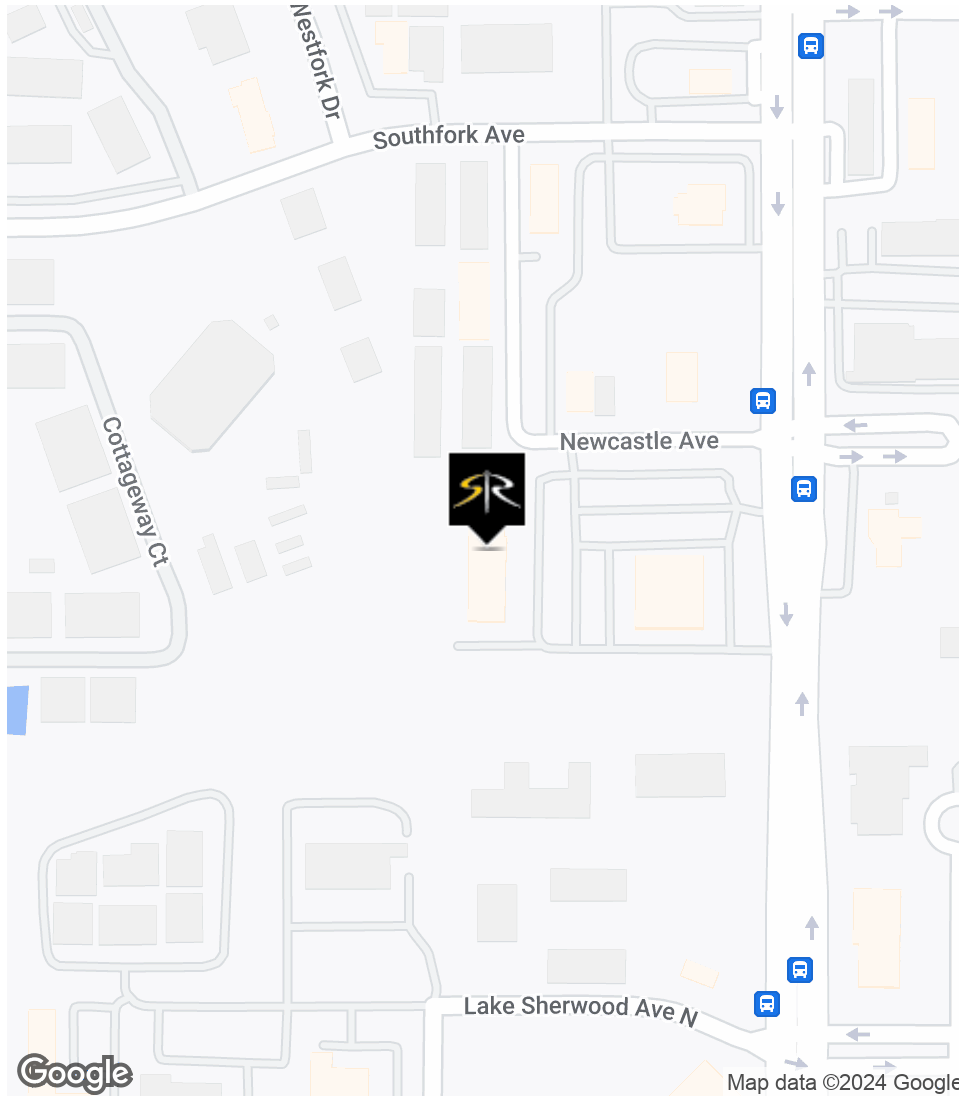
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LOCATION MAPS

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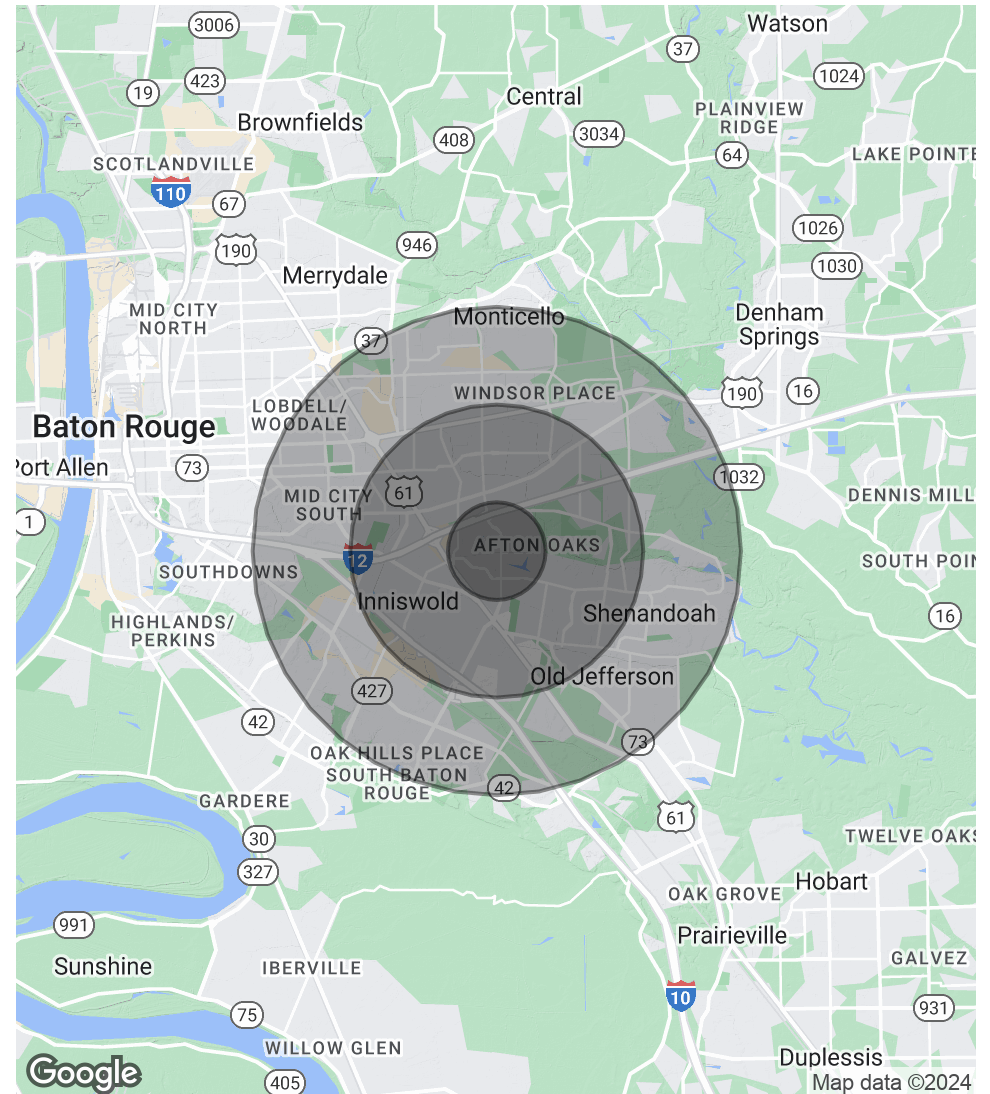
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 12,134 | 83,249 | 181,273 |
| Average Age | 35.2 | 37.4 | 38.0 |
| Average Age (Male) | 30.7 | 35.1 | 35.8 |
| Average Age (Female) | 36.9 | 39.0 | 39.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,982 | 36,771 | 80,994 |
| # Of Persons Per HH | 2.0 | 2.3 | 2.2 |
| Average HH Income | \$59,503 | \$74,749 | \$77,780 |
| Average House Value | \$166,580 | \$188,365 | \$211,722 |

* Demographic data derived from 2020 ACS - US Census

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For more information, please contact:

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WEB: SAURAGEROTENBERG.COM

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