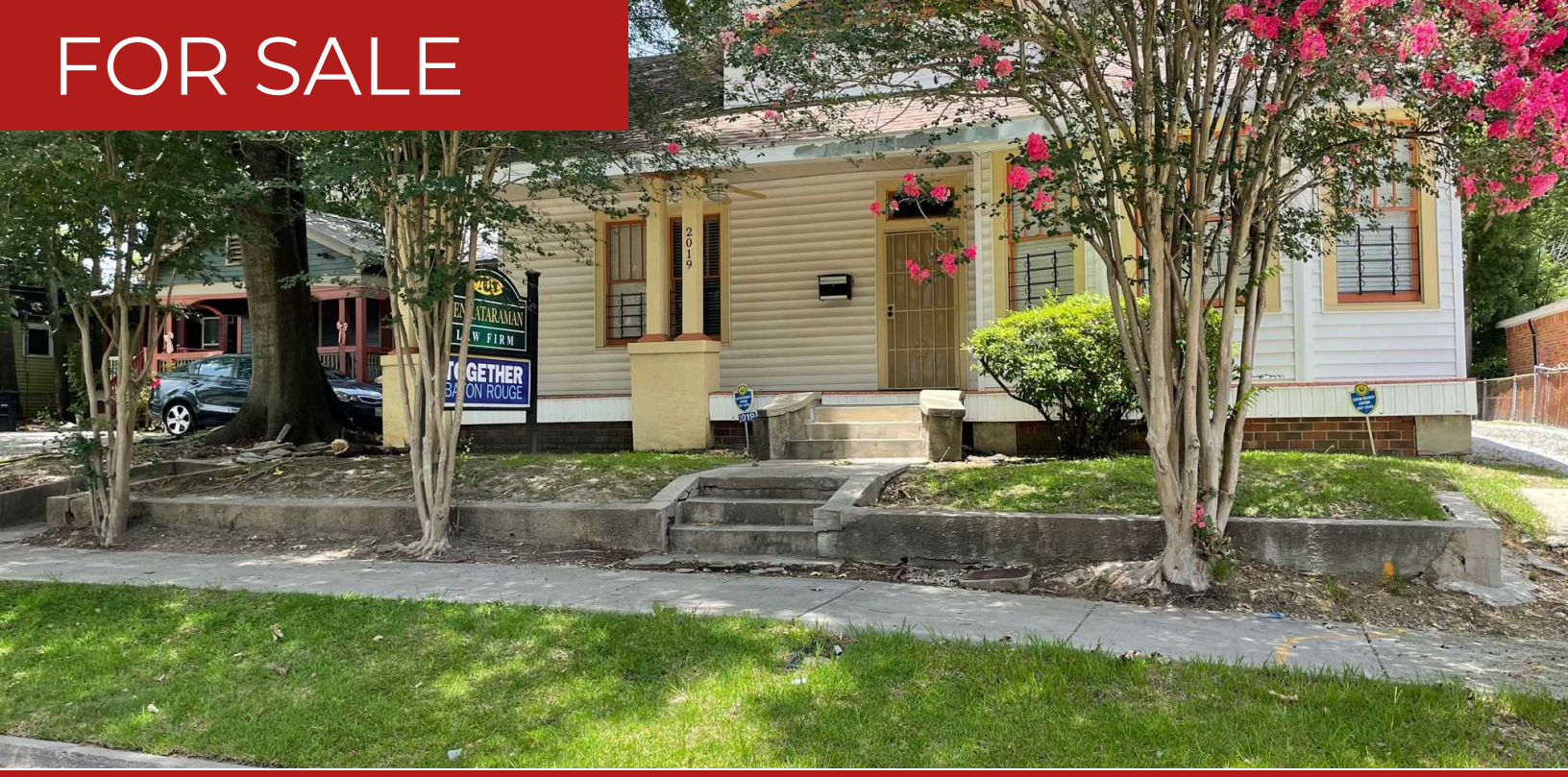
FOR SALE

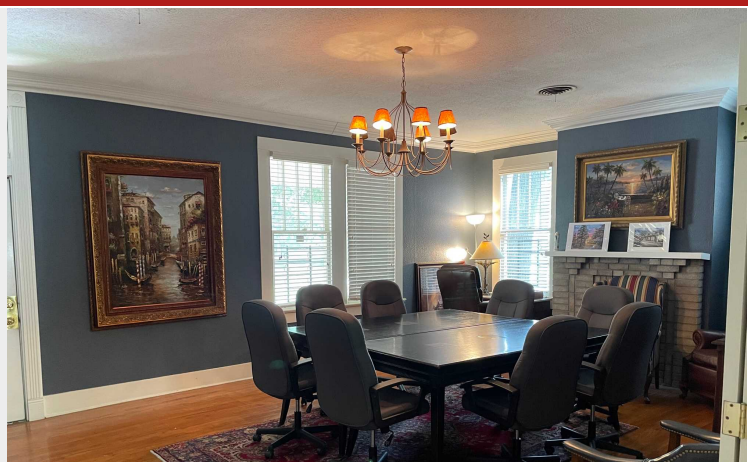


OFFICE FOR SALE

2019 GOVERNMENT STREET · BATON ROUGE, LA 70806

Highlights

Purchase Price:	$209,000
Building SF:	1,980
Lot Size:	0.20 Acres
Offices:	6
Zoning:	B-1



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

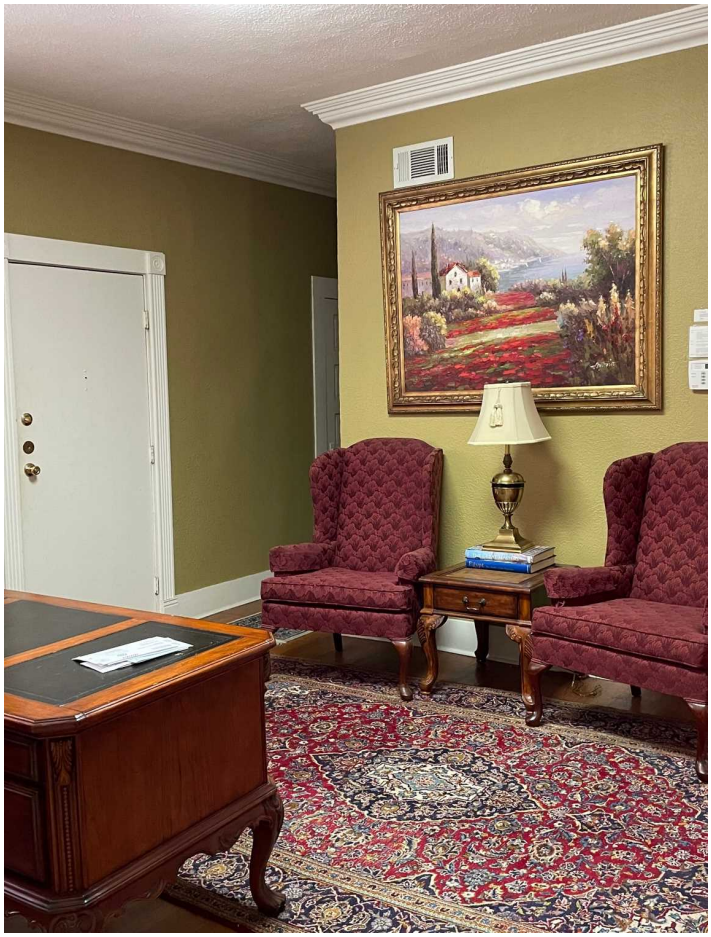
Property Description

Located in the heart of Mid-City Baton Rouge, this distinctive cottage-style office space blends historic character with professional functionality. Formerly used as a law office, the property features six private offices, a welcoming reception area, a full kitchen, two restrooms, and a spacious conference room—ideal for a variety of professional uses.

- 1,980 SF
- Full Kitchen
- 6 Offices
- Conference Room
- Off Street Parking

KW COMMERCIAL-BR

IMAGES









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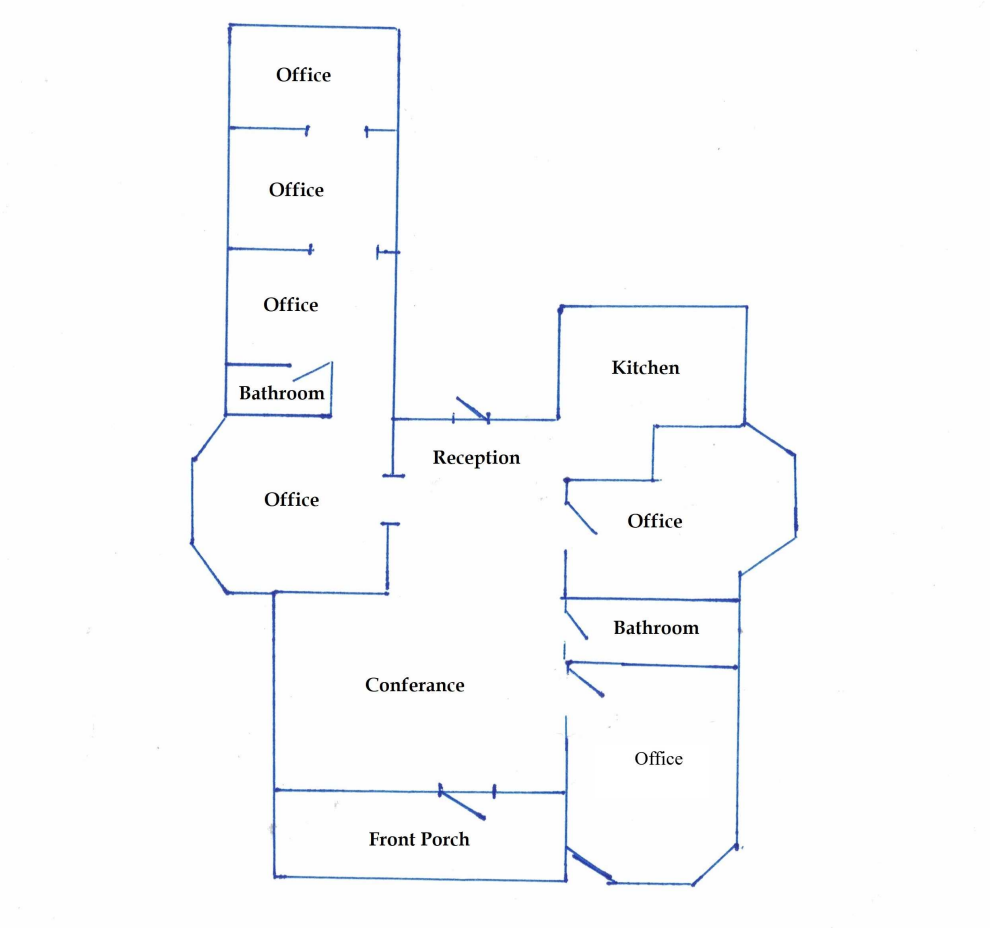
FLOOR PLAN & FLOOD MAP





Visible Layers

- Effective FIRM
- Imagery

Point Coordinates

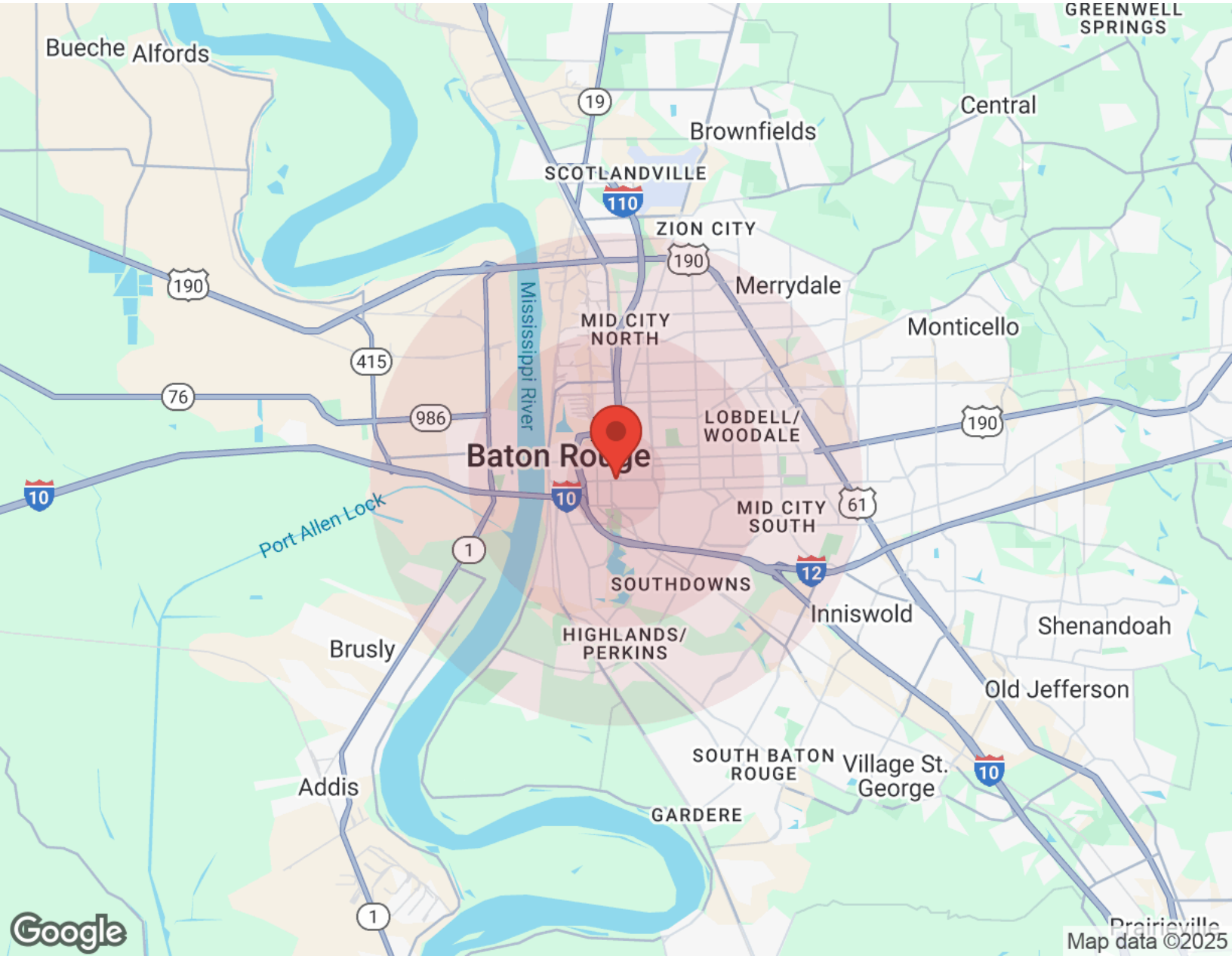
Point #	Lat., Long.
1	30.4441, -91.1674

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0235E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	54.4	N/A

1. ***Ground Elevation*** *is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).*

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	6,033	42,764	81,088
Female	5,749	35,144	76,389
Total Population	11,782	77,909	157,477

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,957	12,152	26,275
Ages 15-24	1,764	20,645	38,088
Ages 25-54	4,891	26,847	54,927
Ages 55-64	1,430	7,625	15,239
Ages 65+	1,740	10,640	22,947

Race	1 Mile	3 Miles	5 Miles
White	4,668	30,727	62,440
Black	6,405	40,661	79,699
Am In/AK Nat	14	86	157
Hawaiian	6	16	31
Hispanic	371	3,638	8,157
Asian	126	1,613	4,598
Multi-Racial	177	1,091	2,252
Other	15	78	157

Income	1 Mile	3 Miles	5 Miles
Median	$54,563	$47,058	$49,185
< $15,000	825	5,742	11,546
$15,000-$24,999	402	3,552	6,665
$25,000-$34,999	621	3,499	7,309
$35,000-$49,999	594	3,195	7,279
$50,000-$74,999	919	4,729	10,243
$75,000-$99,999	405	2,782	5,679
$100,000-$149,999	734	3,349	6,891
$150,000-$199,999	226	1,506	3,414
> $200,000	553	2,256	5,733

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,450	37,299	77,739
Occupied	5,280	30,608	64,759
Owner Occupied	2,222	12,756	26,965
Renter Occupied	3,058	17,852	37,794
Vacant	1,170	6,691	12,980

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