



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE CORPORATE HQ IMMEDIATE OCCUPANY AVAILABLE

**328 Desiard St
Monroe, LA 71201**

MATTHEW SHIRLEY
Associate Broker
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SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

CORPORATE HQ - IMMEDIATE OCCUPANCY AVAIL.

328 DESIARD ST, MONROE, LA 71201

FOR SALE

25,000 SF

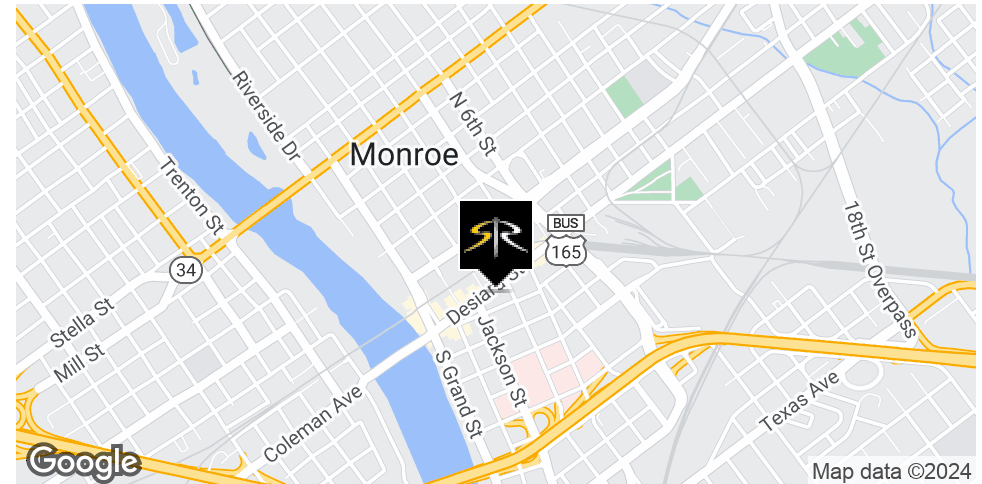


OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	25,000 SF
Lot Size:	21,120 SF
Parking Spaces:	32 On Site and Adjoining Lot
Price / SF:	\$21.00
Floors:	3
Zoning:	CBD
Floor Zone:	X

PROPERTY OVERVIEW

Multi-Story Corporate Office Building located in historic downtown Monroe CBD



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5135 Bluebonnet Boulevard

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PROPERTY HIGHLIGHTS

- Clean Class A 25,000 SqFt Corporate HQ Office
- Additional 21,120 SF Paved/Secured Lot included (for Employee & Visitor Parking)
- Currently Vacant - Clean with utilities on, including HVAC
- Immediate Occupancy Available
- Mix of Private, Open Space, and Large Training Room
- Previously occupied by subsidiary of owner: Blue Cross/Blue Shield of Louisiana
- Located in historic downtown Monroe CBD
- Building Size: 25,000 SF: 24,000 SF Office Space, 1,000 SF Mechanical Space
- 3 Stories: 1st Fl. 9,000 SF, 2nd Fl. 8,000 SF, 3rd Fl. 8,000 SF
- Year Built: 1930/2004/2014
- Site Dimensions: 60 x 173.7 x 58.61 x 159.83
- Parking Lot Dimensions: 187.41 x 60 x 186.75 x 60.01
- 32 Spaces on Site
- Street Frontage: 60' (Desiard St.) 60' (Catalpa St.) 186.75' (Harrison St.)
- Parking Lot (Corner) has frontage on Catalpa St. and Harrison St.
- 1/2 Mile from Freeway
- Flood Zone "X"
- Zoned CBD (Central Business District) High Density Commercial Allowed
- Neighboring Properties: Quachita Parish Courthouse, St. Francis Hospital, 141 Building, and Vantage Healthcare, part of the Blue Cross/Blue Shield System
- 1 Passenger Elevator

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SURVEY

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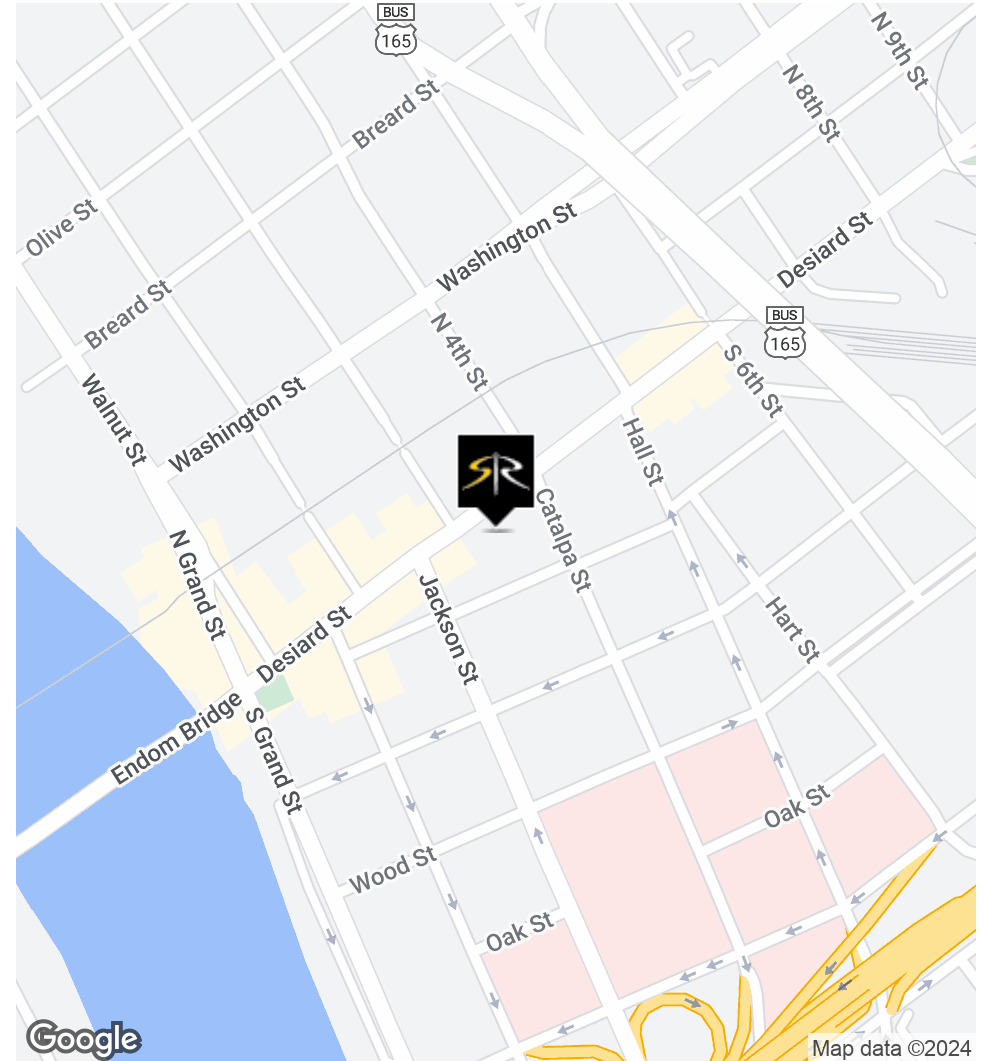
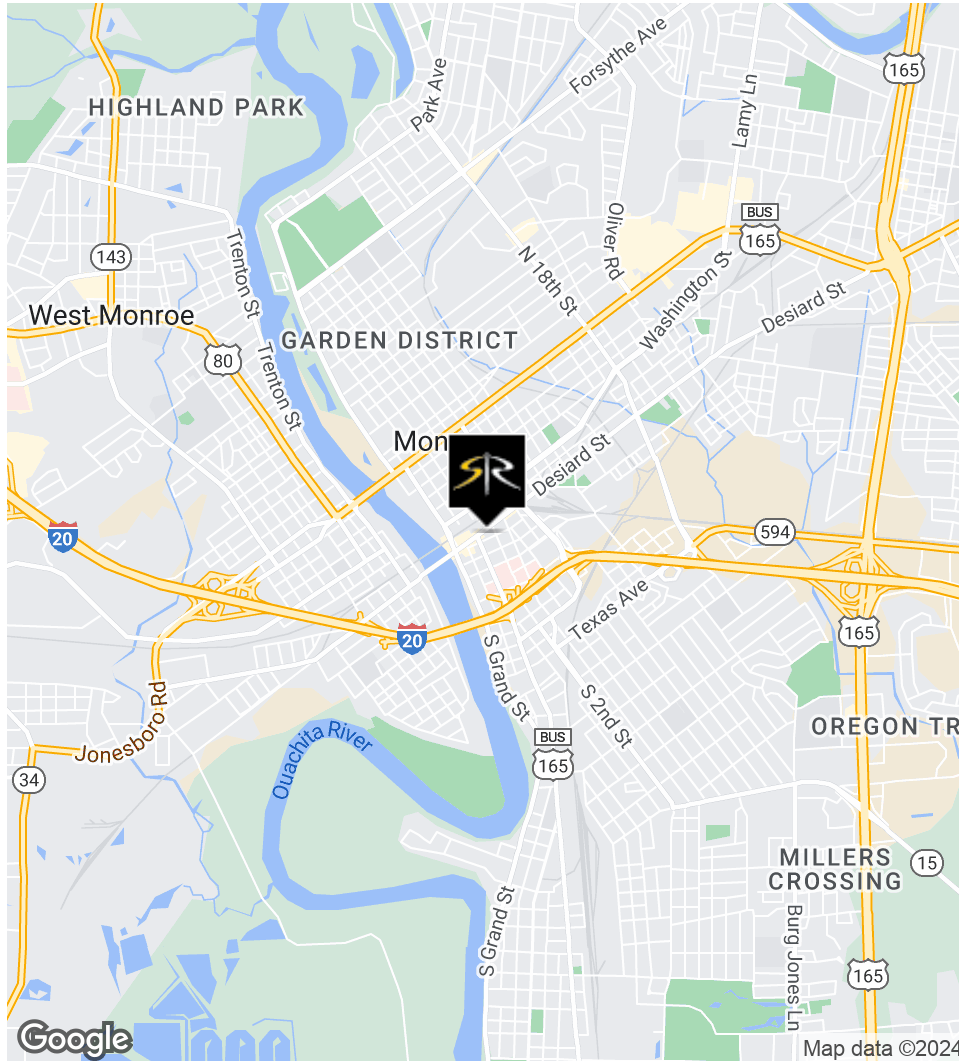
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LOCATION MAPS

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DEMOGRAPHICS

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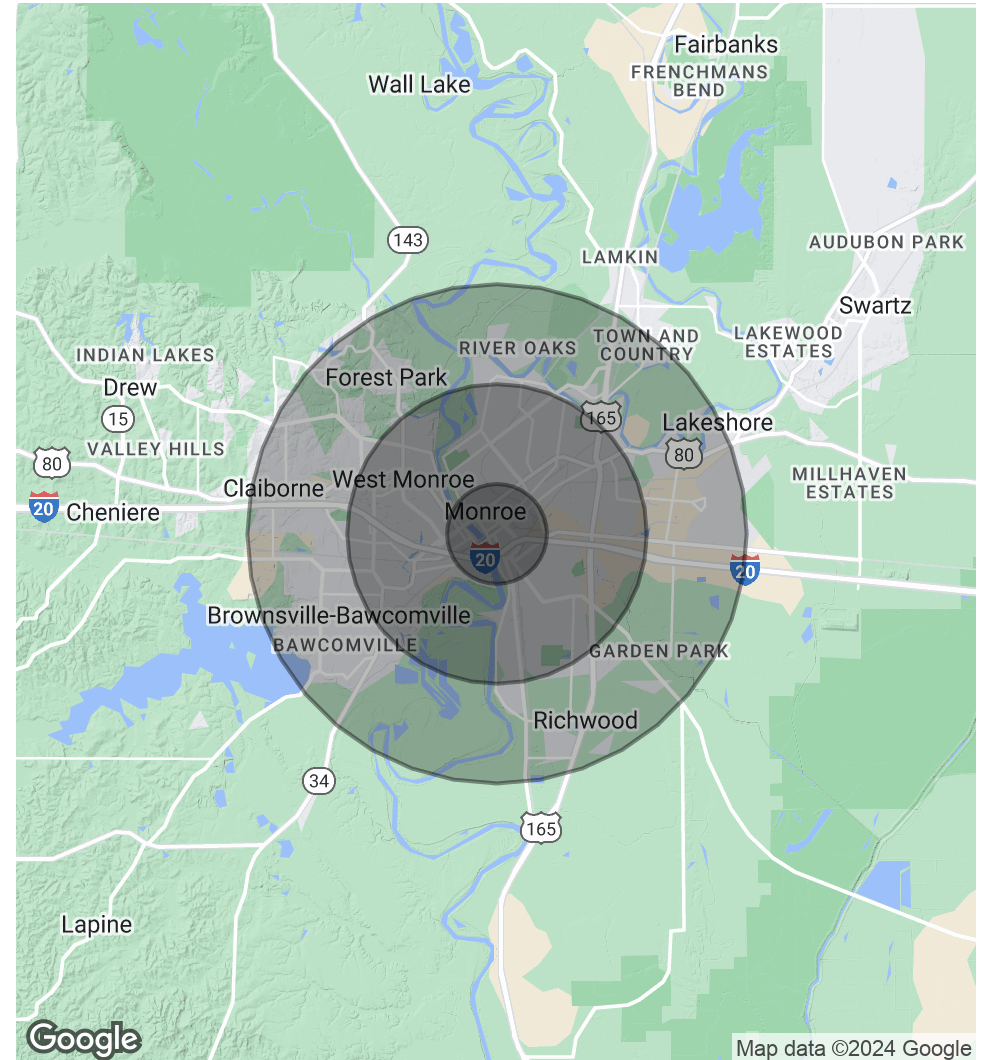
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,094	46,403	87,672
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,197	19,090	34,813
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$48,132	\$54,093	\$60,354
Average House Value	\$172,149	\$173,041	\$195,150

Demographics data derived from AlphaMap



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