

# OFFICE SPACE

## AVAILABLE FOR SALE OR LEASE

3,813 SF | Beaugaurd Town Garden Office | \$610,080 (\$160/SF)



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# Property Summary

**758 ST. CHARLES ST.**

Beauregard town 2-story garden office for sale or lease that was formerly the home of Country Roads Magazine. This building was built in the 1930's and has been well maintained with extensive renovations done in December 2014. Renovations included replacing the electrical, HVAC, roof, plumbing, and landscaping. The floor plan includes a front lobby, receptionist office, large conference room, 2 break rooms, 9 private offices, storage room, and 2 restrooms. This building's best use is for a single tenant/owner occupant use but has been occupied by multiple tenants at times. The building has 5 off street parking spots as well as on street parking. It is located just south of Government St. and Downtown with quick access to I-110 and I-10.

## Location Information

Street Address	758 St. Charles Street
City, State, Zip	Baton Rouge, LA 70802
Parish	East Baton Rouge

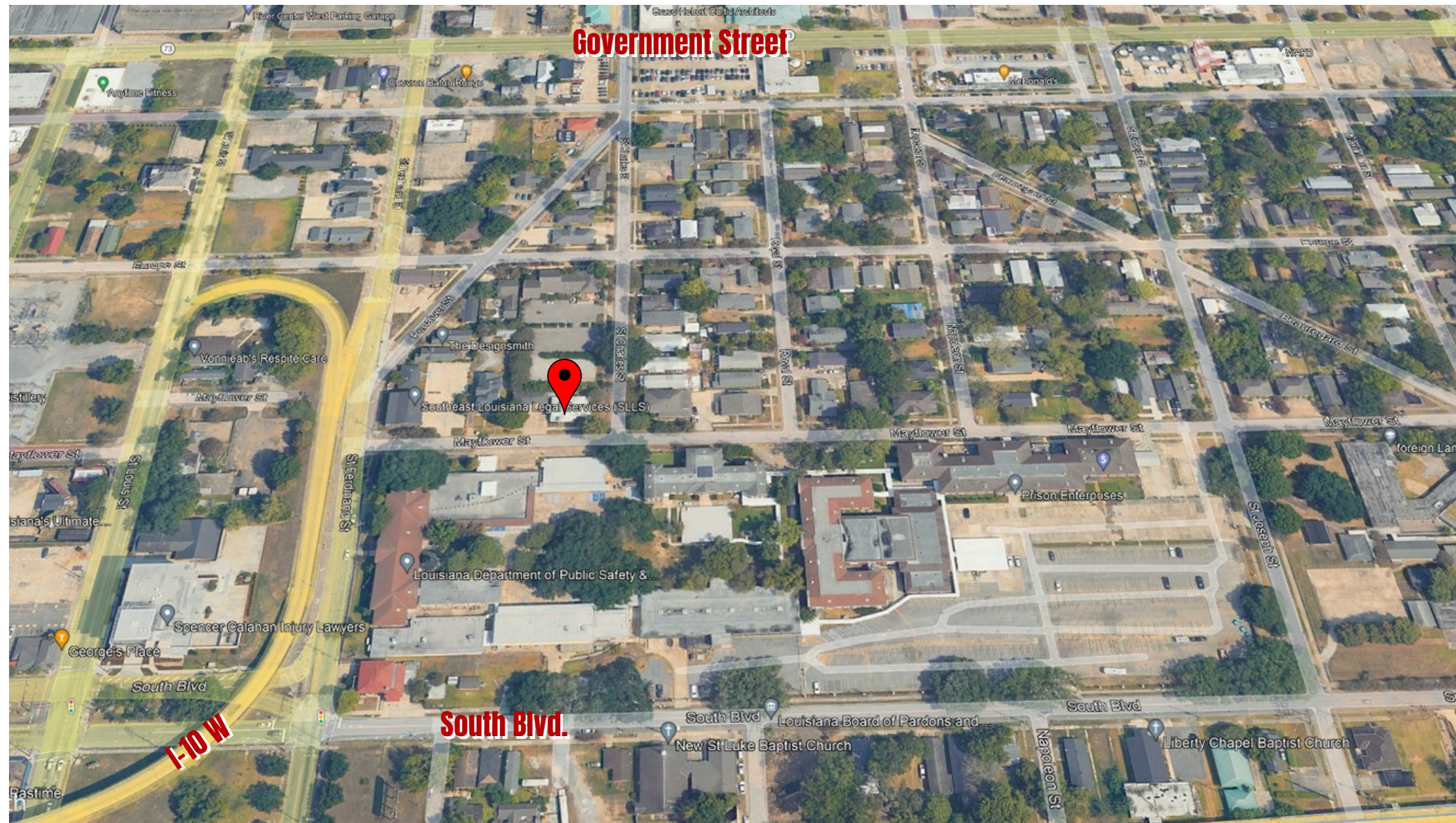
## Property/Building Information

Property Type	Office
Zoning	B1
Acreage	0.1 Acres/4,356 SF
Building Size	3,813 SF
Sale Price	\$610,080 (\$160/SF)
Lease Price	\$15/SF
Occupancy Type	Single/Multi-Tenant
Number of Floors	2
Parking	5 off street parking spots
Year Built	1920



# Aerial Map

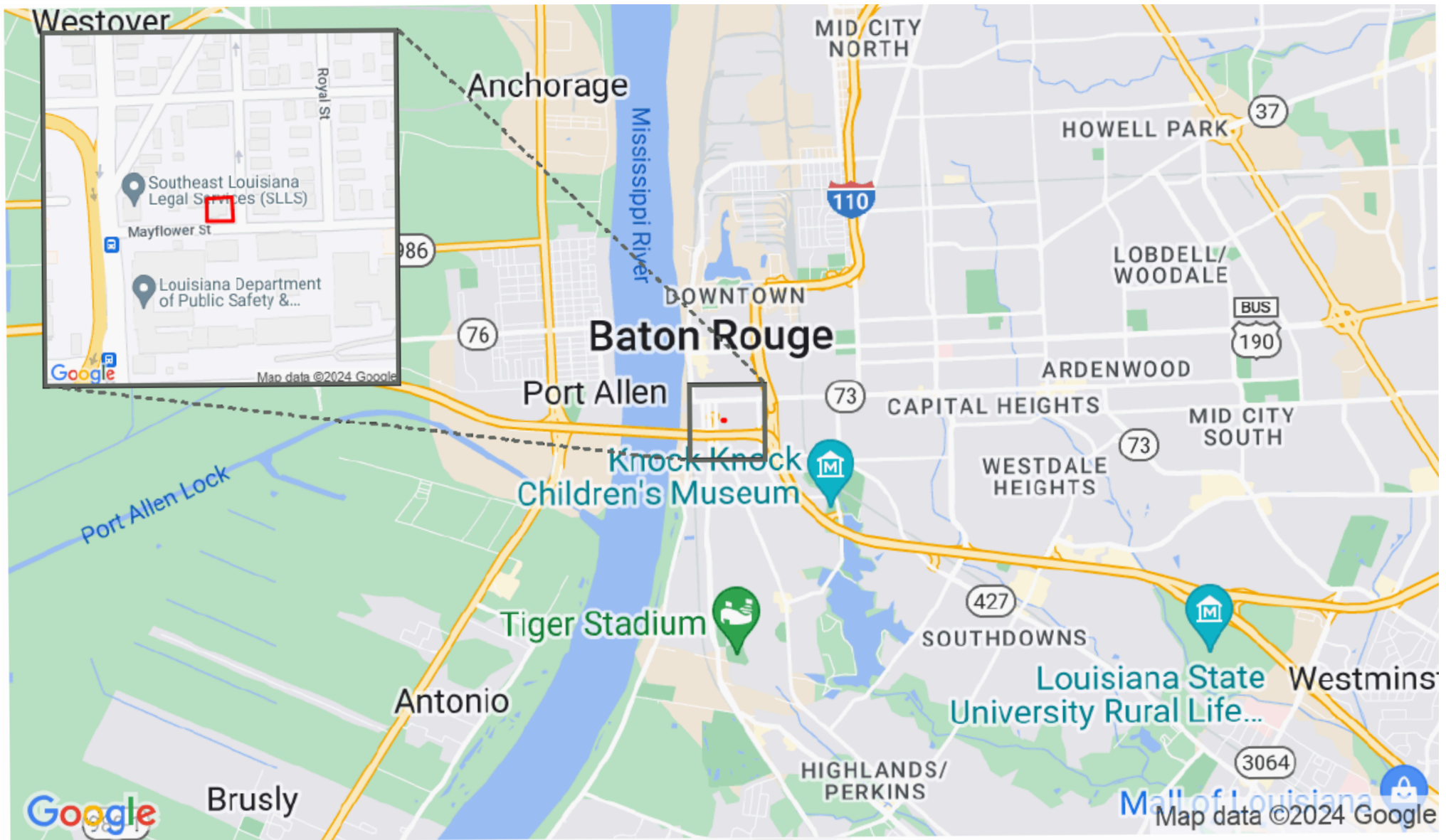
758 ST. CHARLES ST.





# Aerial Overview

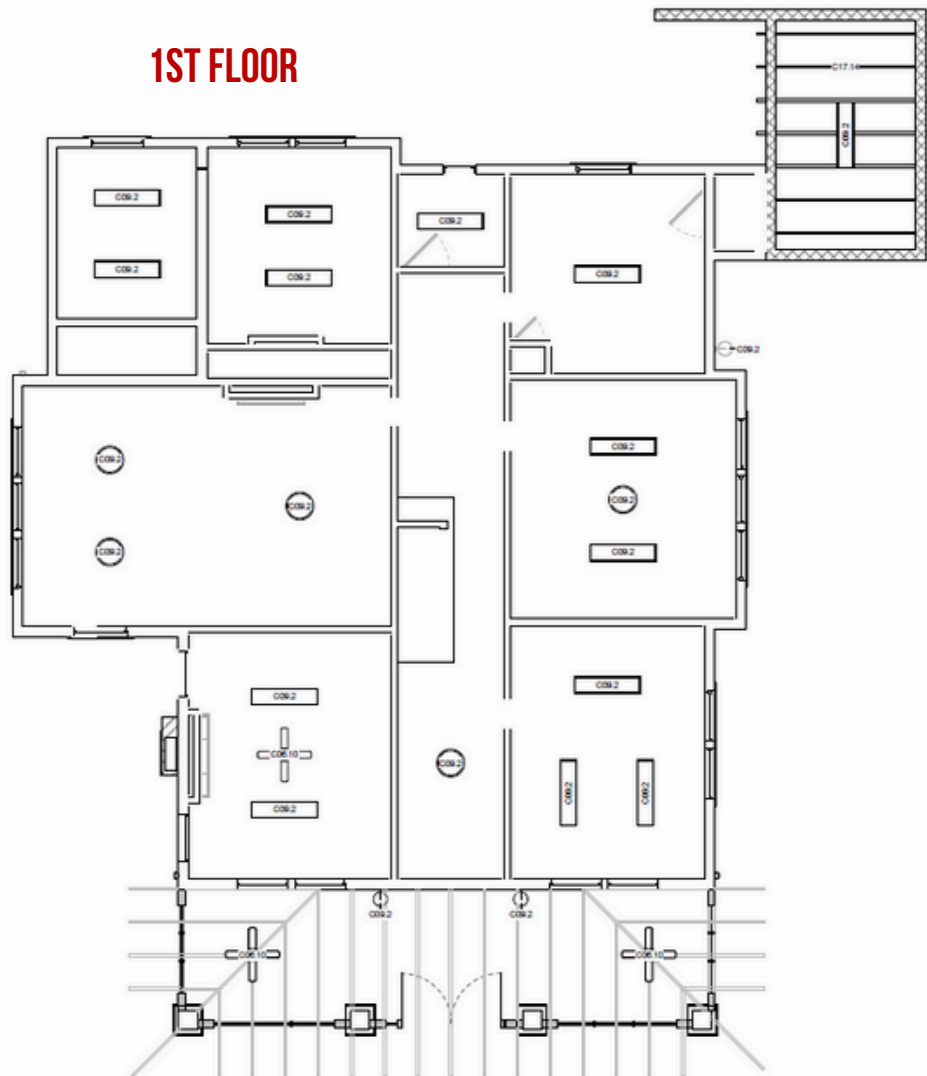
**758 ST. CHARLES ST.**



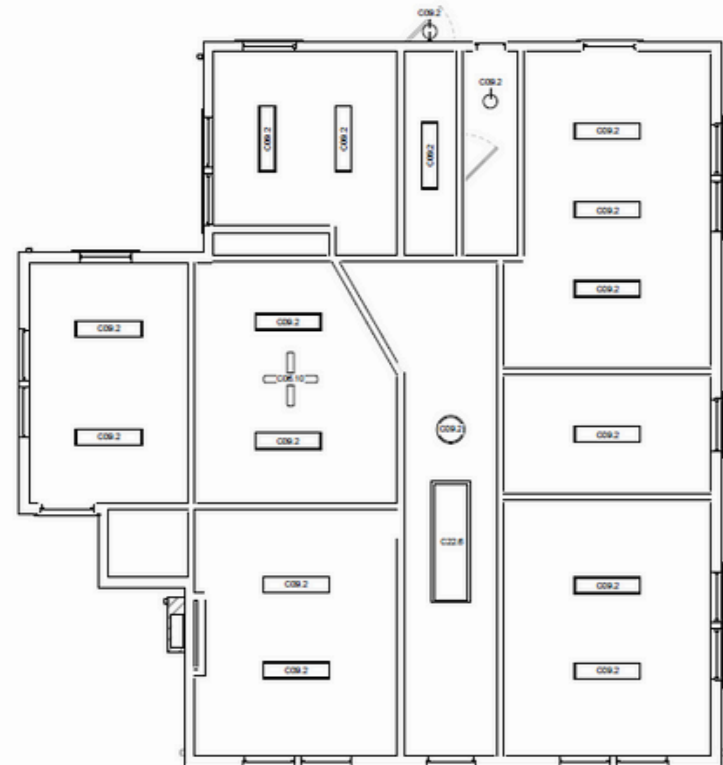
# Floor Plans

758 ST. CHARLES ST.

1ST FLOOR



2ND FLOOR





# Photos

758 ST. CHARLES ST.





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# Photos

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