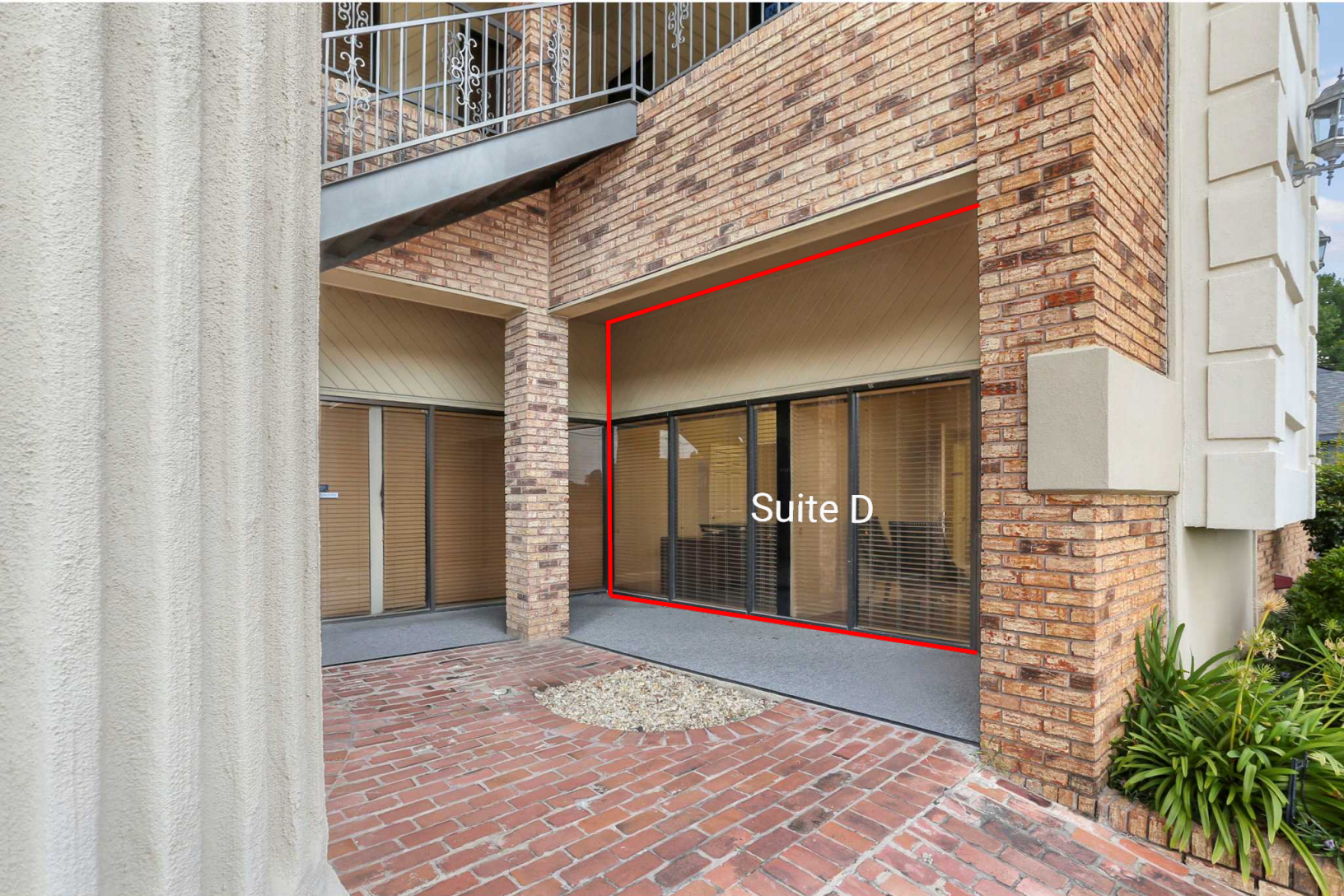


# OFFICE FOR LEASE

CHATEAU COMMONS  
13441 TIGER BEND ROAD, SUITE D  
BATON ROUGE, LA 70817



## FOR LEASE

### CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy  
Baton Rouge, Louisiana 70806



### PRESENTED BY:

#### MIGUEL CASTRO, JR

Castro Real Estate Services

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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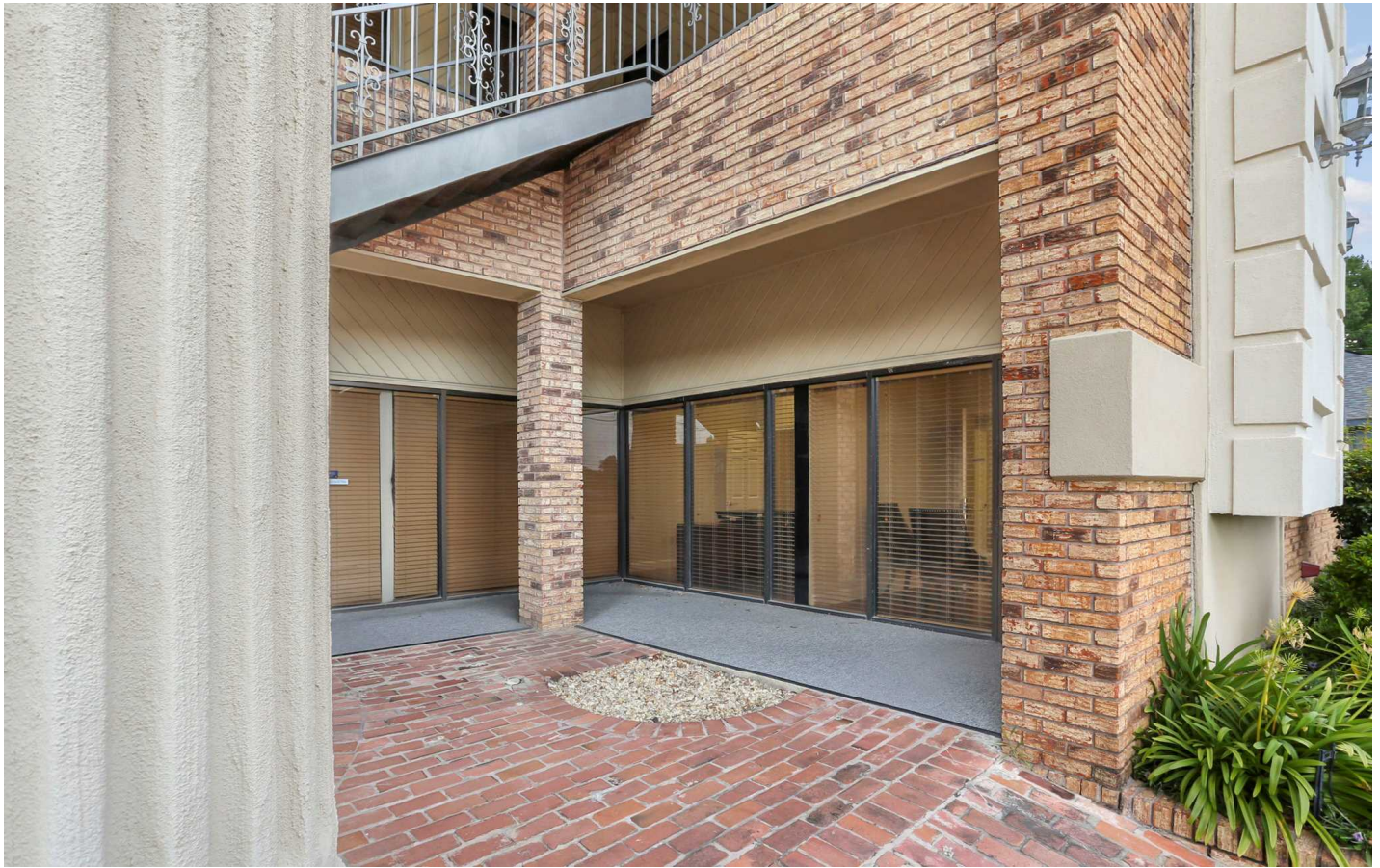


# PROPERTY SUMMARY

Chateau Commons

13441 Tiger Bend Road, Ste D| Baton Rouge, LA 70817

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## Property Summary

|                |                   |
|----------------|-------------------|
| Base Rent:     | \$1,562 Per Month |
| Rentable Space | 1,250 SF          |
| Type of Lease: | NNN               |
| Lease Rate:    | \$15.00           |
| Building SF:   | 8,500 SF          |
| Parking:       | 16                |

## Property Overview

This well-designed suite features a reception and waiting area, a long central hallway with approximately seven private offices on either side, a kitchenette, and a dedicated copier station. For accessibility, it includes an ADA-compliant bathroom.

The space is situated within Chateau Commons, a two-story, 8,500-square-foot building that houses multiple professional businesses. Located near the intersection of Tigerbend and Jefferson Highway, this is a high-traffic area with a daily vehicle count of nearly 21,000, offering excellent visibility and accessibility.

## Location Overview

The office space in Chateau Commons is located in a highly active and established area of Baton Rouge, at the intersection of Tigerbend Road and Jefferson Highway. This area, often referred to as the Jefferson-Tiger Bend neighborhood, is a mix of residential and commercial developments. It is conveniently situated approximately 3.2 miles from Woman's Hospital.

The location offers a prime position with strong visibility, evidenced by a daily traffic count of nearly 21,000 vehicles. The surrounding area includes various businesses, making it

# PROPERTY DESCRIPTION

Chateau Commons  
13441 Tiger Bend Road | Baton Rouge, LA 70817

04



## For Lease: Professional Office Space in Baton Rouge

Castro Real Estate Services is pleased to present a prime office space for lease, previously occupied by the long-standing Union Mortgage, located in the highly desirable Baton Rouge market.

This well-designed suite features a reception and waiting area, a long central hallway with approximately seven private offices on either side, a kitchenette, and a dedicated copier station. For accessibility, it includes an ADA-compliant bathroom.

The space is situated within Chateau Commons, a two-story, 8,500-square-foot building that houses multiple professional businesses. Located near the intersection of Tigerbend and Jefferson Highway, this is a high-traffic area with a daily vehicle count of nearly 21,000, offering excellent visibility and accessibility.

For more information or to schedule a tour, please contact us by phone or email.

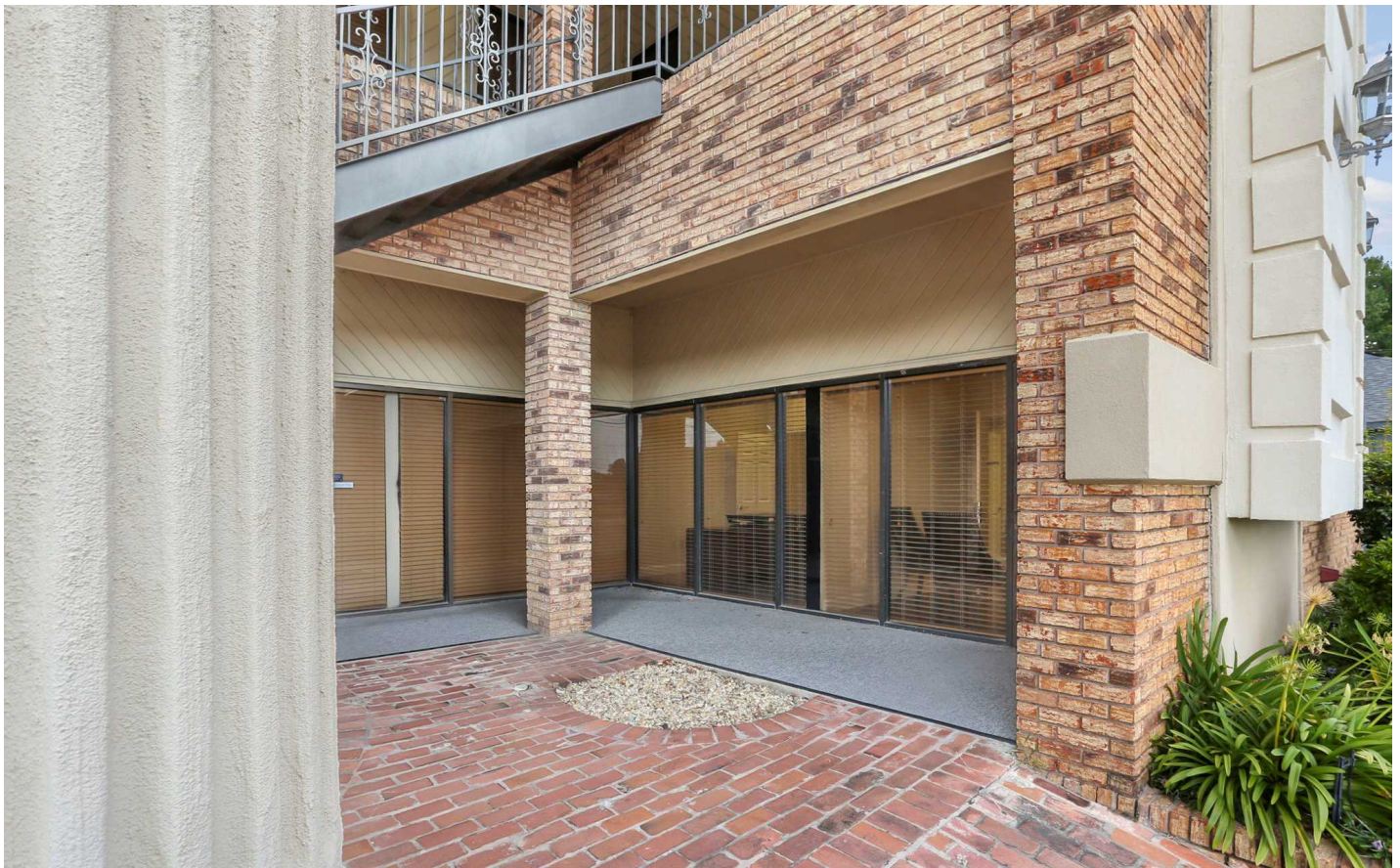


# PROPERTY PHOTOS

Chateau Commons

13441 Tiger Bend Road, Ste D | Baton Rouge, LA 70817

05

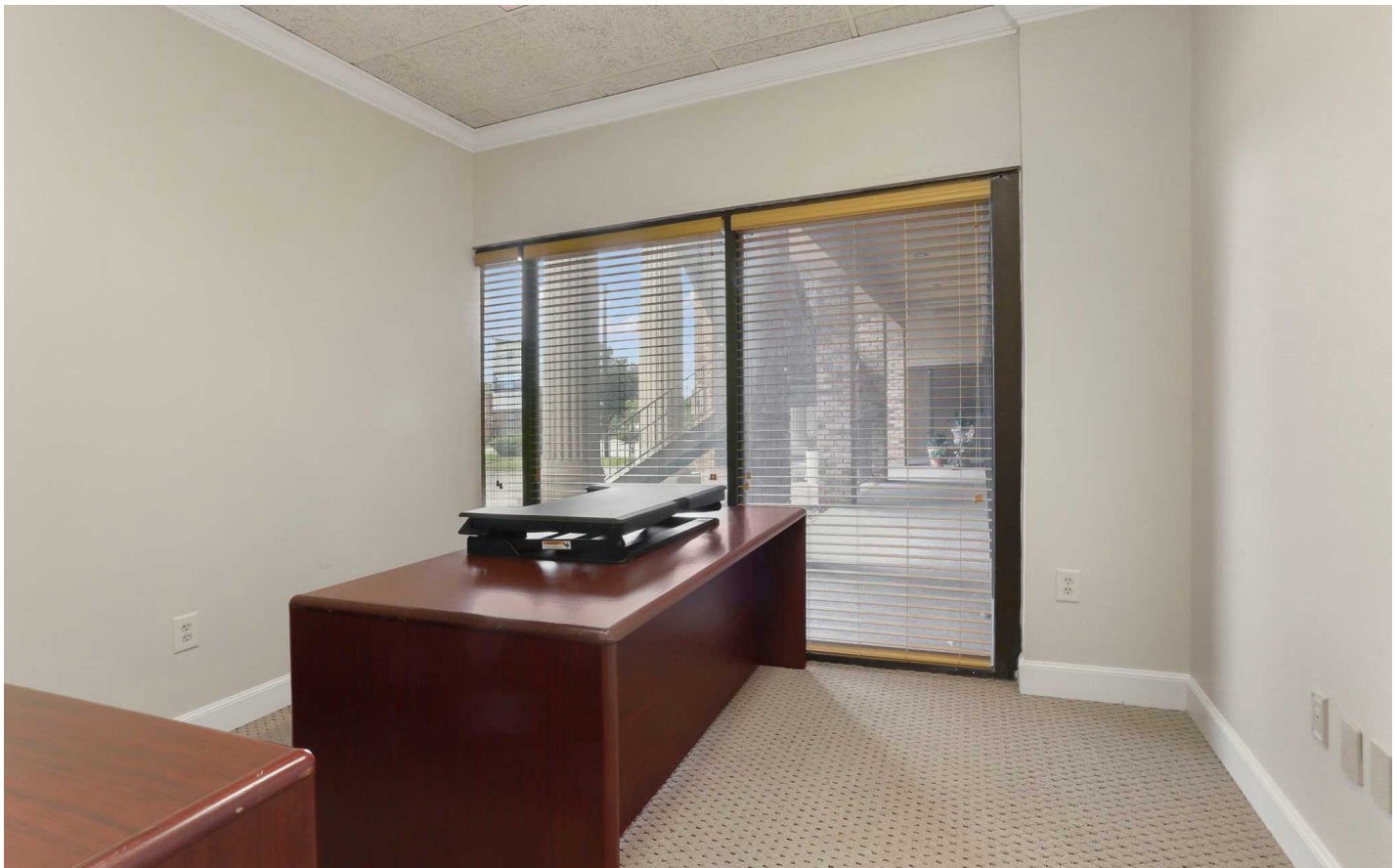
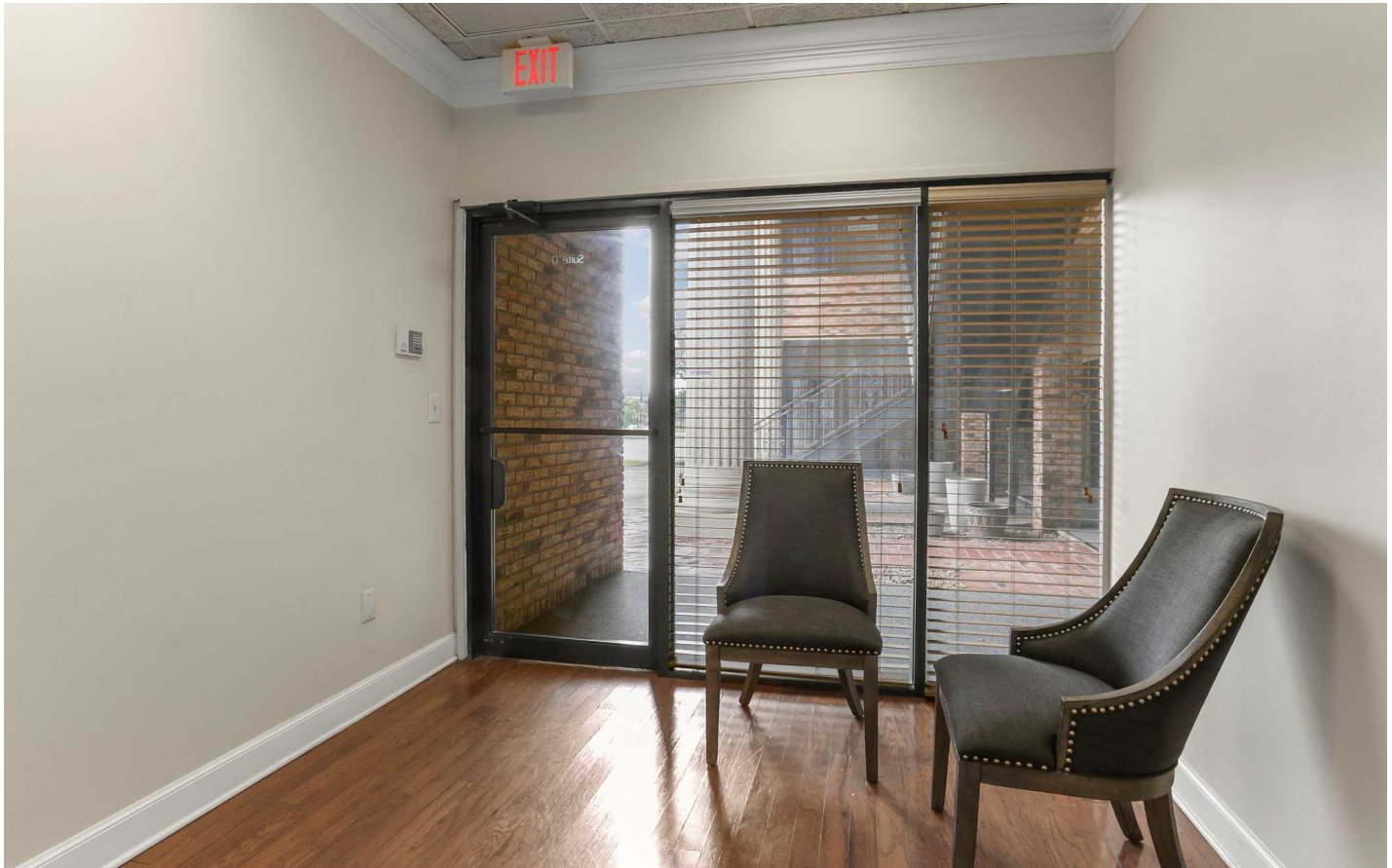




# PROPERTY PHOTOS

Chateau Commons  
13441 Tiger Bend Road, Ste D | Baton Rouge, LA 70817

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# PROPERTY PHOTOS

Chateau Commons  
13441 Tiger Bend Road, Ste D | Baton Rouge, LA 70817

07





# PROPERTY PHOTOS

Chateau Commons  
13441 Tiger Bend Road, Ste D | Baton Rouge, LA 70817

08





# PROPERTY PHOTOS

Chateau Commons  
13441 Tiger Bend Road, Ste D | Baton Rouge, LA 70817

09

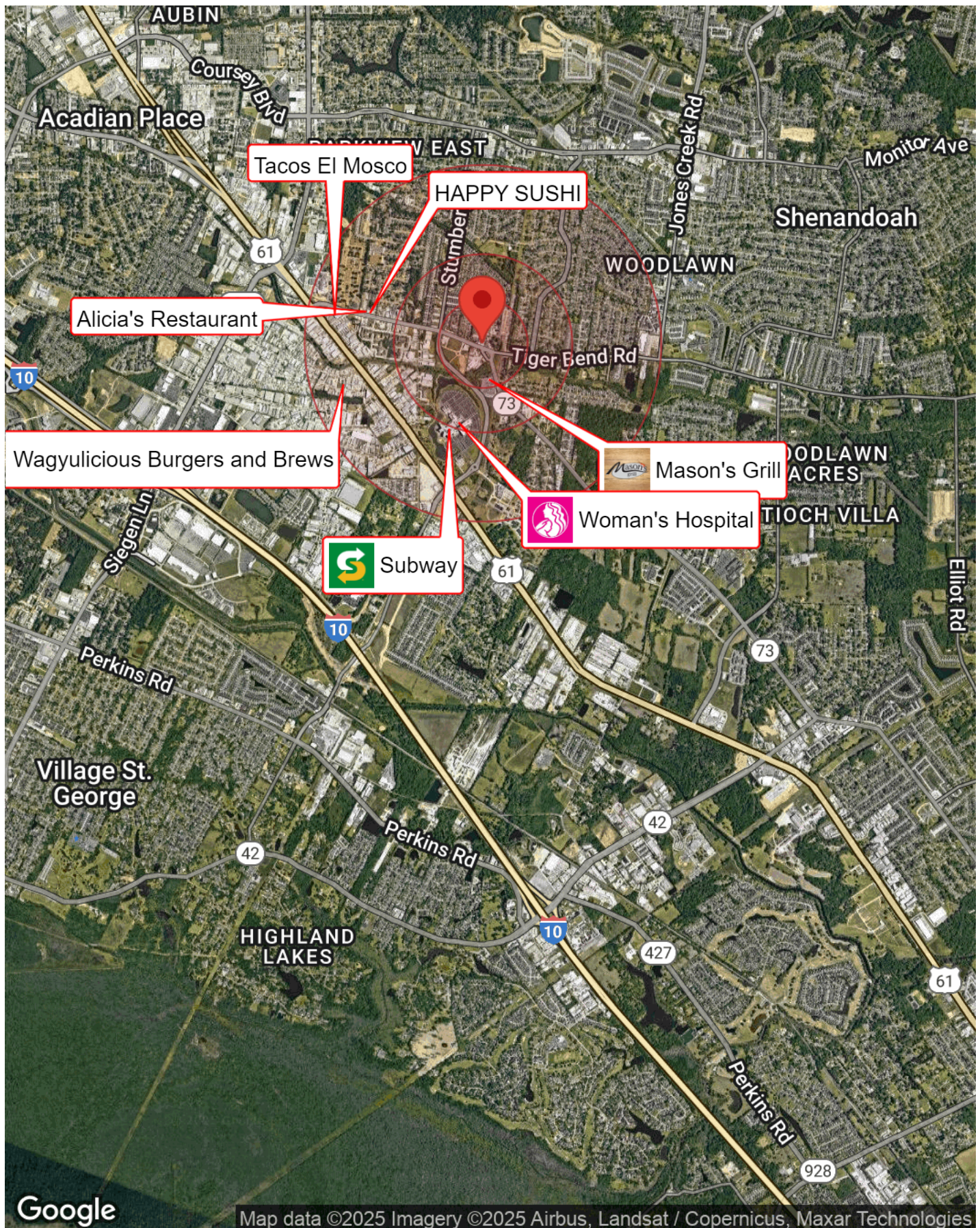




# BUSINESS MAP

Chateau Commons  
13441 Tiger Bend Road | Baton Rouge, LA 70817

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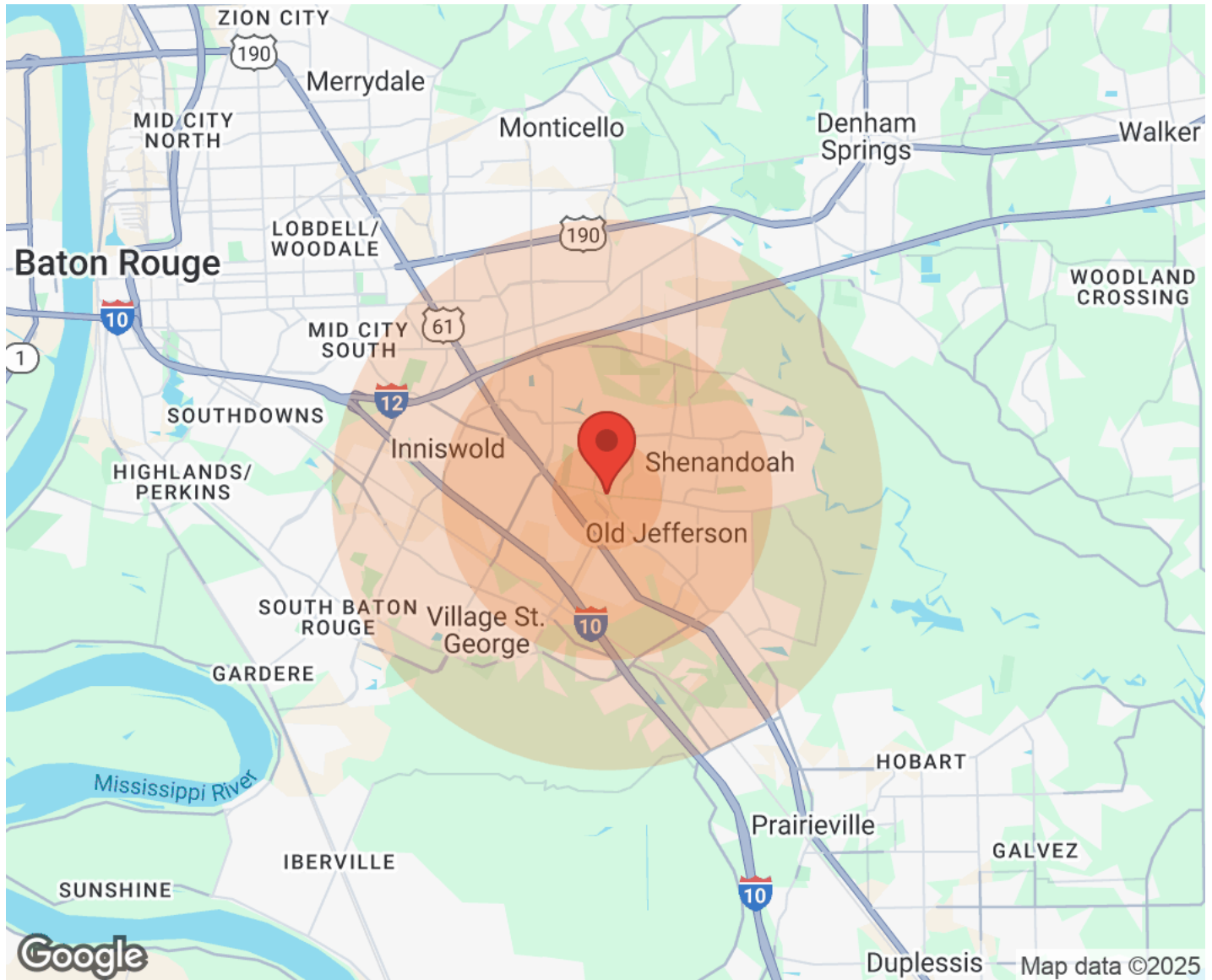




# DETAILED DEMOGRAPHICS

Chateau Commons  
13441 Tiger Bend Road | Baton Rouge, LA 70817

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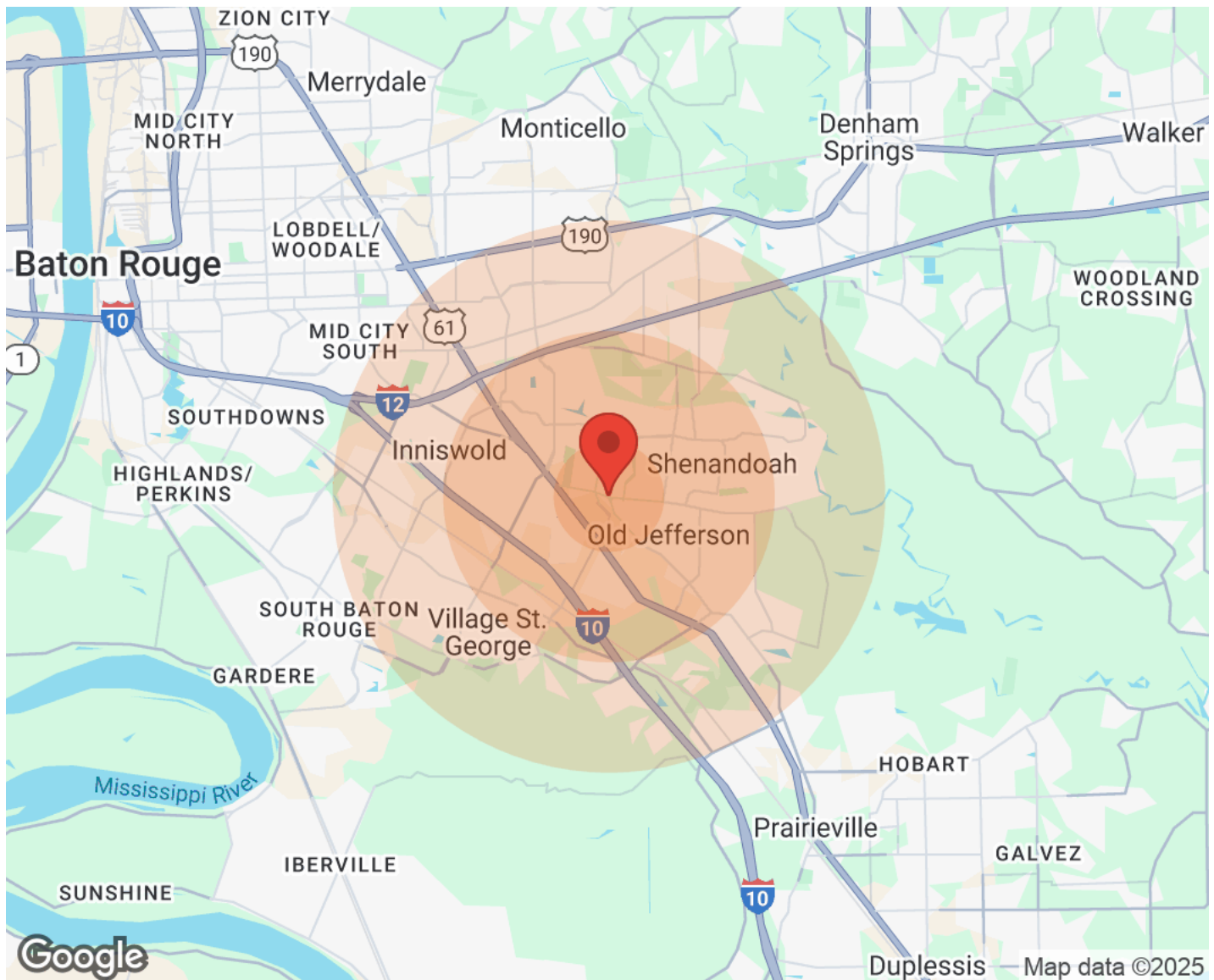


| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 4,897  | 31,770  | 72,044  |
| Female           | 5,016  | 33,676  | 78,204  |
| Total Population | 9,913  | 65,446  | 150,248 |
| Housing          | 1 Mile | 3 Miles | 5 Miles |
| Total Units      | 4,419  | 29,062  | 67,391  |
| Occupied         | 4,259  | 27,461  | 63,087  |
| Owner Occupied   | 2,700  | 16,745  | 40,871  |
| Renter Occupied  | 1,559  | 10,716  | 22,216  |
| Vacant           | 160    | 1,601   | 4,304   |
| Race             | 1 Mile | 3 Miles | 5 Miles |
| White            | 7,282  | 46,034  | 100,304 |
| Black            | 2,089  | 15,603  | 40,609  |
| Am In/AK Nat     | N/A    | 45      | 109     |
| Hawaiian         | 5      | 10      | 10      |
| Hispanic         | 409    | 3,567   | 7,507   |
| Multi-Racial     | 442    | 4,166   | 8,818   |

# DETAILED DEMOGRAPHICS

Chateau Commons  
13441 Tiger Bend Road | Baton Rouge, LA 70817

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| Age        | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|------------|--------|---------|---------|---------------------|----------|----------|----------|
| Ages 0-4   | 490    | 3,312   | 7,559   | Median              | \$65,321 | \$61,486 | \$60,858 |
| Ages 5-9   | 645    | 4,293   | 9,814   | < \$10,000          | 59       | 943      | 2,482    |
| Ages 10-14 | 640    | 4,181   | 9,649   | \$10,000-\$14,999   | 123      | 912      | 2,290    |
| Ages 15-19 | 643    | 4,299   | 9,899   | \$15,000-\$19,999   | 140      | 1,182    | 2,706    |
| Ages 20-24 | 643    | 4,318   | 9,985   | \$20,000-\$24,999   | 52       | 1,362    | 3,248    |
| Ages 25-29 | 628    | 4,351   | 9,958   | \$25,000-\$29,999   | 153      | 1,035    | 2,676    |
| Ages 30-34 | 585    | 4,382   | 9,929   | \$30,000-\$34,999   | 179      | 1,368    | 3,142    |
| Ages 35-39 | 589    | 4,584   | 10,133  | \$35,000-\$39,999   | 123      | 1,068    | 2,468    |
| Ages 40-44 | 643    | 4,768   | 10,392  | \$40,000-\$44,999   | 216      | 1,571    | 3,308    |
| Ages 45-49 | 709    | 4,871   | 10,729  | \$45,000-\$49,999   | 292      | 1,548    | 3,334    |
| Ages 50-54 | 752    | 4,841   | 10,751  | \$50,000-\$60,000   | 446      | 2,418    | 5,109    |
| Ages 55-59 | 755    | 4,607   | 10,343  | \$60,000-\$74,000   | 401      | 2,632    | 5,993    |
| Ages 60-64 | 681    | 4,000   | 9,181   | \$75,000-\$99,999   | 616      | 3,453    | 8,475    |
| Ages 65-69 | 556    | 3,175   | 7,453   | \$100,000-\$124,999 | 446      | 2,941    | 6,232    |
| Ages 70-74 | 429    | 2,265   | 5,584   | \$125,000-\$149,999 | 387      | 1,972    | 3,663    |
| Ages 74-79 | 271    | 1,529   | 3,841   | \$150,000-\$199,999 | 278      | 1,987    | 4,098    |
| Ages 80-84 | 130    | 827     | 2,306   | > \$200,000         | 136      | 1,054    | 3,150    |
| Ages 85+   | 124    | 843     | 2,742   |                     |          |          |          |





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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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