



4621 Jamestown Avenue

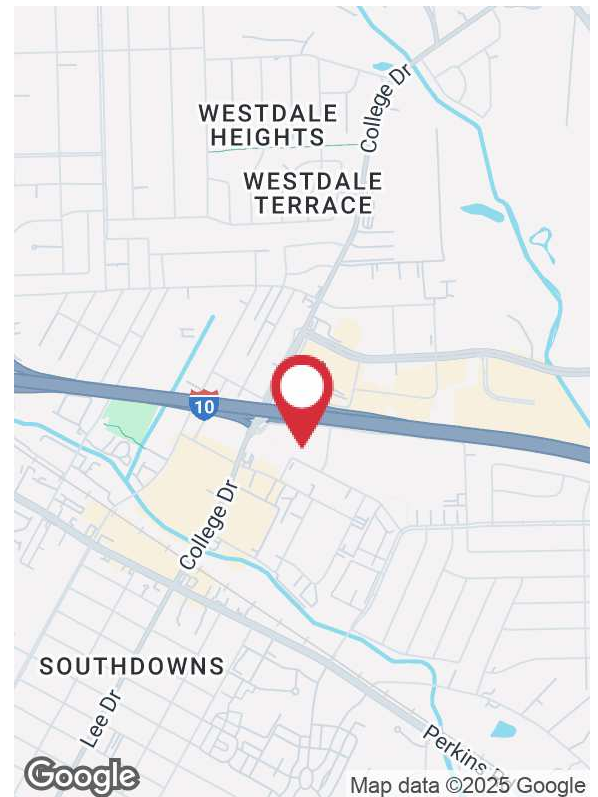
4621 Jamestown Avenue, Baton Rouge, Louisiana
70808

Property Highlights

- Excellent Location
- Great mix between private offices and open space
- Multiple conference areas
- Secure storage area in the rear of the property
- Ability to accommodate a variety of uses
- Recently Renovated in 2023

Lease Rate

\$15.00 SF/yr (MG)



For more information

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

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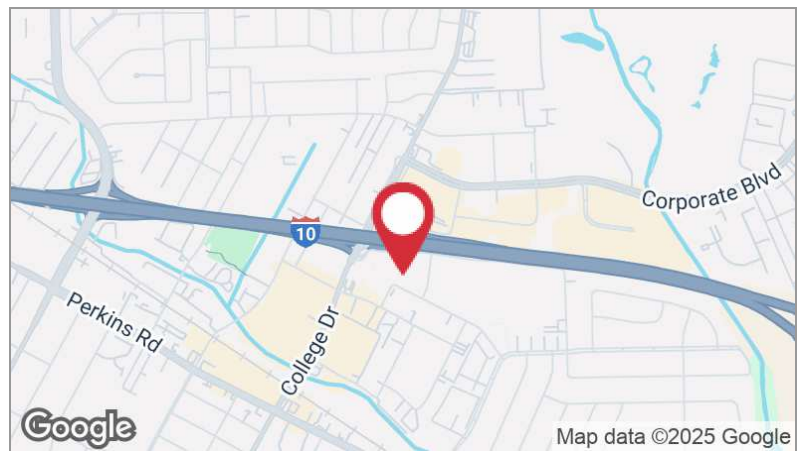
1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

February 04, 2025

Executive Summary



AVAILABLE SF:	9,240 SF
LEASE RATE:	\$15.00 SF/yr (MG)
LOT SIZE:	45,370 SF
BUILDING SIZE:	9,240 SF
BUILDING CLASS:	B
YEAR BUILT:	1979
ZONING:	C2
MARKET:	Baton Rouge MSA
SUB MARKET:	College/Corporate Submarket

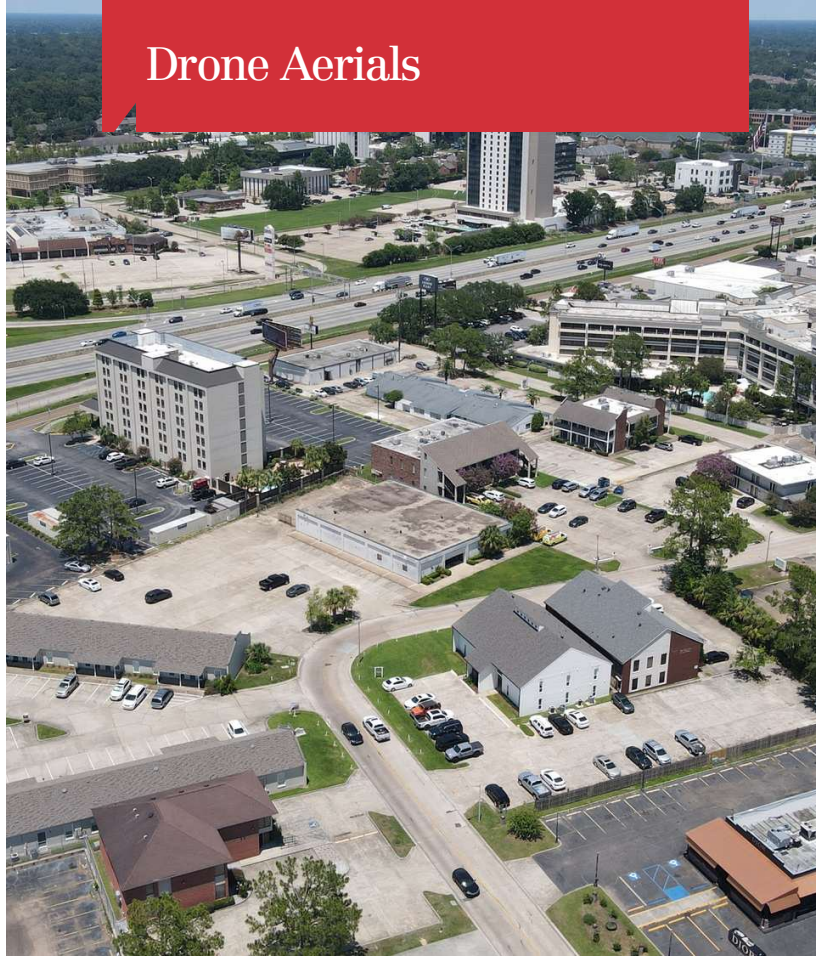


DEMOGRAPHICS

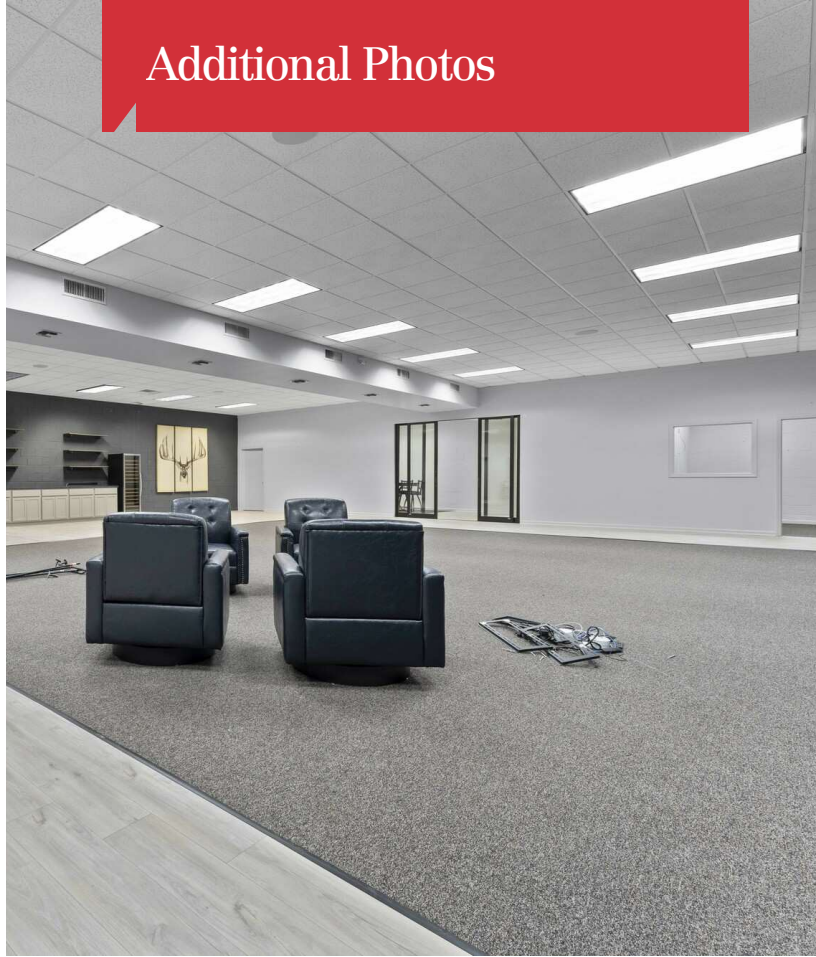
STATS	POPULATION	AVG. HH INCOME
1 MILE	6,668	\$91,892
3 MILES	80,156	\$77,174
5 MILES	191,736	\$62,675

* Figures shown represent estimates

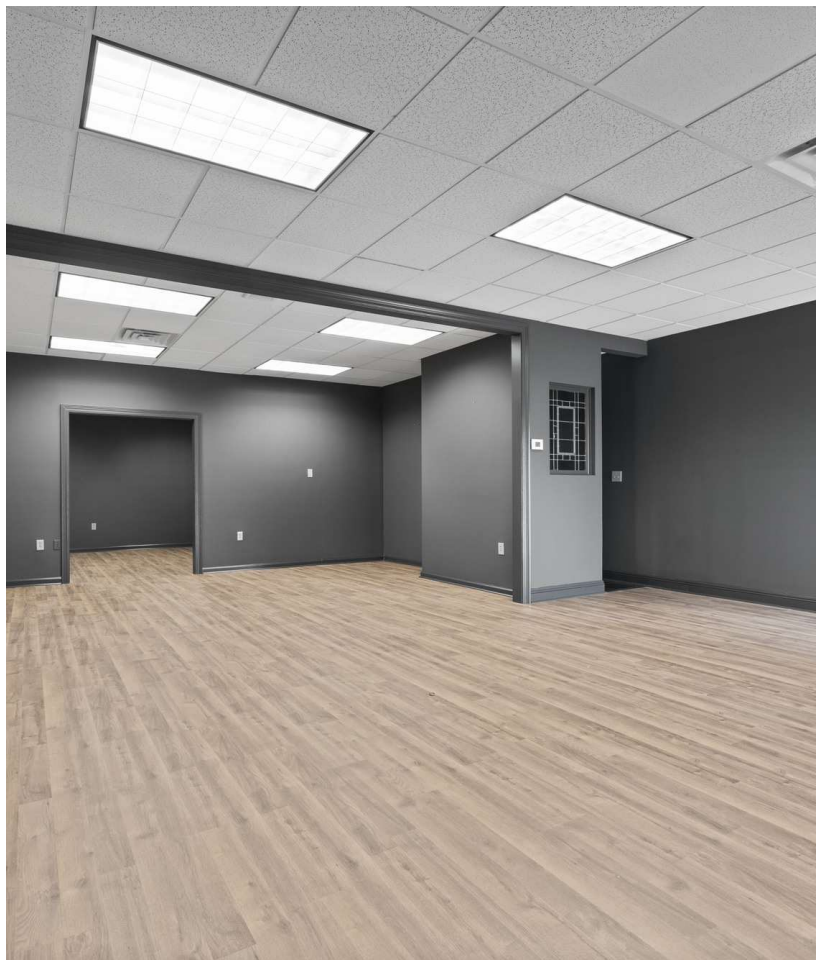
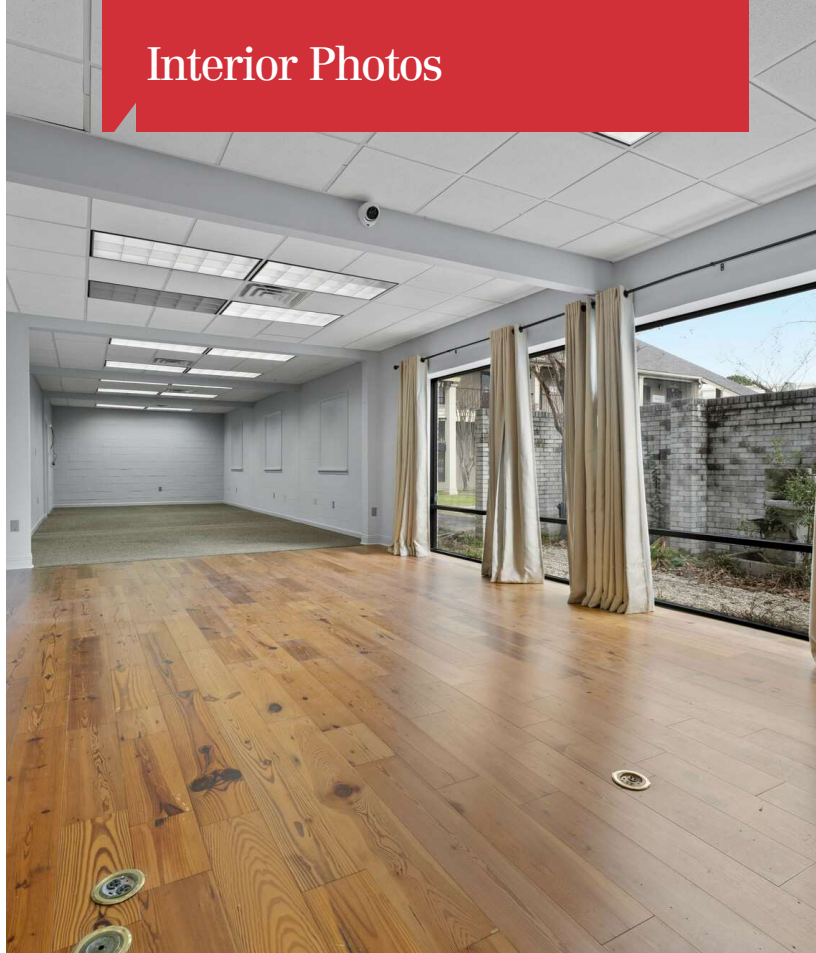
Drone Aerials



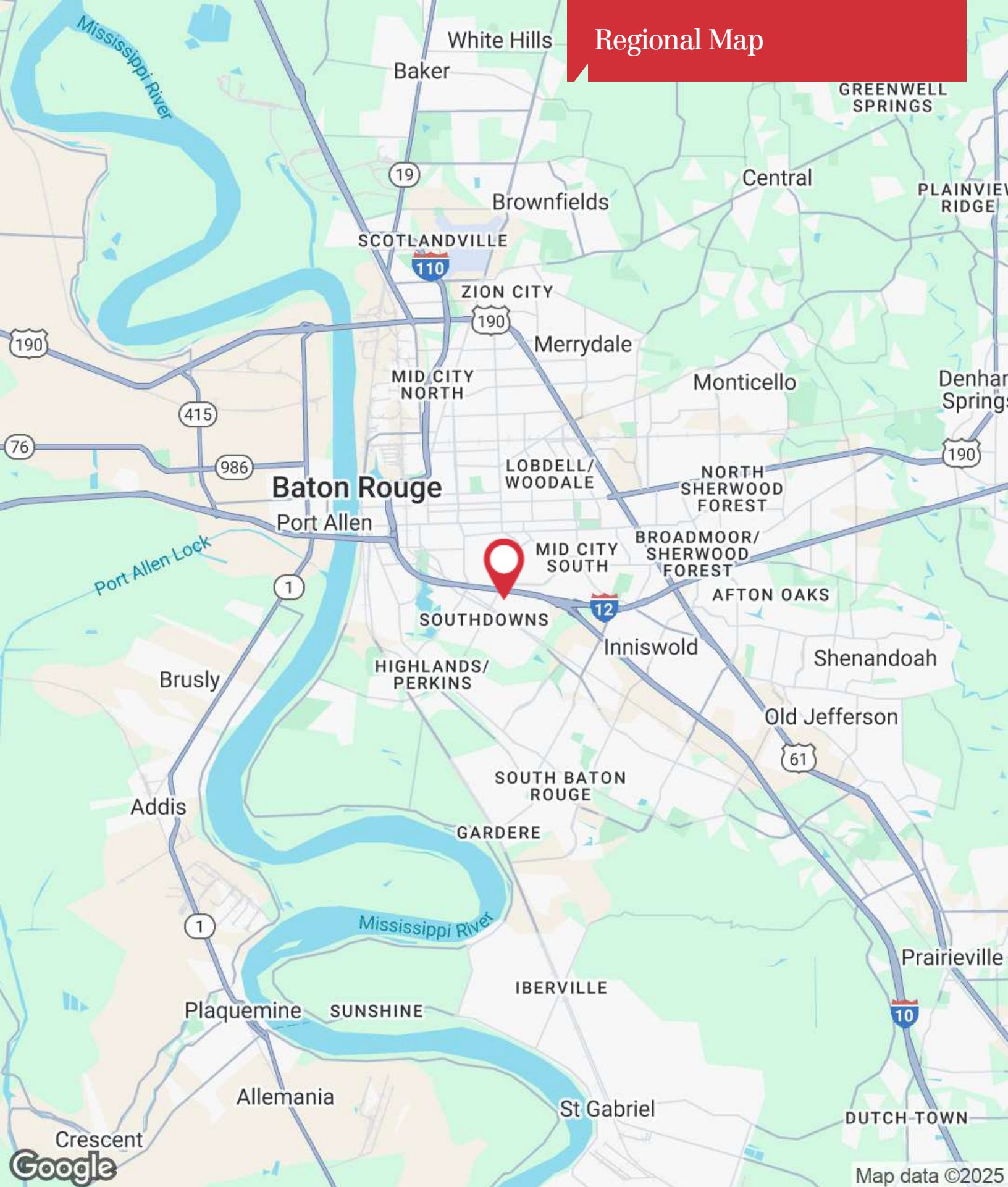
Additional Photos



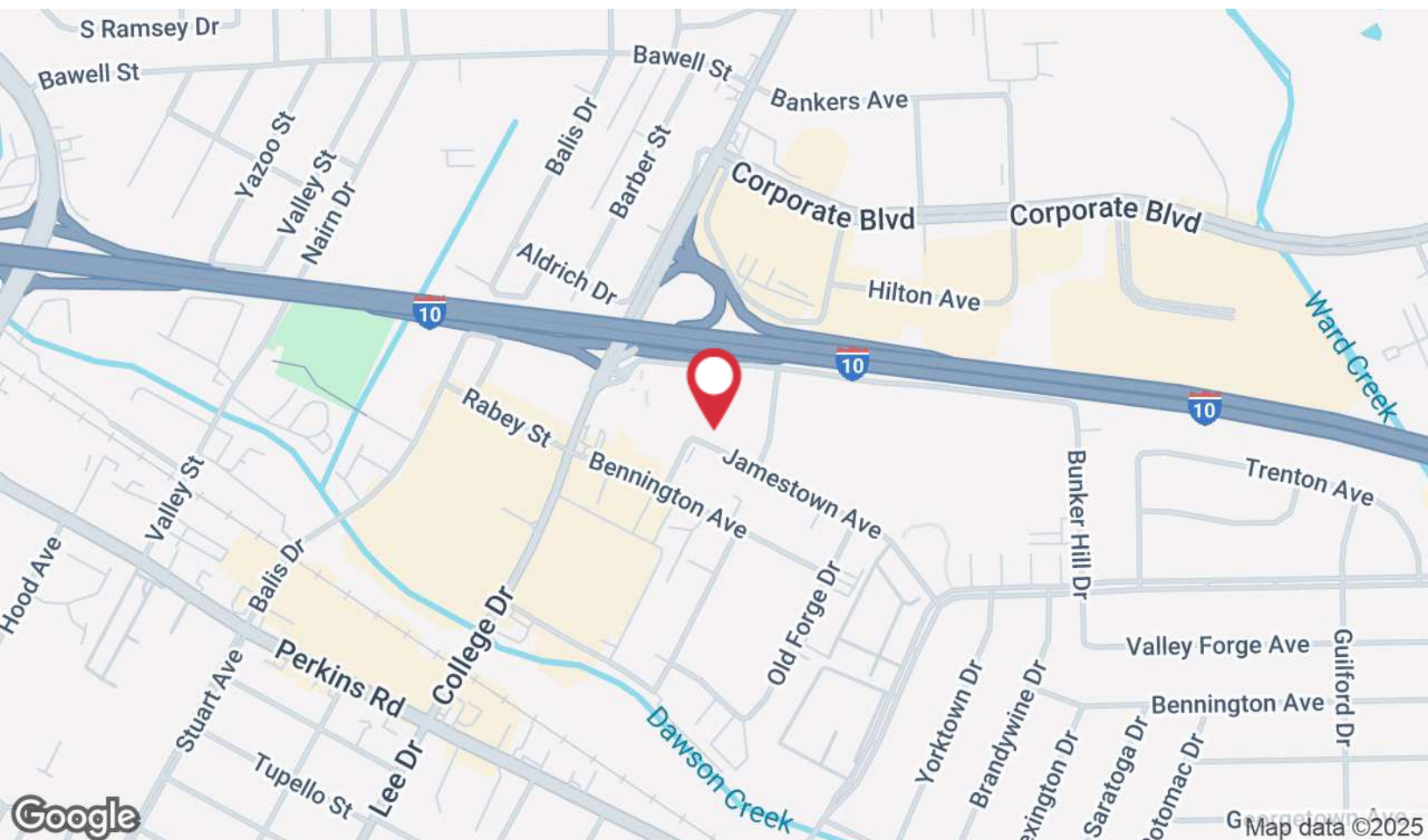
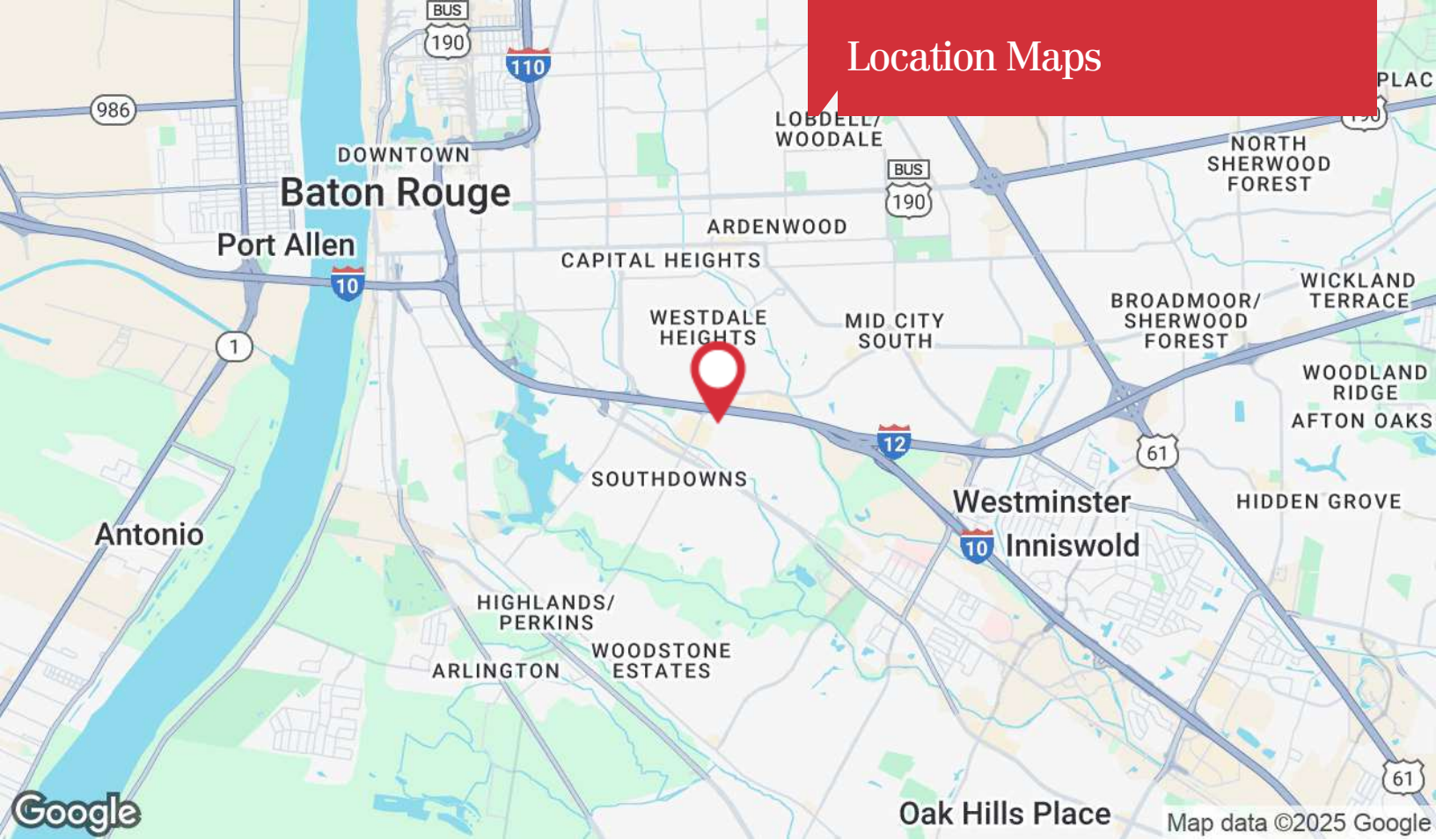
Interior Photos



Regional Map

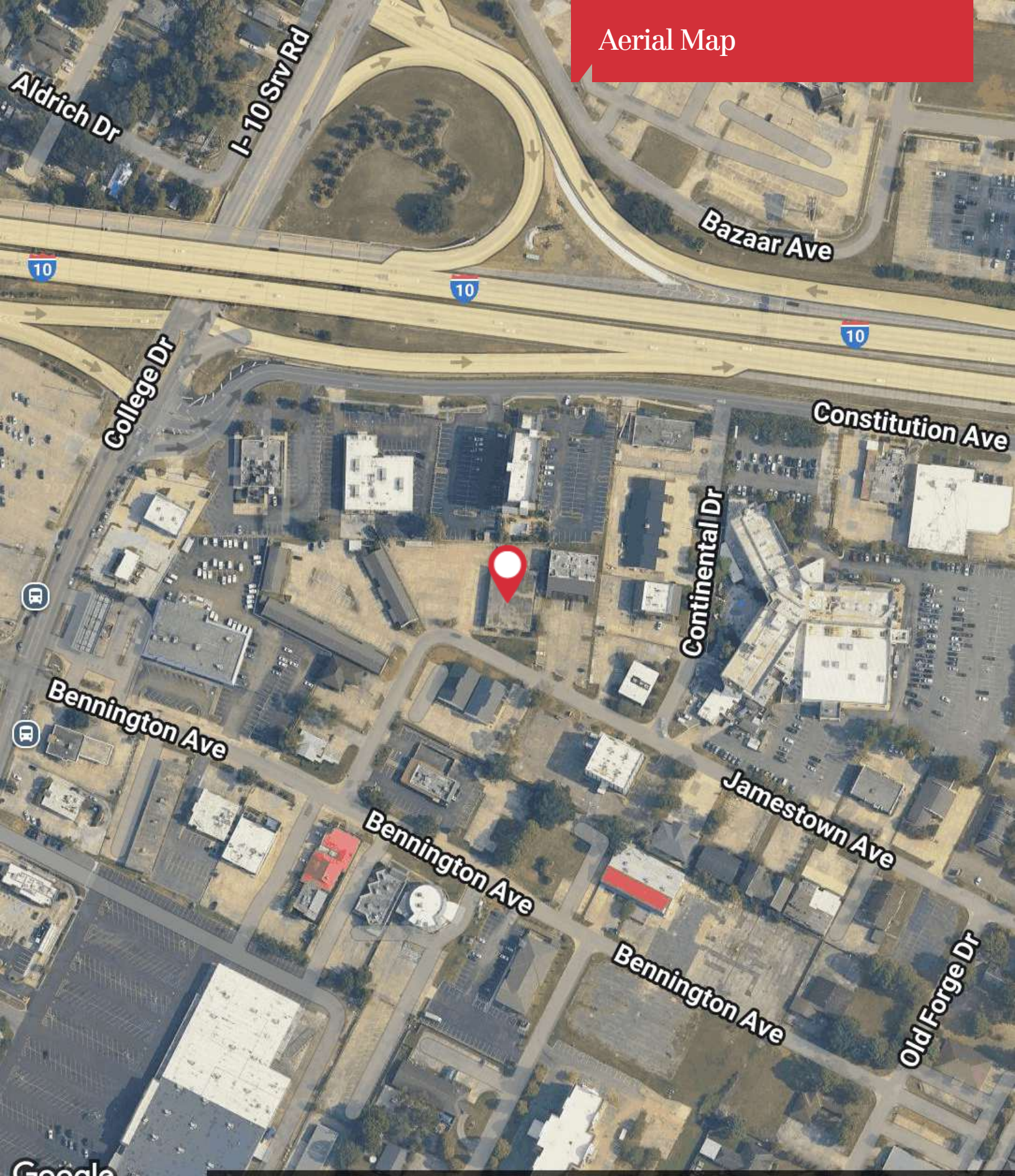


Location Maps



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Aerial Map



Google

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