SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER II FOR LEASE

11550 Newcastle Ave
Baton Rouge, LA 70816

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SHERWOOD TOWER II

11550 NEWCASTLE AVE, BATON ROUGE, LA 70816

$16 -19 SF



OFFERING SUMMARY

Lease Rate:	$16 - 19 SF/yr (Full Service)
Building Size:	29,101 SF
Available SF:	1,583 -4,219 SF
Lot Size:	3.13 Acres

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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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, Interstate10 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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LEASE INFORMATION

Lease Type:	Full Service	**Lease Term:**	Negotiable
Total Space:	1,583 -4,219 SF	**Lease Rate:**	$16 - $19 SF/yr

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
220	Available	1,583 SF	Full Service	$16.00 - $19.00 SF/yr	Second Floor
200, 220	Available	4,219 SF	Full Service	$16.00 - $19.00 SF/yr	Second Floor

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

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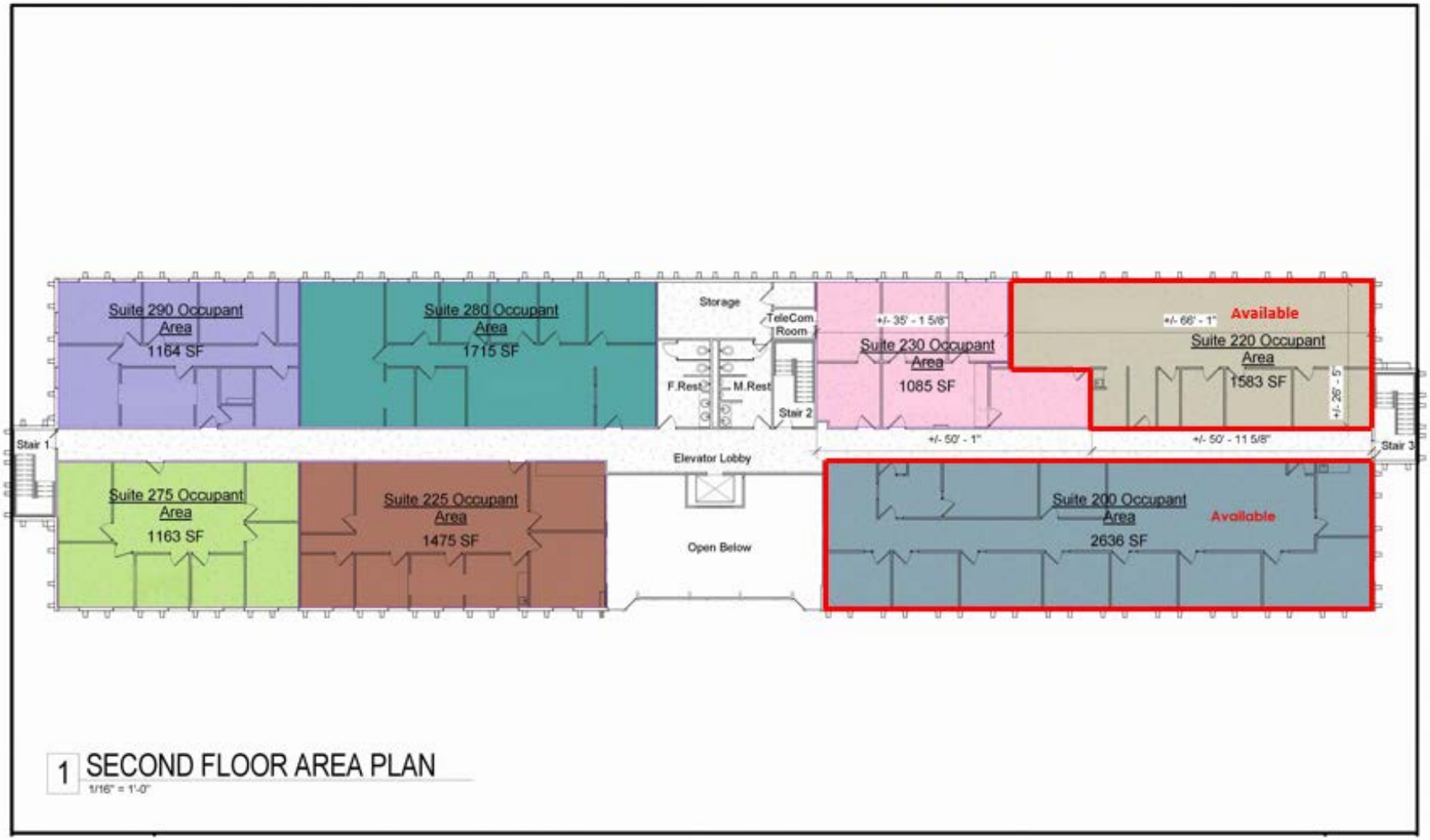

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AERIAL OVERVIEW

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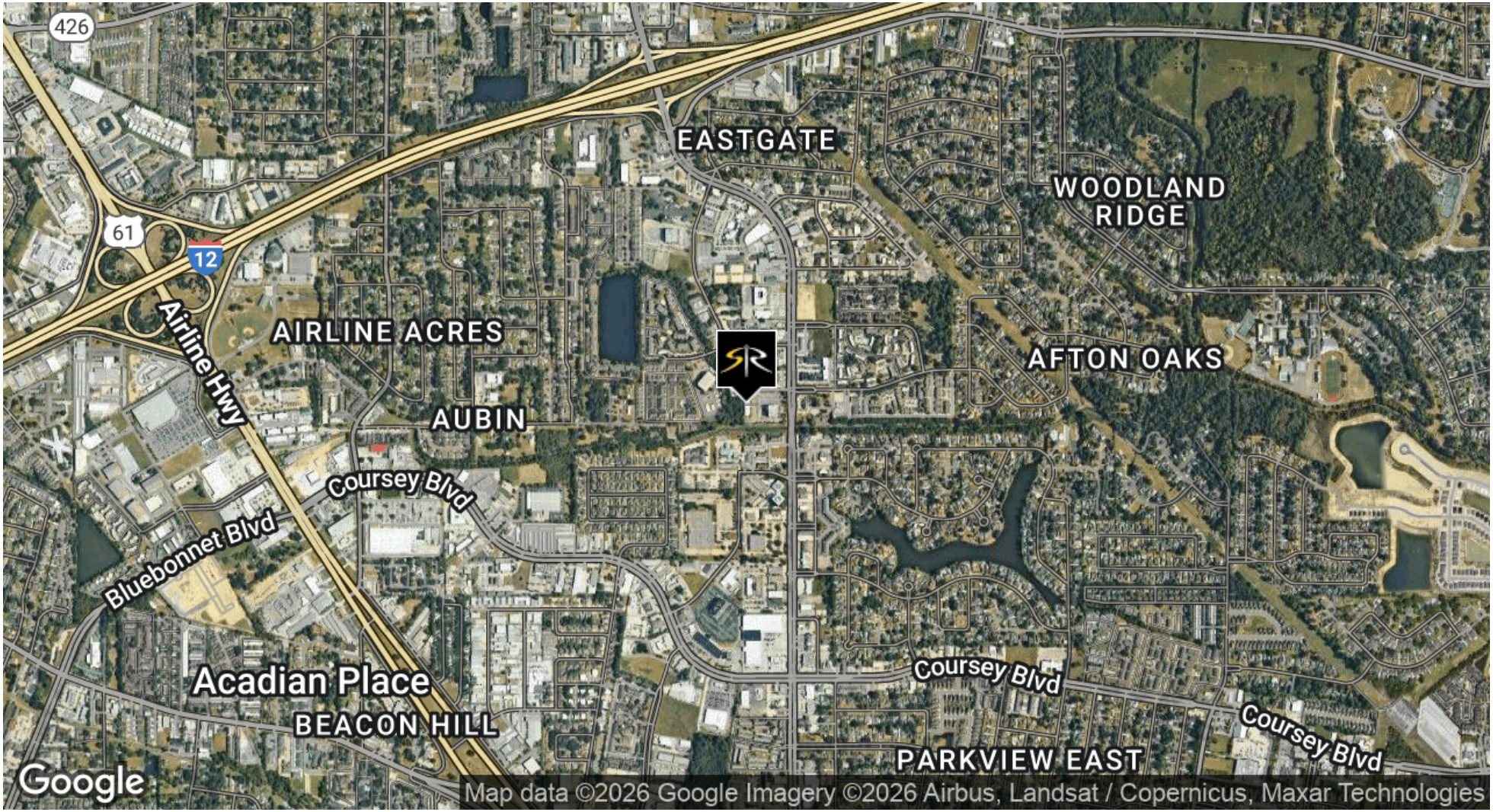

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LOCATION MAPS

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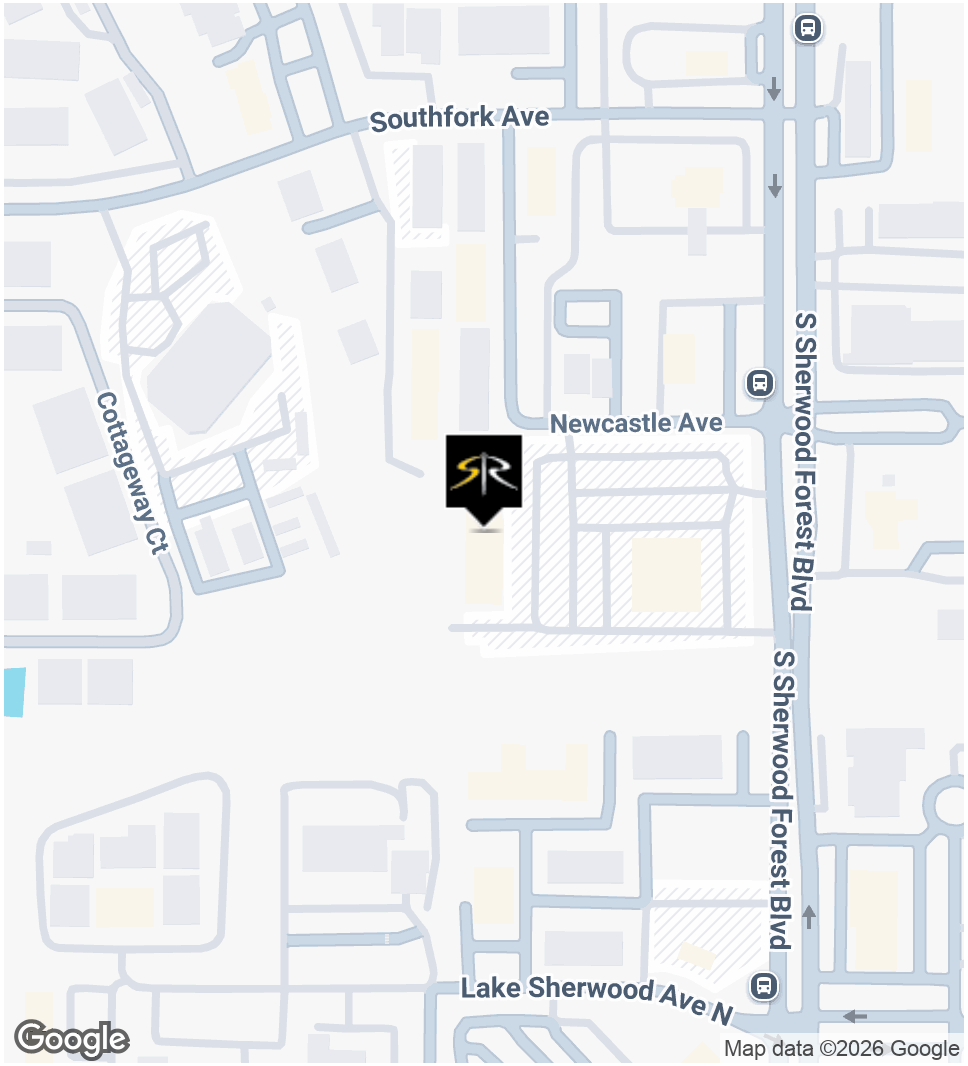

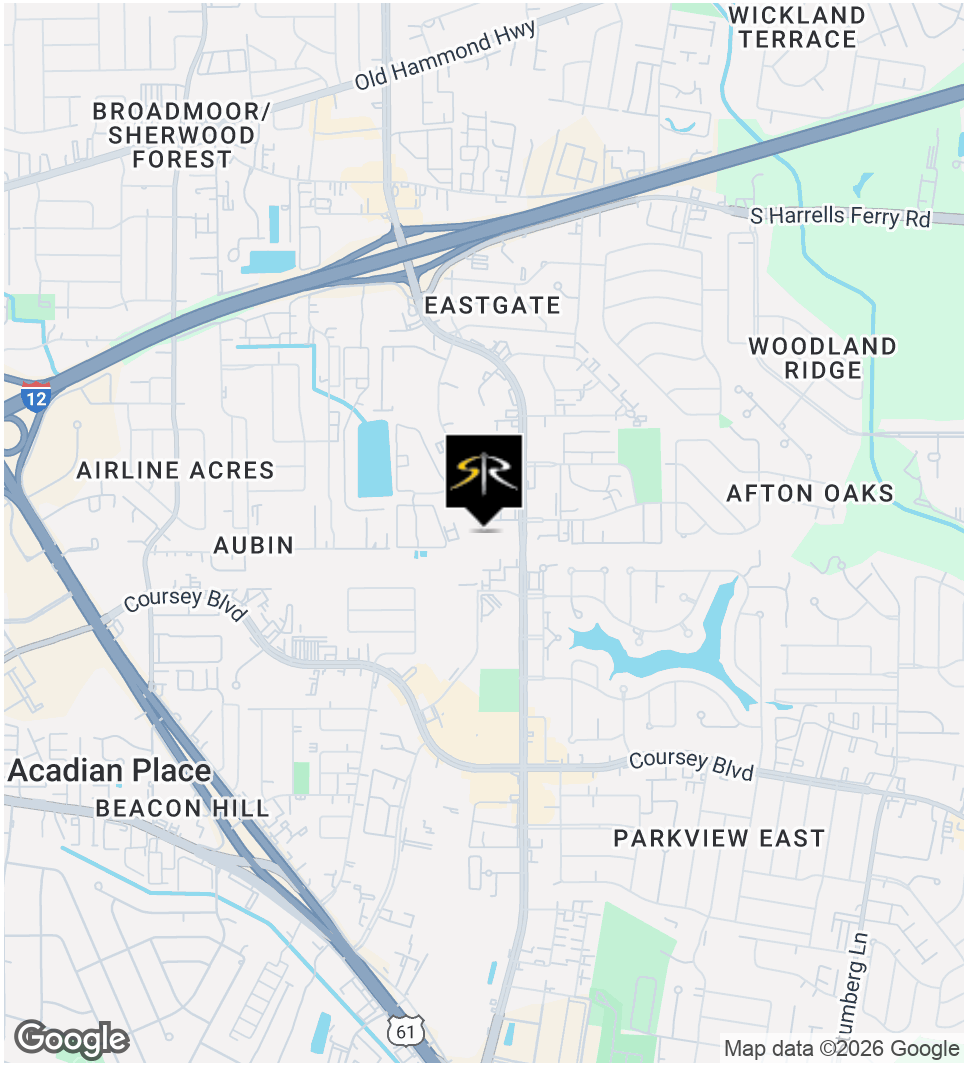

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DEMOGRAPHICS

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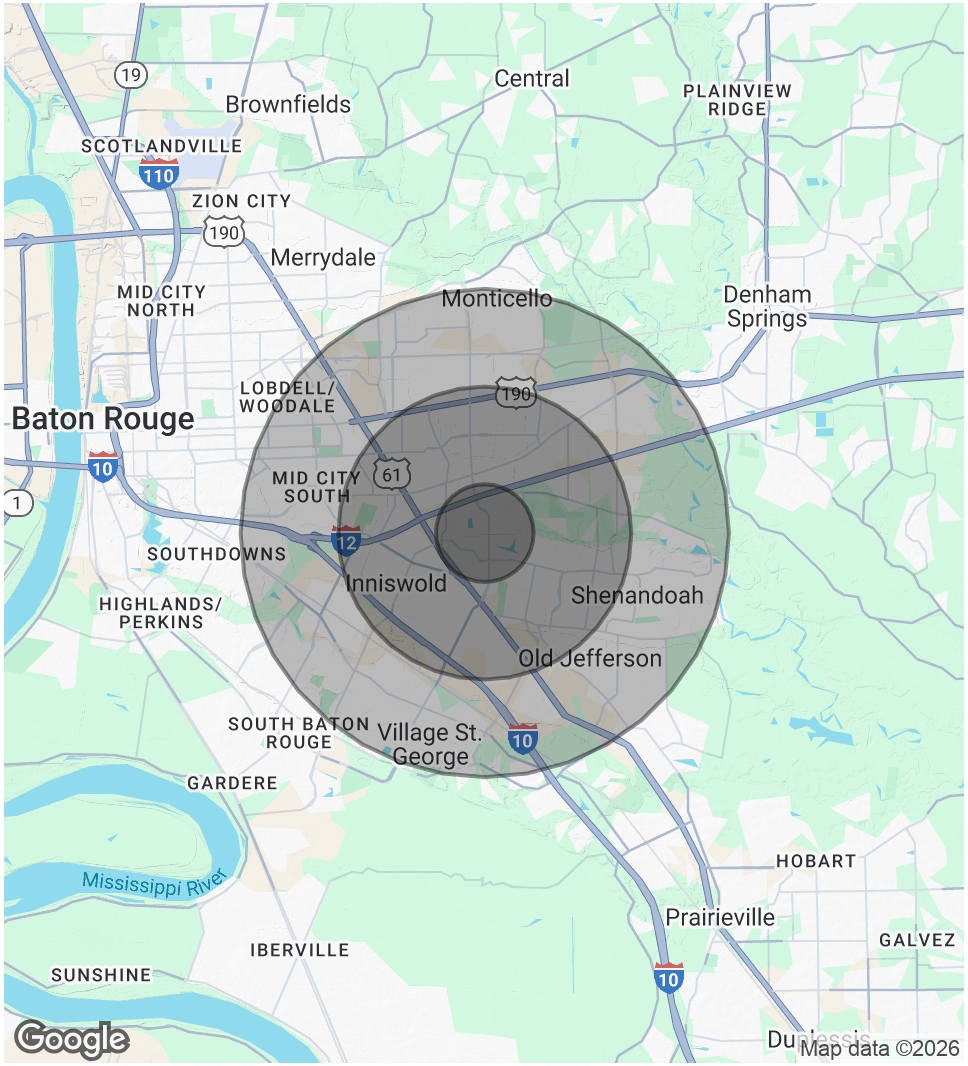
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,134	83,249	181,273
Average Age	35.2	37.4	38.0
Average Age (Male)	30.7	35.1	35.8
Average Age (Female)	36.9	39.0	39.6

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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