



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

HEART OF DOWNTOWN BATON ROUGE OFFICE BUILDING FOR SALE

200 3rd St
Baton Rouge, LA 70801

BRIAN NICOLICH
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HEART OF DOWNTOWN BATON ROUGE HISTORIC DISTRICT

OFFICE BUILDING FOR SALE

200 3RD ST, BATON ROUGE, LA 70801

16,128 SF



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	16,128 SF
Available SF:	16,128 SF
Year Built:	1992
Zoning:	C5

PROPERTY OVERVIEW

Rare Opportunity, centrally located, in the heart of Downtown Baton Rouge Historic District, on the corner of 3rd St., and Convention Street. Building is located across the street from the "Watermark Hotel".

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OFFICE BUILDING FOR SALE

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PROPERTY HIGHLIGHTS

- Prime Location in the heart of Downtown Baton Rouge Historic District
- Hard Corner of 3rd and Convention St.
- Across the street from the Watermark Hotel
- 8,064 - 16,128 Leasable SF
- Recently Replaced Roof
- HVAC, Plumbing and Electrical Systems Upgrades
- Historical and Federal Tax Credits Available
- 5-Level Parking Garage across street & Pay Lot in rear
- Short Walk to many Restaurants, Bars, New Library, and Courthouse
- Close Proximity to Shaw Center for the Arts, Hotel Indigo, Hilton Baton Rouge, LSU Museum of Art, Manship Theatre, Old State Capitol
- Quick Drivetime to Interstate and BTR Airport
- Ideal for Law Firm, Engineering Firm, Architectural Firms

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AERIAL OVRVIEW

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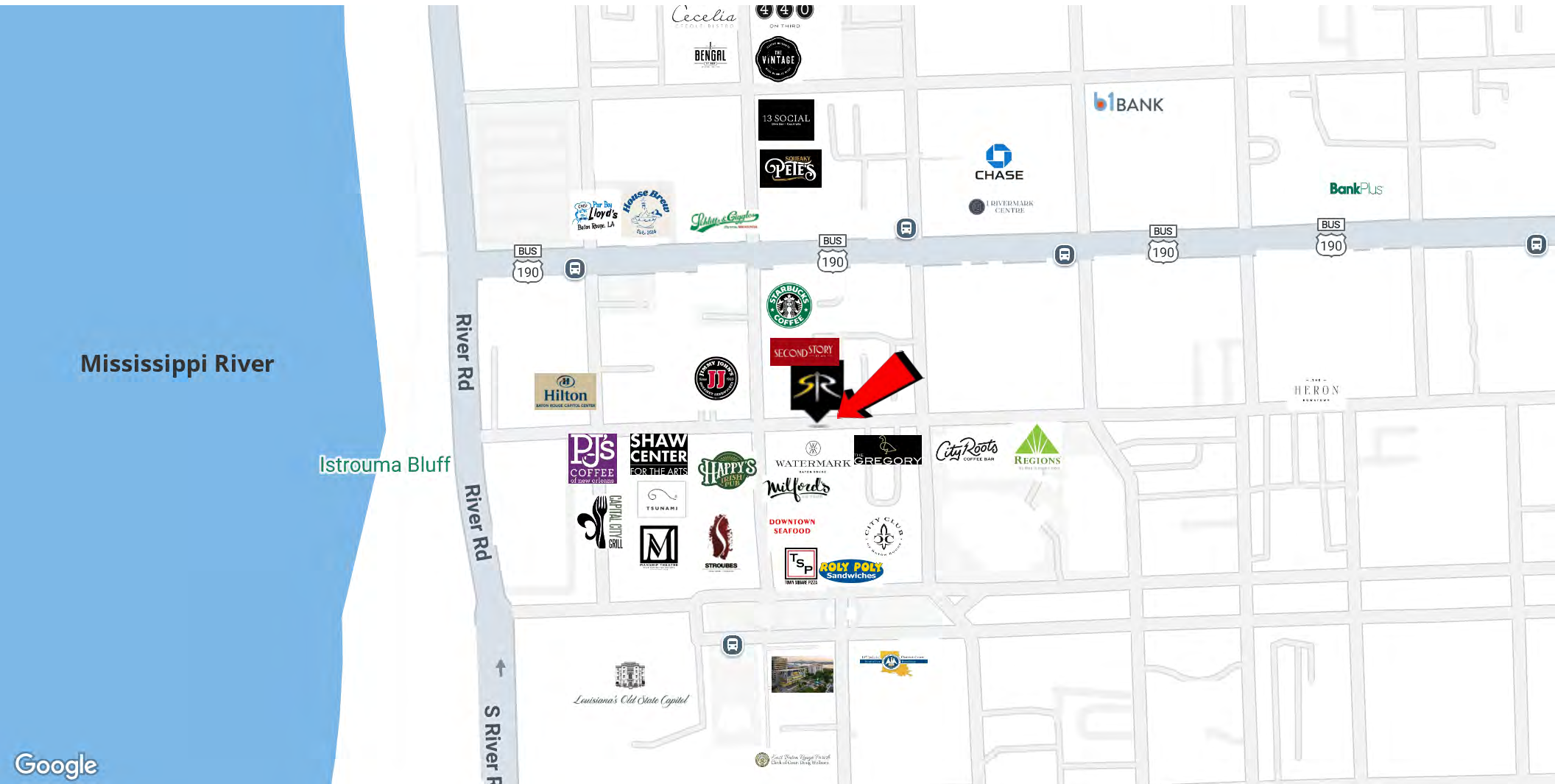


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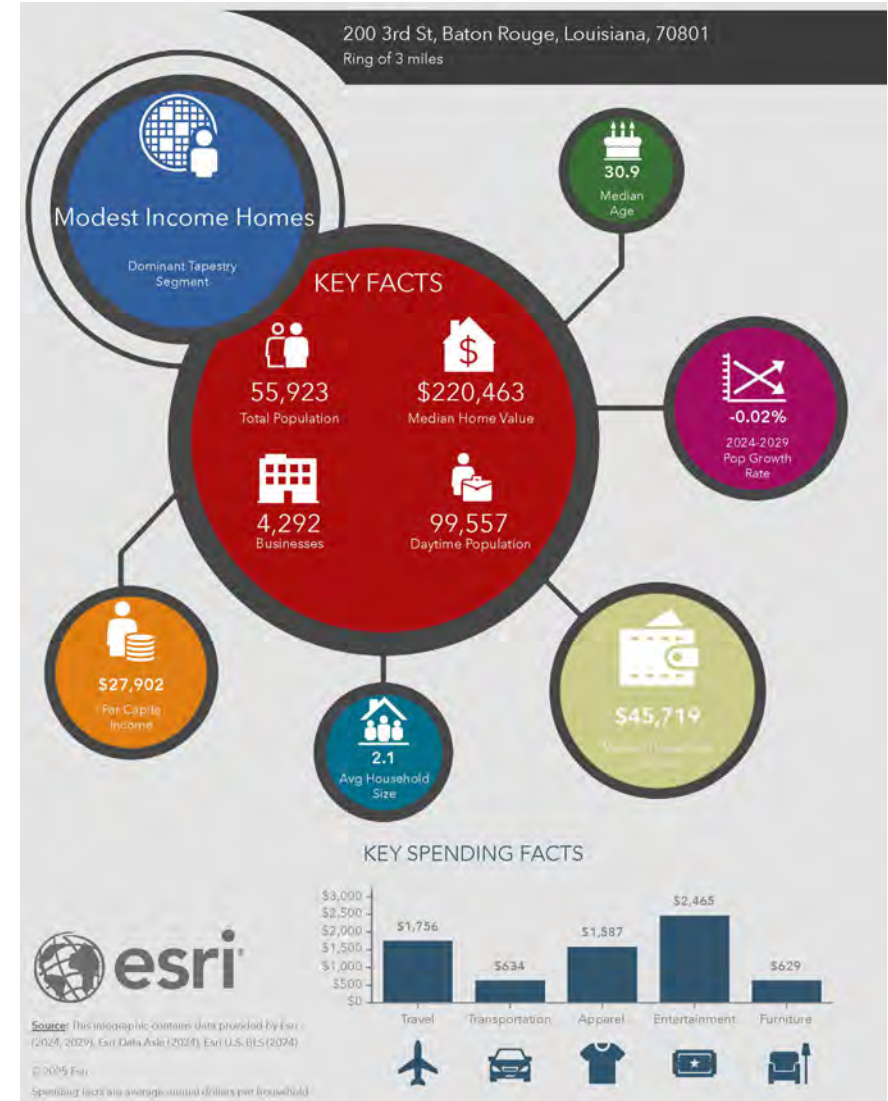
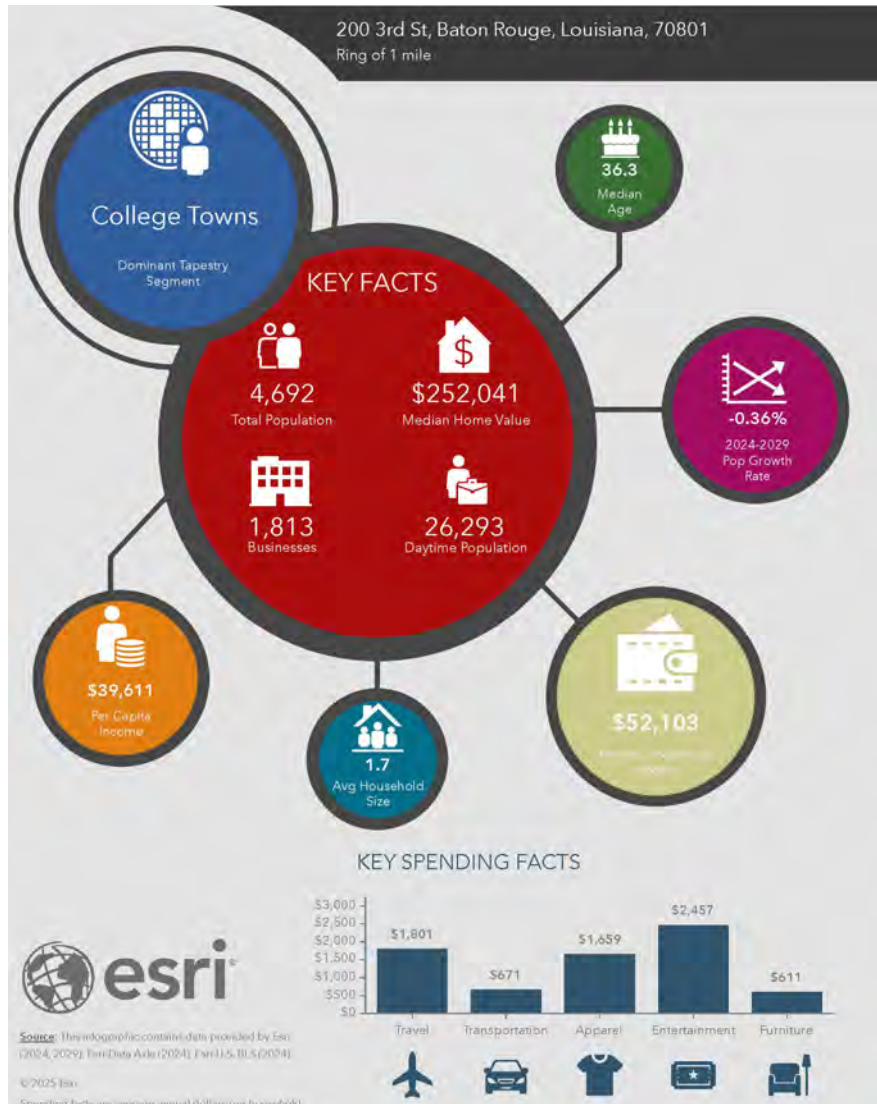
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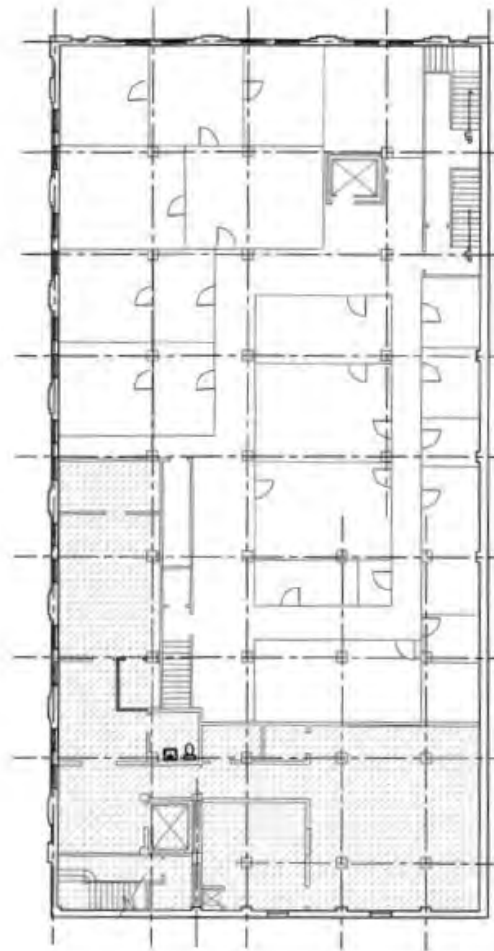
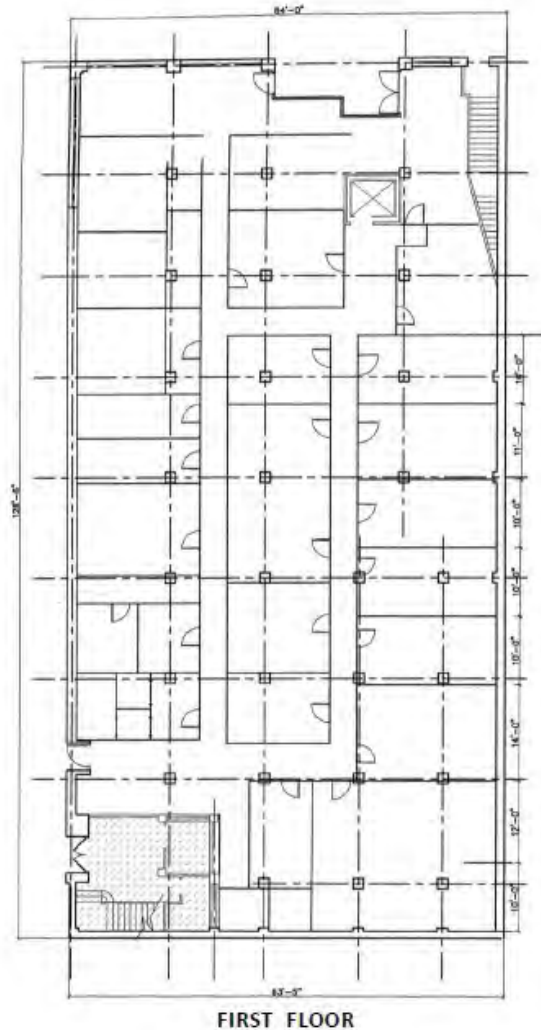


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First and second floor lease space located in the heart of downtown Baton Rouge on the corner of Convention Street and Third Street. Strategic location one city block from District Court House, Shaw Center, across the street from BR City Police and other Third Street Restaurants at a fully signalized intersection. Unparalleled visibility near the capital city's top tenants and hotels.

Multiple configurations available ranging from approximately 7,500 SF to 16,000 square feet. Current floor plan features a number of private offices, large corner offices, conference rooms, and access to a full size kitchen on the second floor.

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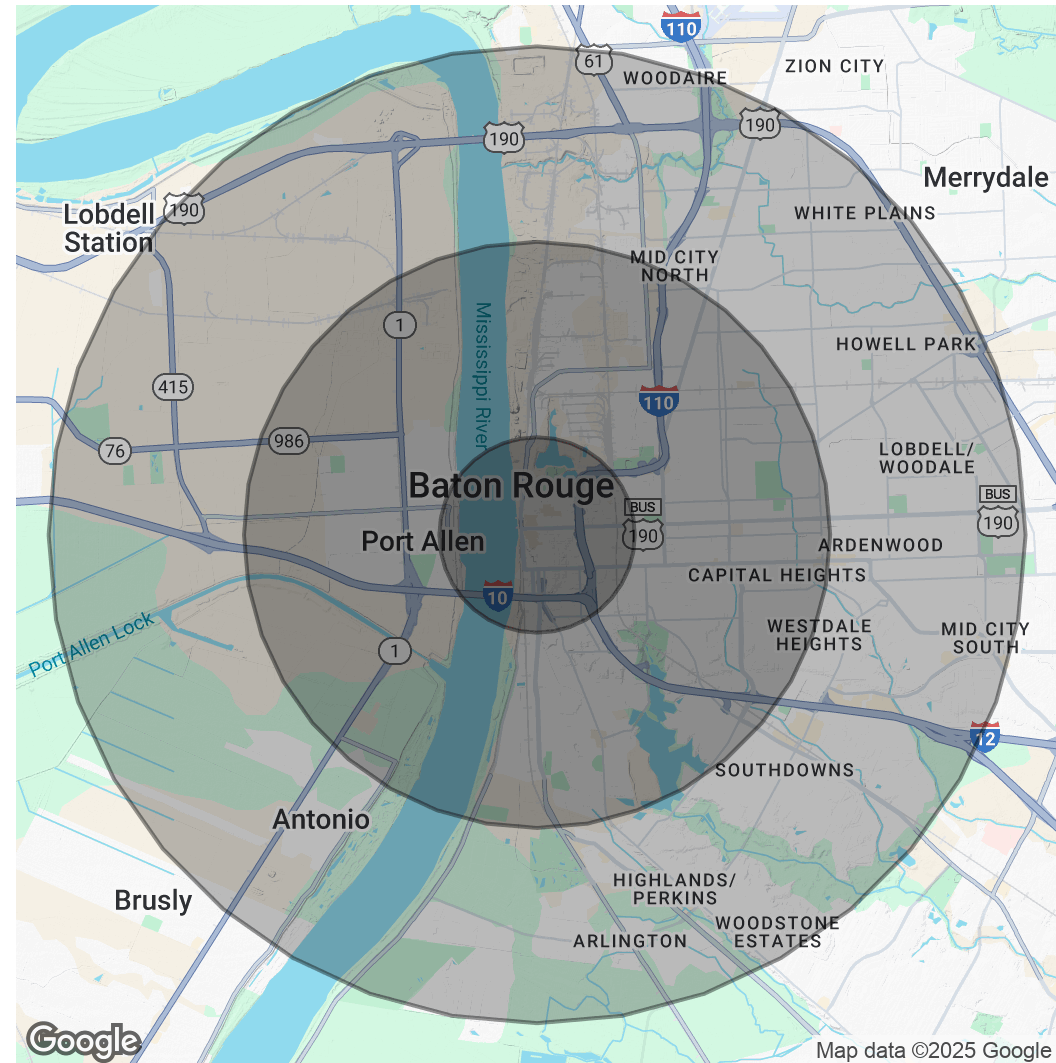
DEMOGRAPHICS

200 3RD ST, BATON ROUGE, LA 70801

16,128 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,444	55,389	135,257
Average Age	40	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,897	21,488	56,140
# Of Persons Per HH	1.9	2.6	2.4
Average HH Income	\$59,441	\$64,712	\$67,455
Average House Value	\$262,404	\$293,272	\$299,651

Demographics data derived from AlphaMap



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For more information, please contact:

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