SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

DOWNTOWN OFFICE BUILDING WITH PARKING

854 MAIN STREET, BATON ROUGE, LA 70802

4,032 SF

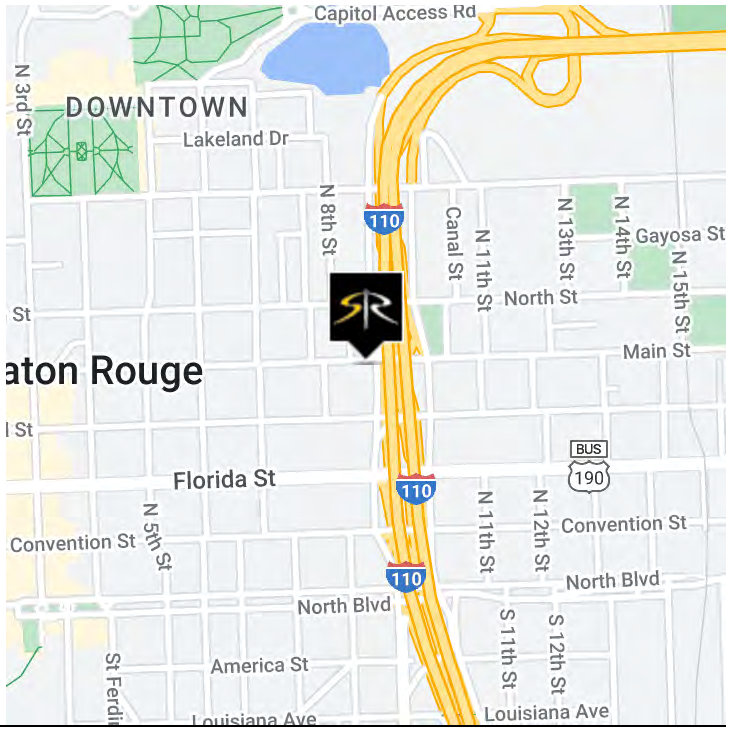


OFFERING SUMMARY

Sale Price:	**$575,000**	~~$650,000~~
Building Size:	**4,032 SF**	
Price / SF:	**$142.61/SF**	~~$161.21~~

PROPERTY HIGHLIGHTS

- **Conveniently located Office Building at the corner of Main Street and 9th Street with Off-Street Parking.**
- **Excellent access to Downtown Baton Rouge, with the Capitol and Courthouses a moment away.**
- **Currently 50% leased, with one Tenant relocating soon.**
- **Soon to be available suite:**
- **8 Offices**
- **Reception**
- **IT/Printers/File Storage Rooms**
- **Shared Restrooms and Breakroom**



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

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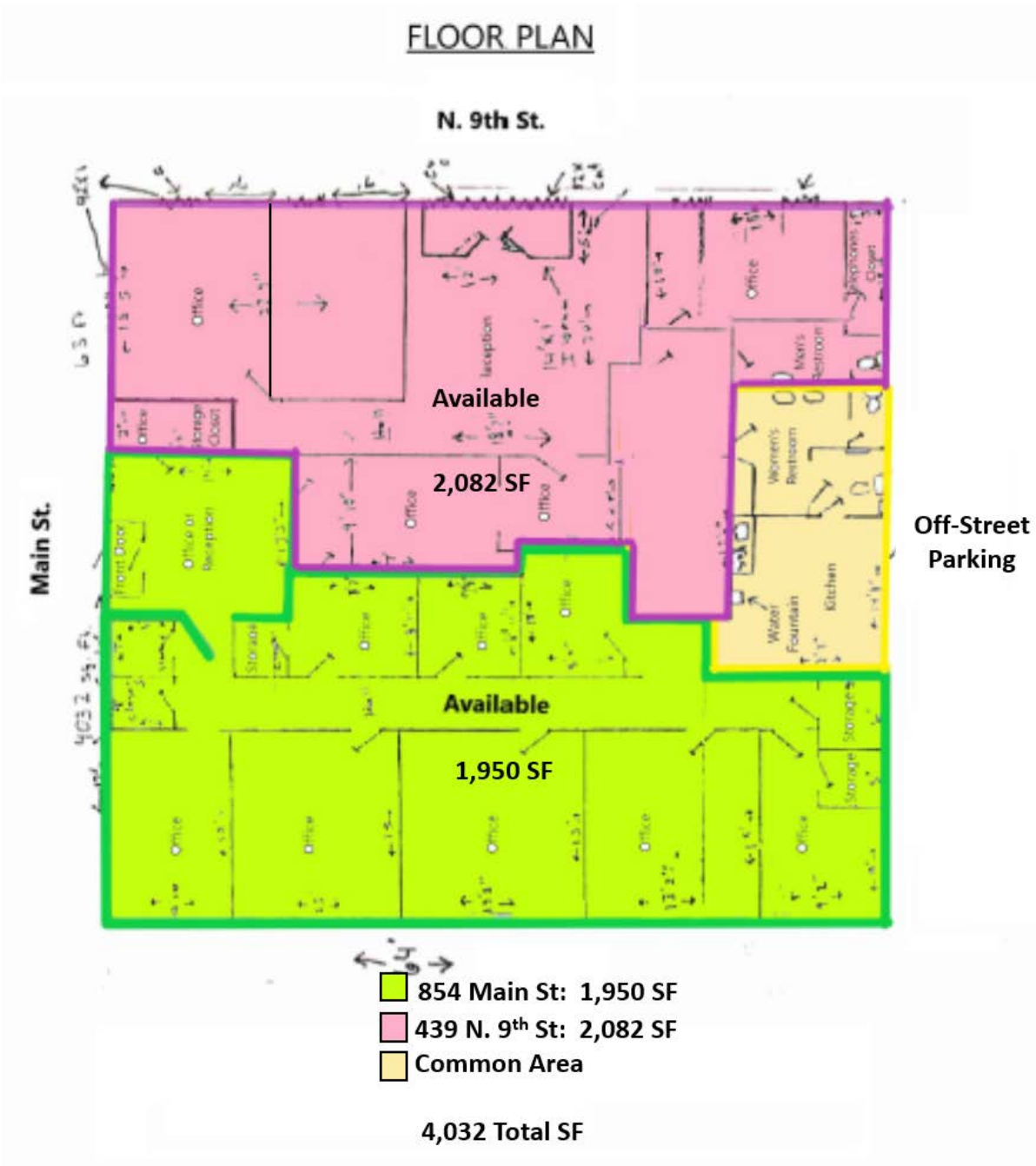
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FLOOR PLAN

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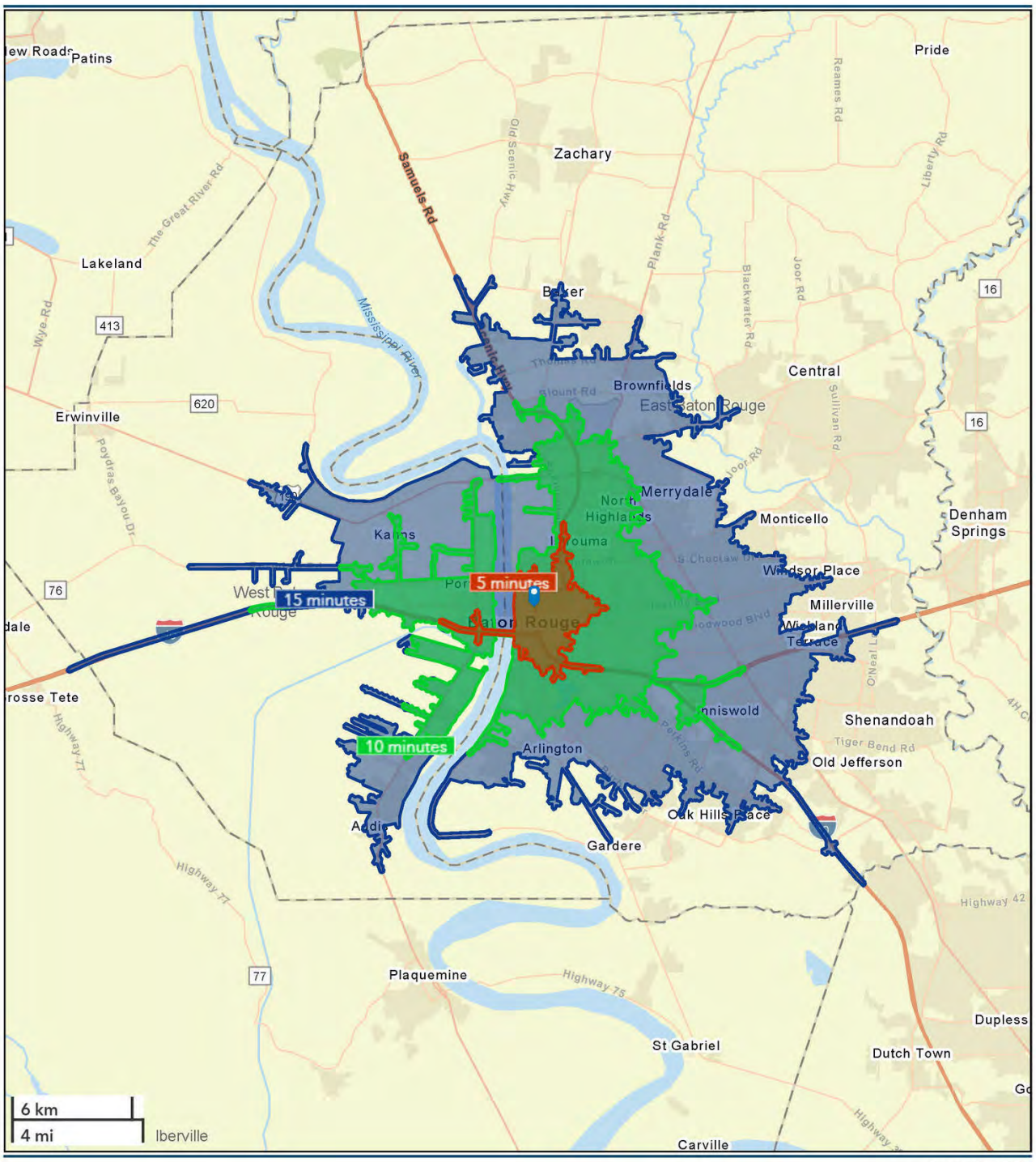
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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