



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER II FOR LEASE

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

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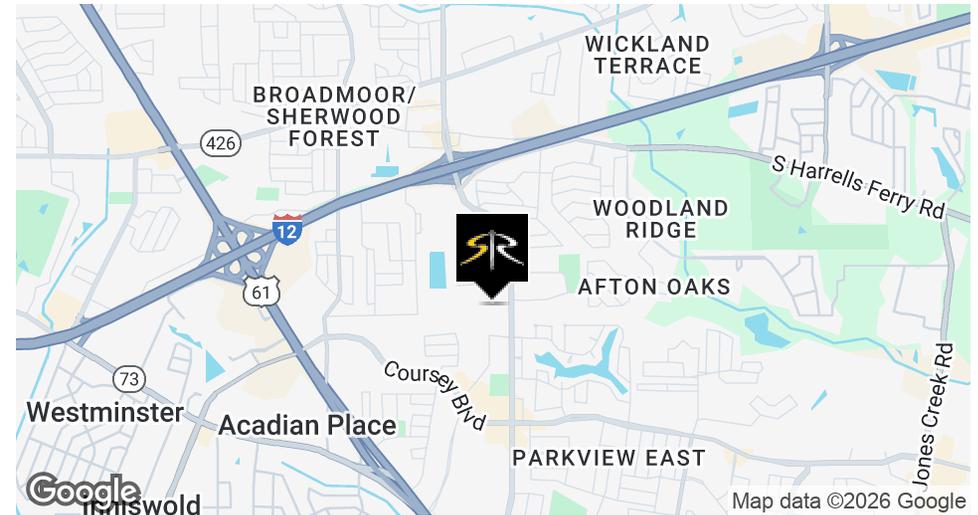


OFFERING SUMMARY

Lease Rate:	\$16.00 - 19.00 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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\$16 -19 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 - \$19.00 SF/yr	Second Floor
230	Available	1,085 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
275	Available	1,163 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
280	Available	1,714 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
290	Available	1,164 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
275, 280, 290	Available	4,878 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
200, 220, 230, 275, 280, 290	Available	11,000 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor
200, 220, 230	Available	6,114 SF	Full Service	\$16.00 - \$19.00 SF/yr	Second Floor

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Sherwood Forest Boulevard
Sherwood Towers I and II (Additional Square Footage Also Available in Tower I)

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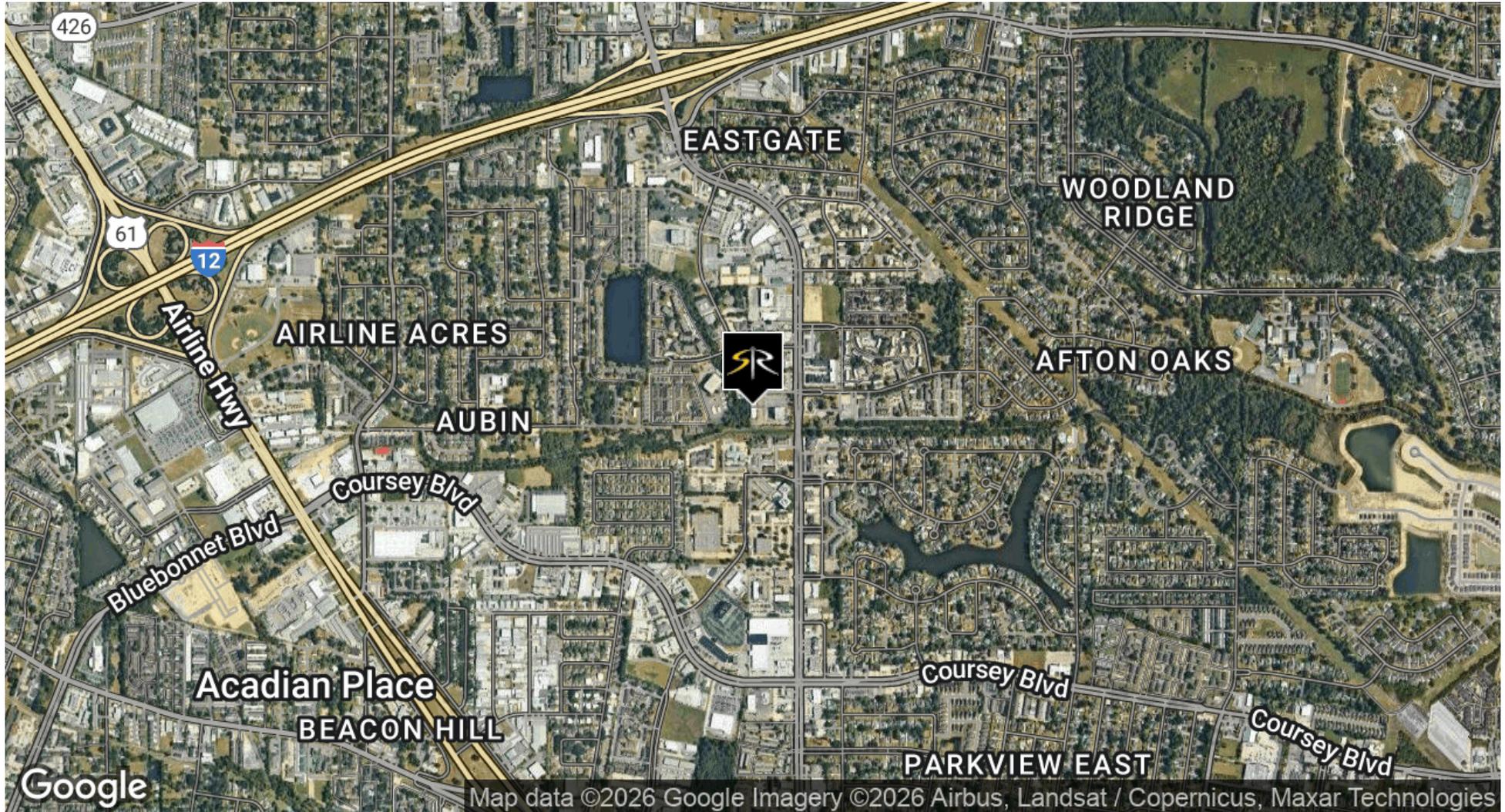
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AERIAL OVERVIEW

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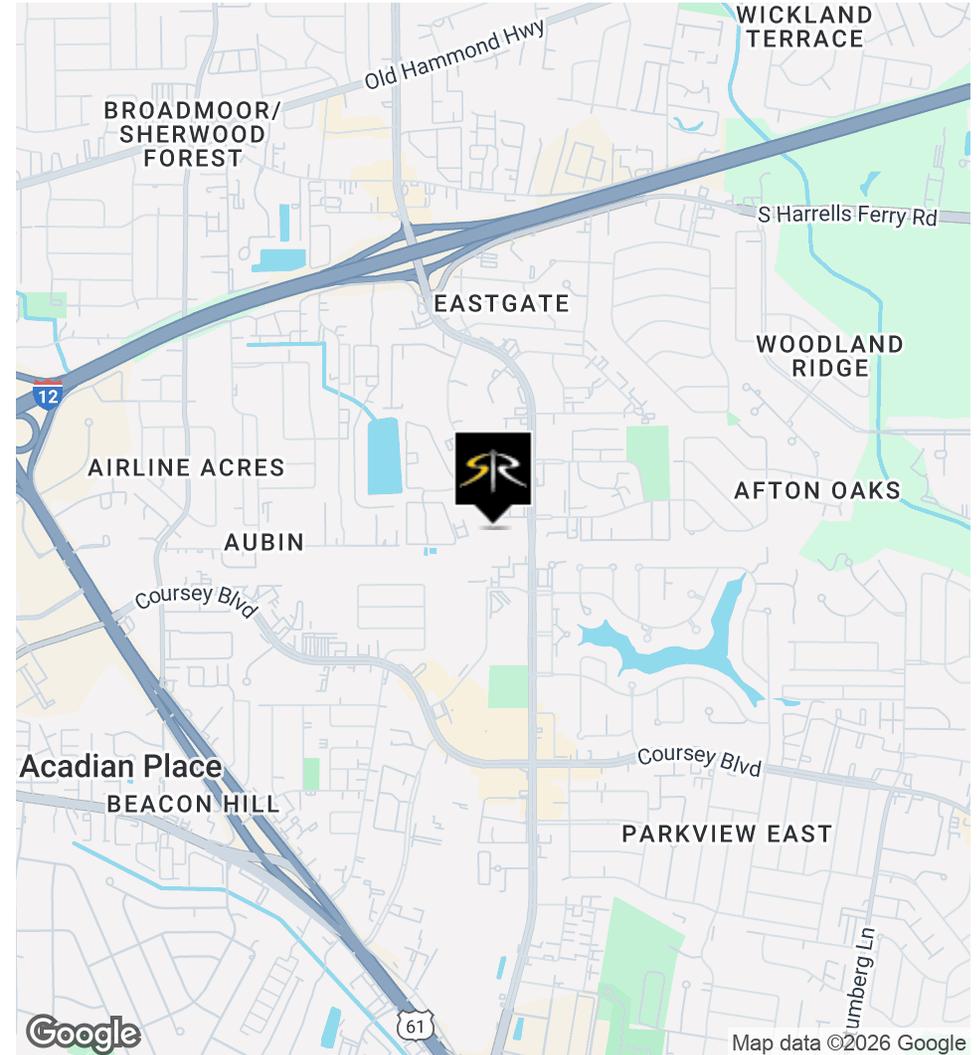
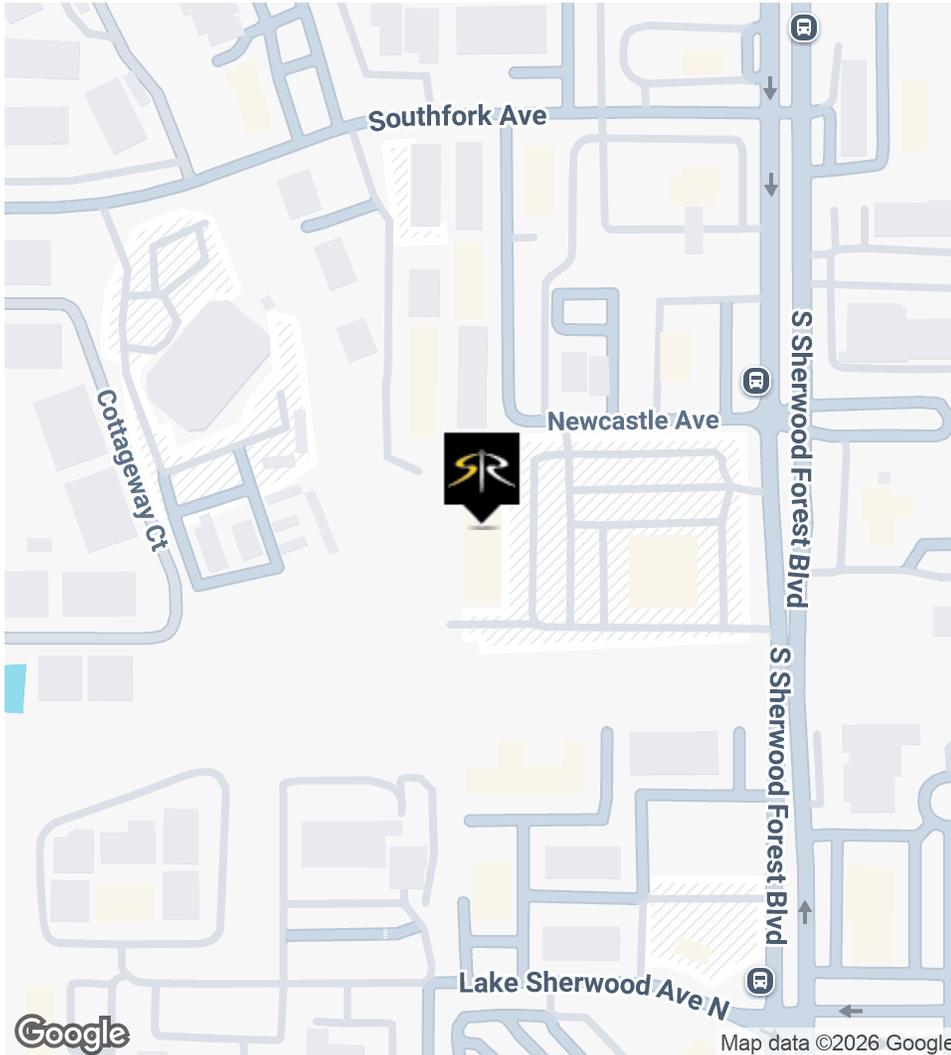
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LOCATION MAPS

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DEMOGRAPHICS

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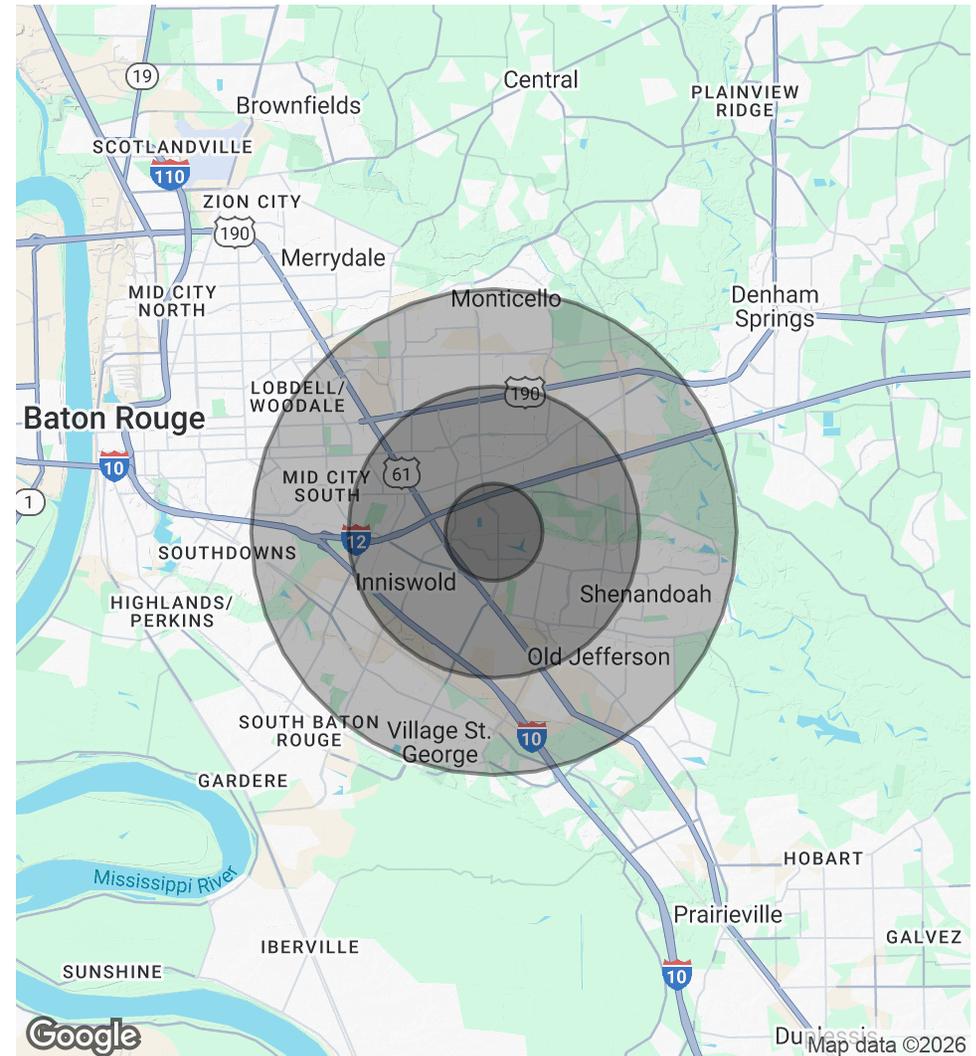
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,134	83,249	181,273
Average Age	35.2	37.4	38.0
Average Age (Male)	30.7	35.1	35.8
Average Age (Female)	36.9	39.0	39.6

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

2020 American Community Survey (ACS)



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