

OFFICE BUILDING FOR SALE OR LEASE

## S Sherwood Office Space

11736 Newcastle Avenue, Baton Rouge, LA 70816 Building A

Presented By:

**Bryant J. Cheely**

Advisor  
225.933.5482  
bcheely@rampartcre.com

**Chris A. Town**

Advisory | Investments  
225.202.2789  
ctown@rampartcre.com

**Blake Howard**

Commercial Advisor  
501.416.4538  
bhoward@rampartcre.com



### PROPERTY DESCRIPTION

- - One of two buildings available for sale, will sell as a package.
- - Positioned in a high-traffic area in one of Baton Rouge's busiest business corridors
- - Former Law Office
- - Located with entrances on both Newcastle Ave and S Sherwood Forest, directly behind the former Hancock Whitney Bank
- - 2,815 SqFt of office space
- - .54 Ac lot
- - Situated at the busy intersection of S Sherwood Forest and Newcastle with controlled traffic light access
- - Approximately 30,000+ vehicles per day on S Sherwood and 3,900+ on Newcastle Ave
- - Close proximity to I-12, Airline Hwy, and Coursey Blvd

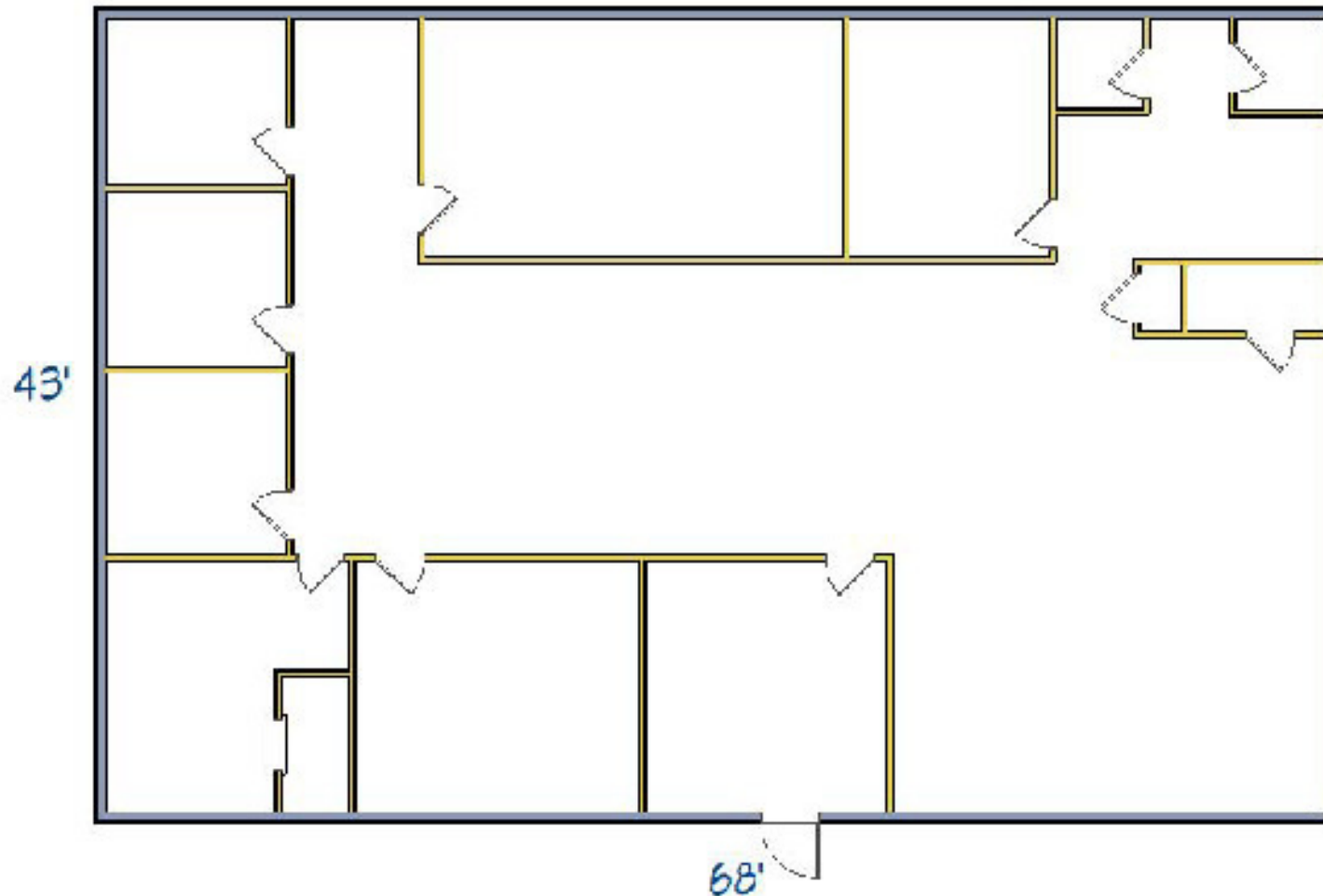
### OFFERING SUMMARY

Size:	2,815 SF
Sale Price:	\$272,500
Lease Rate:	\$12/SF
Lease Type:	MG
Lot Size:	.54 Acres

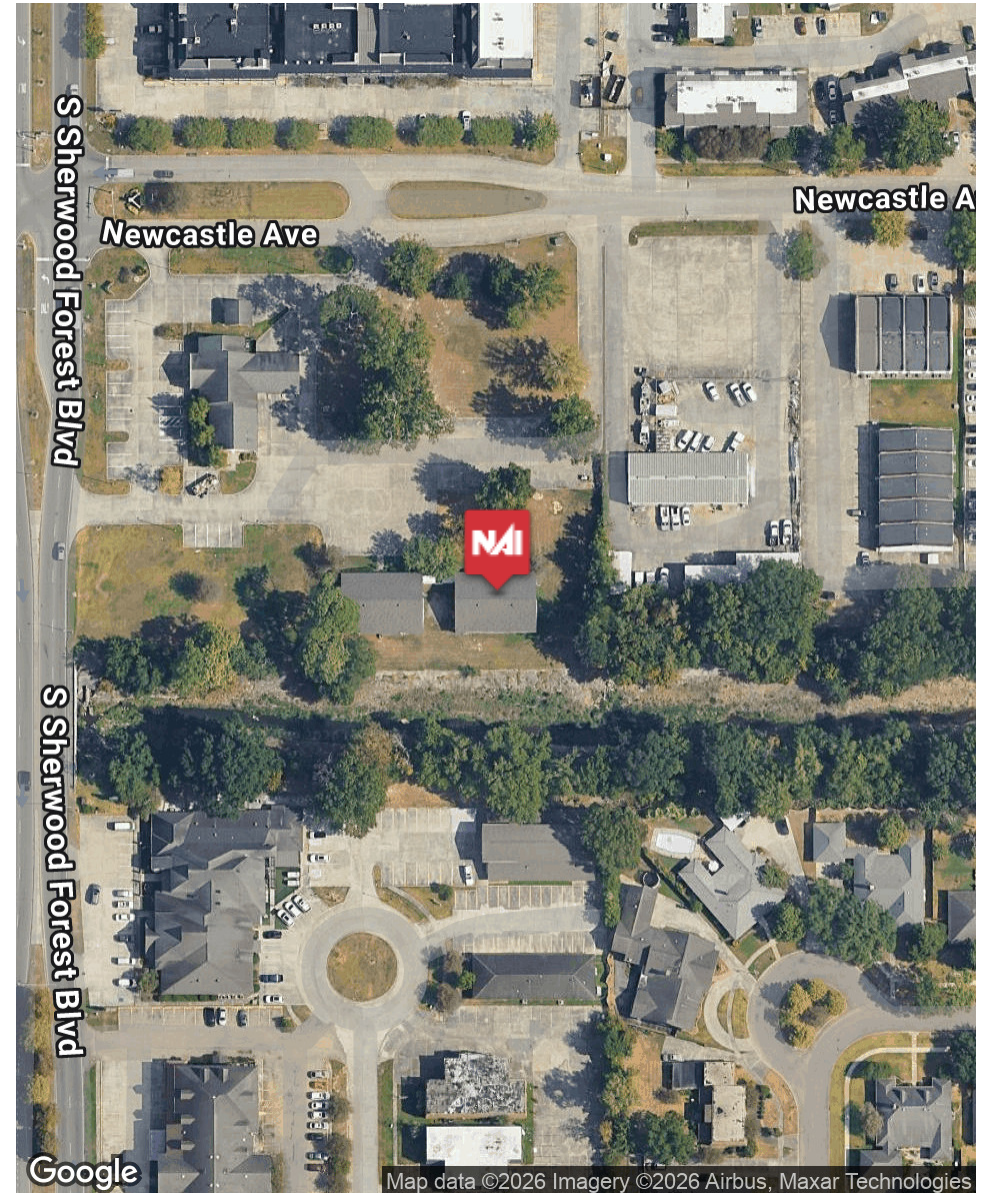
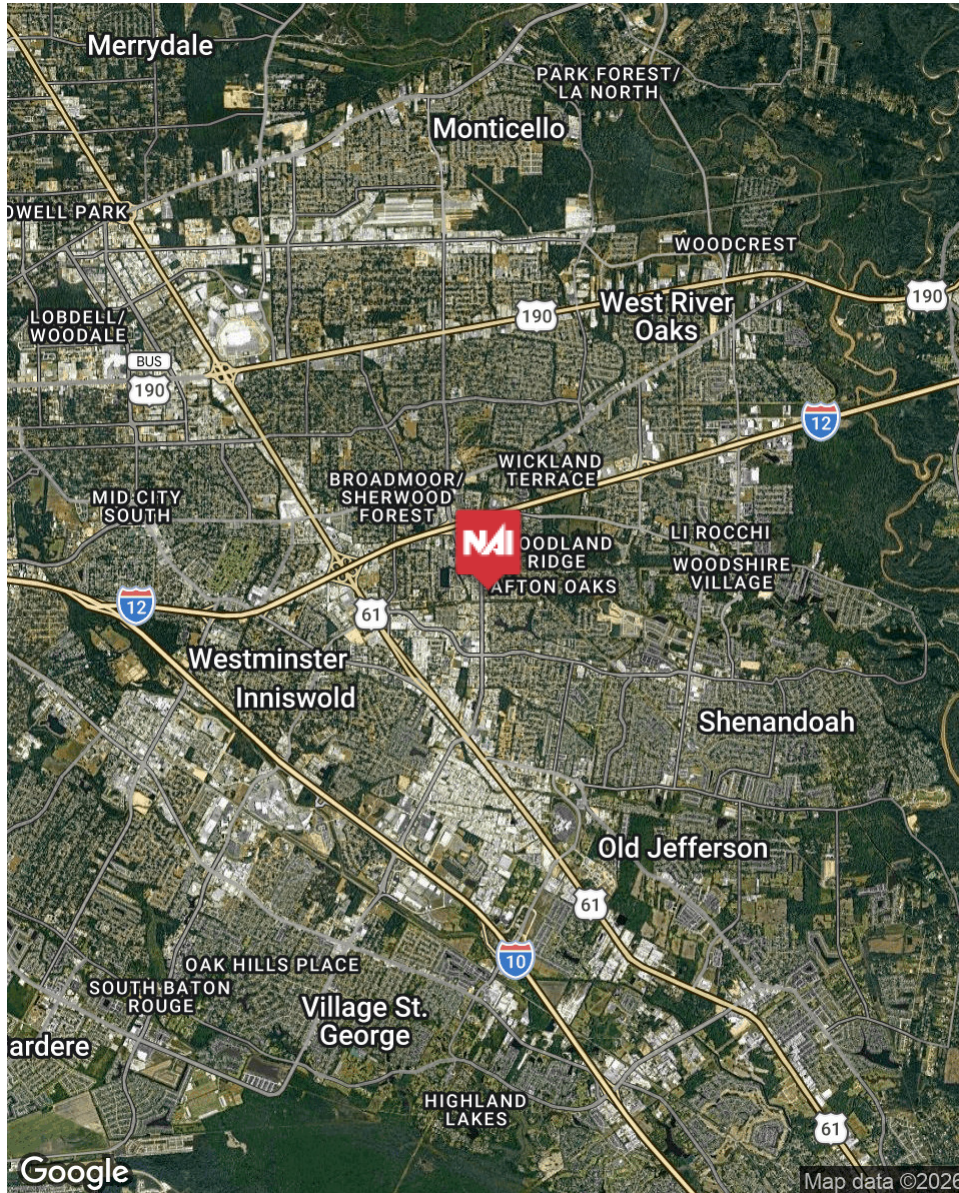
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,093	6,058
Total Population	530	2,174	12,325
Average HH Income	\$70,255	\$65,673	\$62,497

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

For Illustration Purposes Only



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

**Bryant J. Cheely**

Advisor

225.933.5482

[bcheely@rampartcre.com](mailto:bcheely@rampartcre.com)

**Chris A. Town**

Advisory | Investments

225.202.2789

[ctown@rampartcre.com](mailto:ctown@rampartcre.com)

**Blake Howard**

Commercial Advisor

501.416.4538

[bhoward@rampartcre.com](mailto:bhoward@rampartcre.com)

**NAI Rampart**

1700 City Farm Drive  
Baton Rouge, LA 70806

[www.rampartcre.com](http://www.rampartcre.com)