



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**Sherwood  
Center**  
3049

# **MULTI-STORY CLASS A OFFICE BUILDING FOR LEASE**

**3049 S Sherwood Forest Blvd  
Baton Rouge, LA 70816**

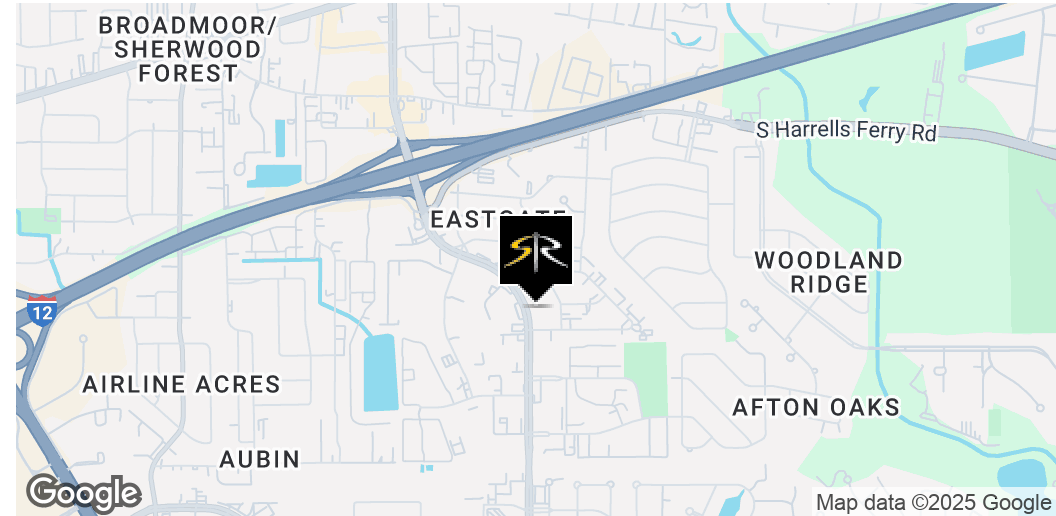
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# MULTI-STORY CLASS A OFFICE BUILDING

3049 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

**12,000 SF**



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	12,000 SF
Available SF:	2,000 - 4,000 SF
Lot Size:	0.54 Acres
Year Built:	1986
Zoning:	LC2
Floors:	3
Parking:	Surface/Ample
Traffic Count:	35,155 ADT

## PROPERTY HIGHLIGHTS

- Beautifully Renovated Multi-Story Class A Office Building For Lease
- Located in one of Baton Rouge's most densely populated and highly trafficked business and office corridors
- Easy access to I-12 and ample parking with dual access to Sherwood Forest Blvd.
- Available, reasonably priced, floor plans and lay-outs with modern finishes
- Can accommodate a tenant up to 4,000 SF
- All new carpet and paint, new pylon sign, major exterior renovations; lighting, new landscaping, and modern secured access
- Future phases of development will have opportunities for small space, co-working space, and small office and short-term pod leases in a modern and flexible and vibrant work environment with coffee bar and common areas for synergy and team-building

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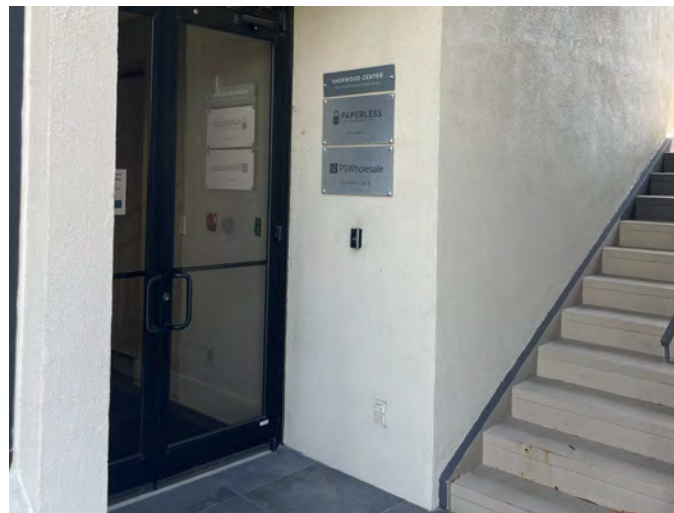
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AERIAL

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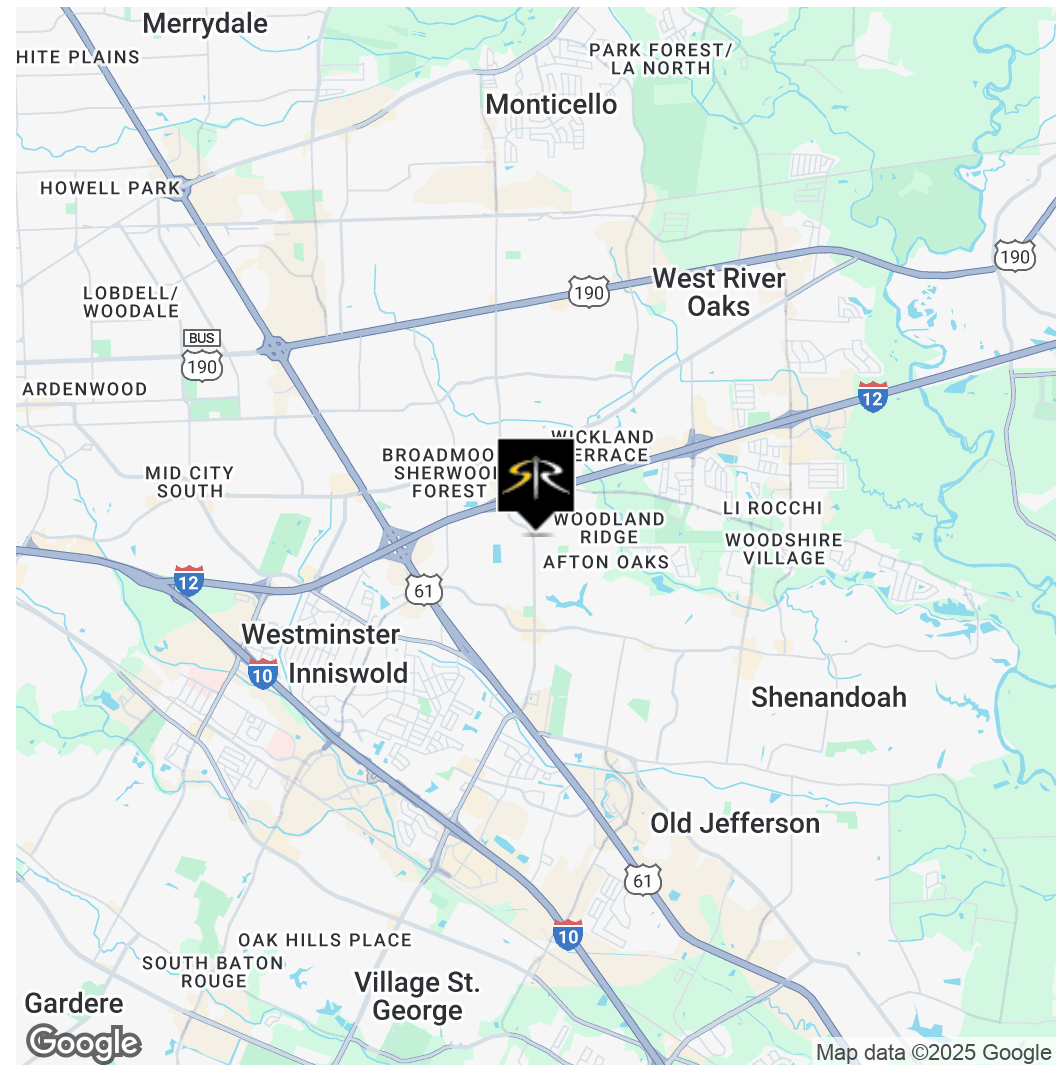
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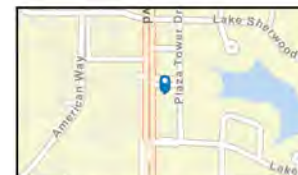
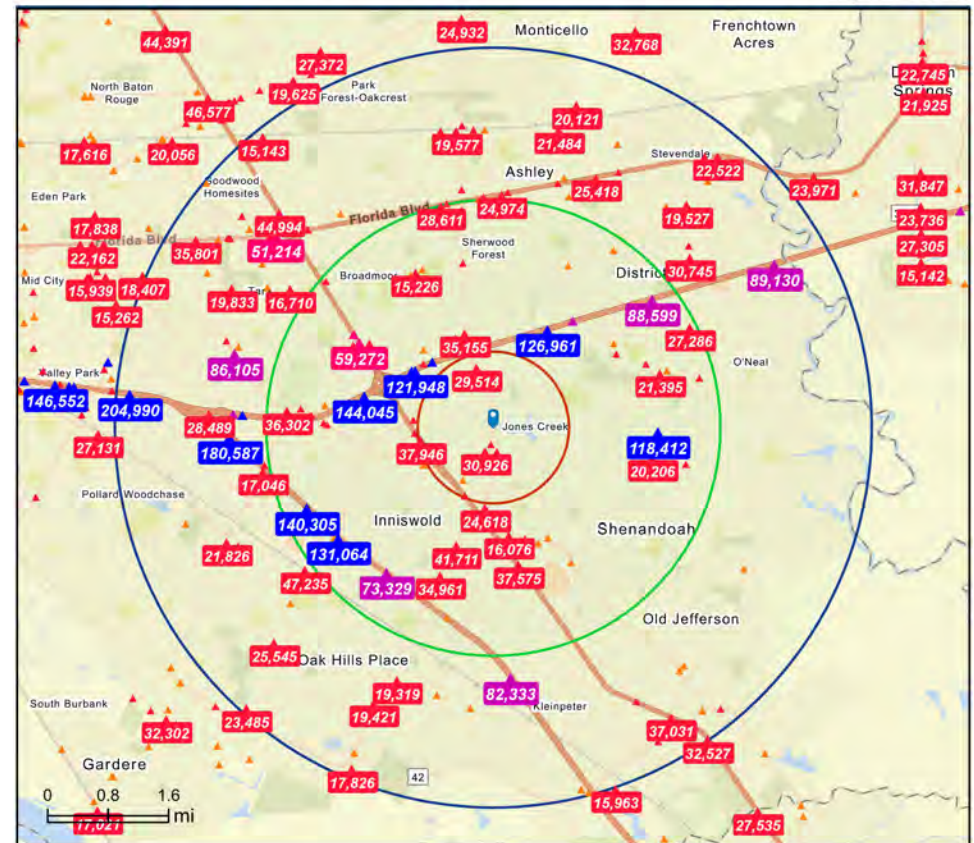
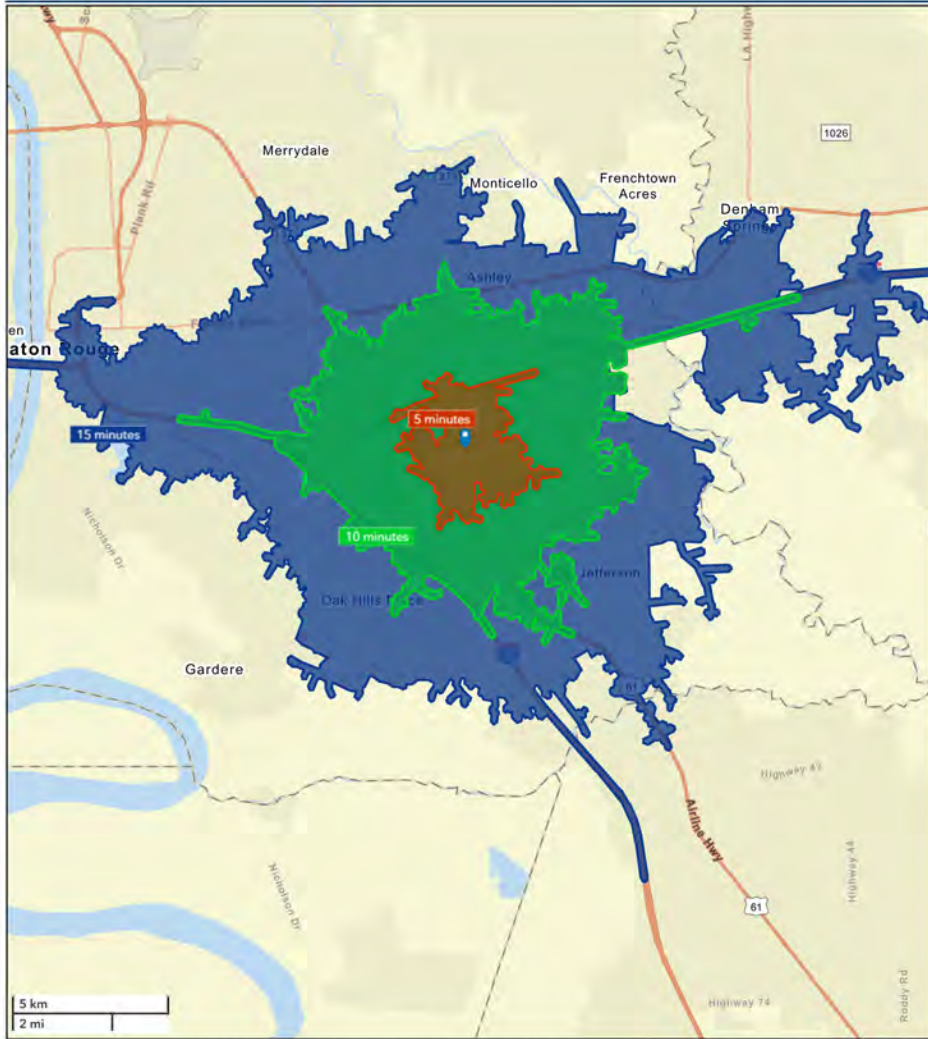


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# DRIVE TIME MAP: ,10, 15 MINUTES & TRAFFIC COUNT MAP MULTI-STORY CLASS A OFFICE BUILDING

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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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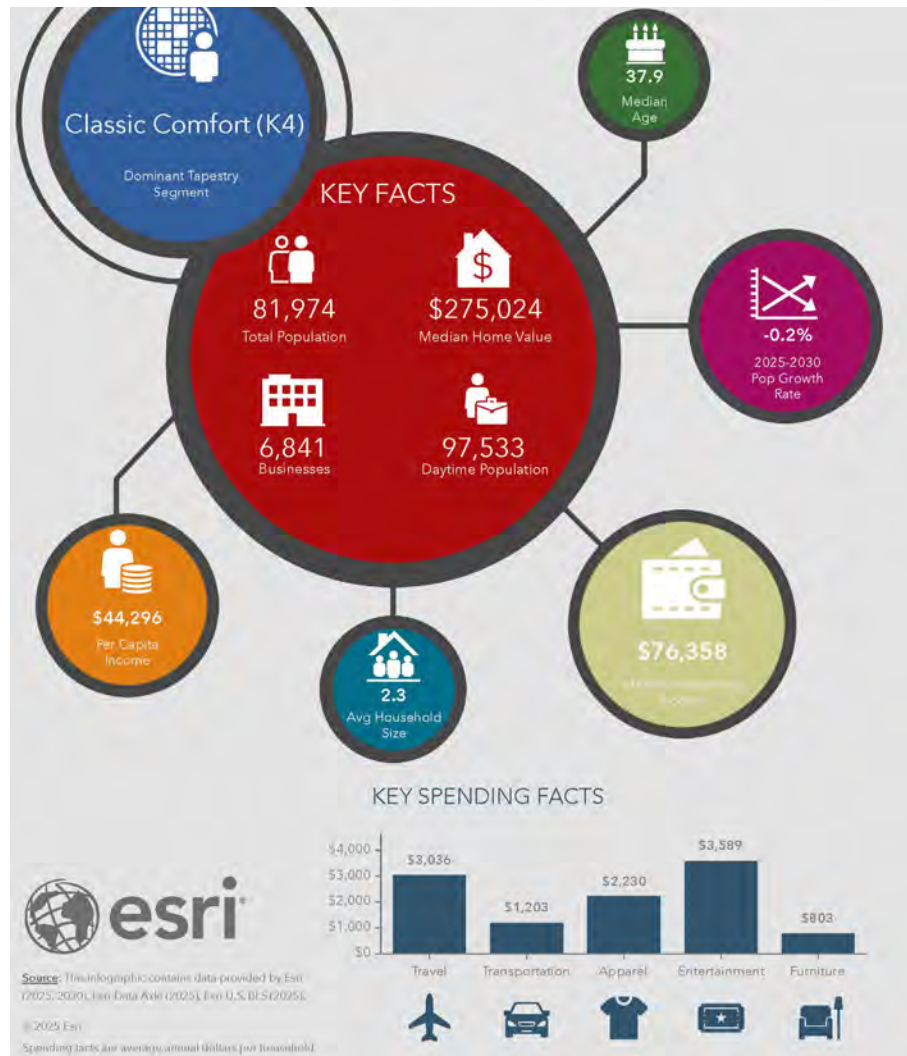
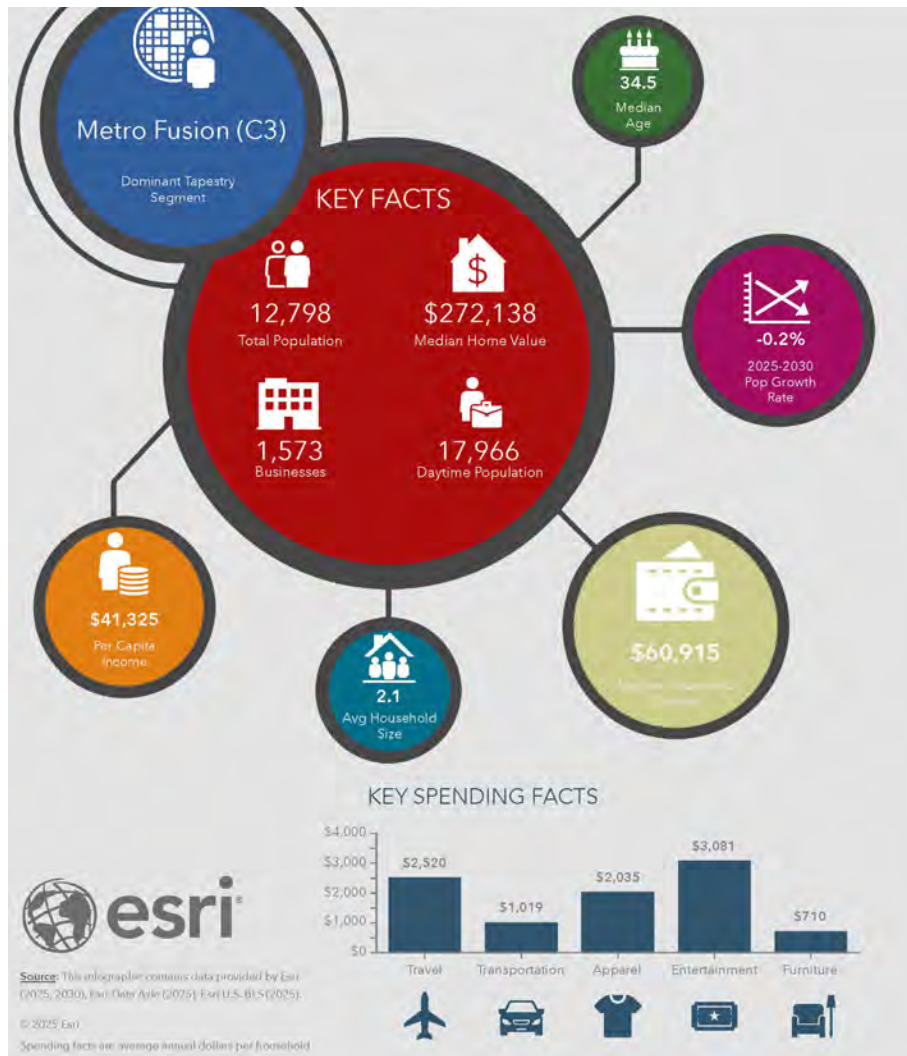
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DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII

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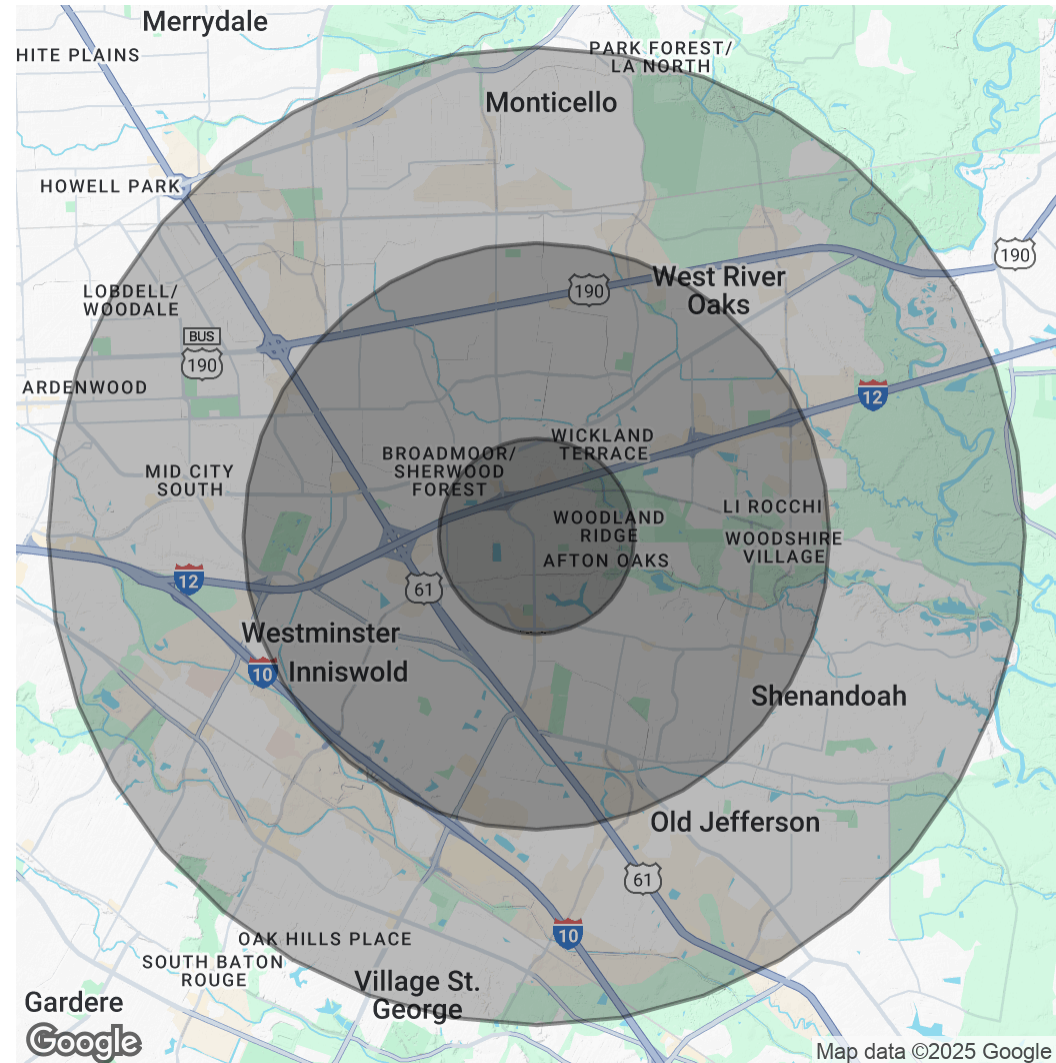
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,336	86,932	176,692
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,299	36,695	74,011
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$72,693	\$89,165	\$95,976
Average House Value	\$244,618	\$260,824	\$307,673

*Demographics data derived from AlphaMap*



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For more information, please contact:

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