



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
AFFORDABLE, AMPLE PARKING OFFICE ON JEFFERSON HWY.
619 JEFFERSON HWY., SUITE 2-G, BATON ROUGE, LA 70806

4,308 SF

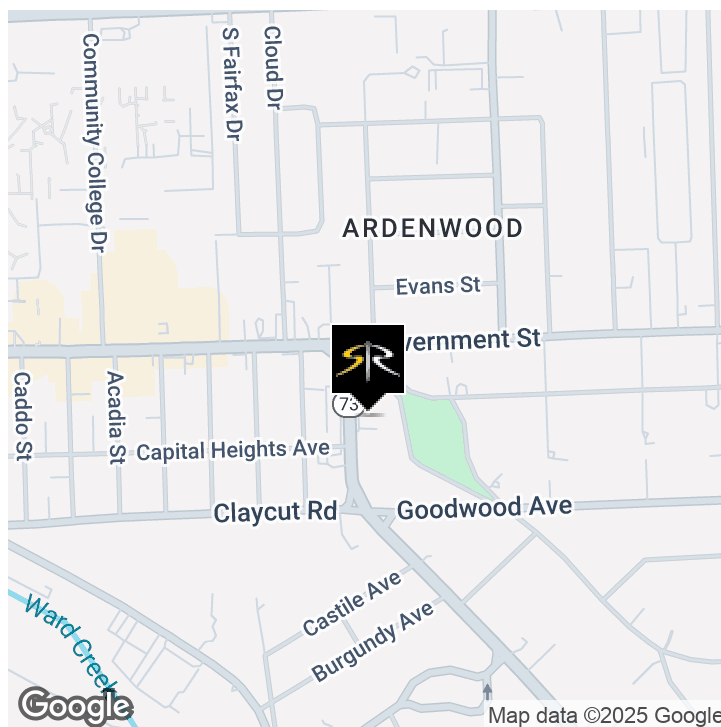


OFFERING SUMMARY

Lease Rate:	\$11.43 SF/yr (MG)
Available SF:	4,308 SF
Zoning:	B1

PROPERTY HIGHLIGHTS

- Affordable, High Parking Ratio Office on Jefferson near Government St.
- \$11.43/ft Modified Gross (\$4,105/month)
- Tenant pays Utilities + low CAM
- Landlord pays Property Tax & Insurance
- Nice Curb Appeal with Quiet Tenant Mix
- Reserved Covered Parking Rear of Building
- Visitor Parking in Front of Building
- Established Location with Great Curb Appeal
- Available Immediately
- Local, high-quality Landlord



MATTHEW SHIRLEY
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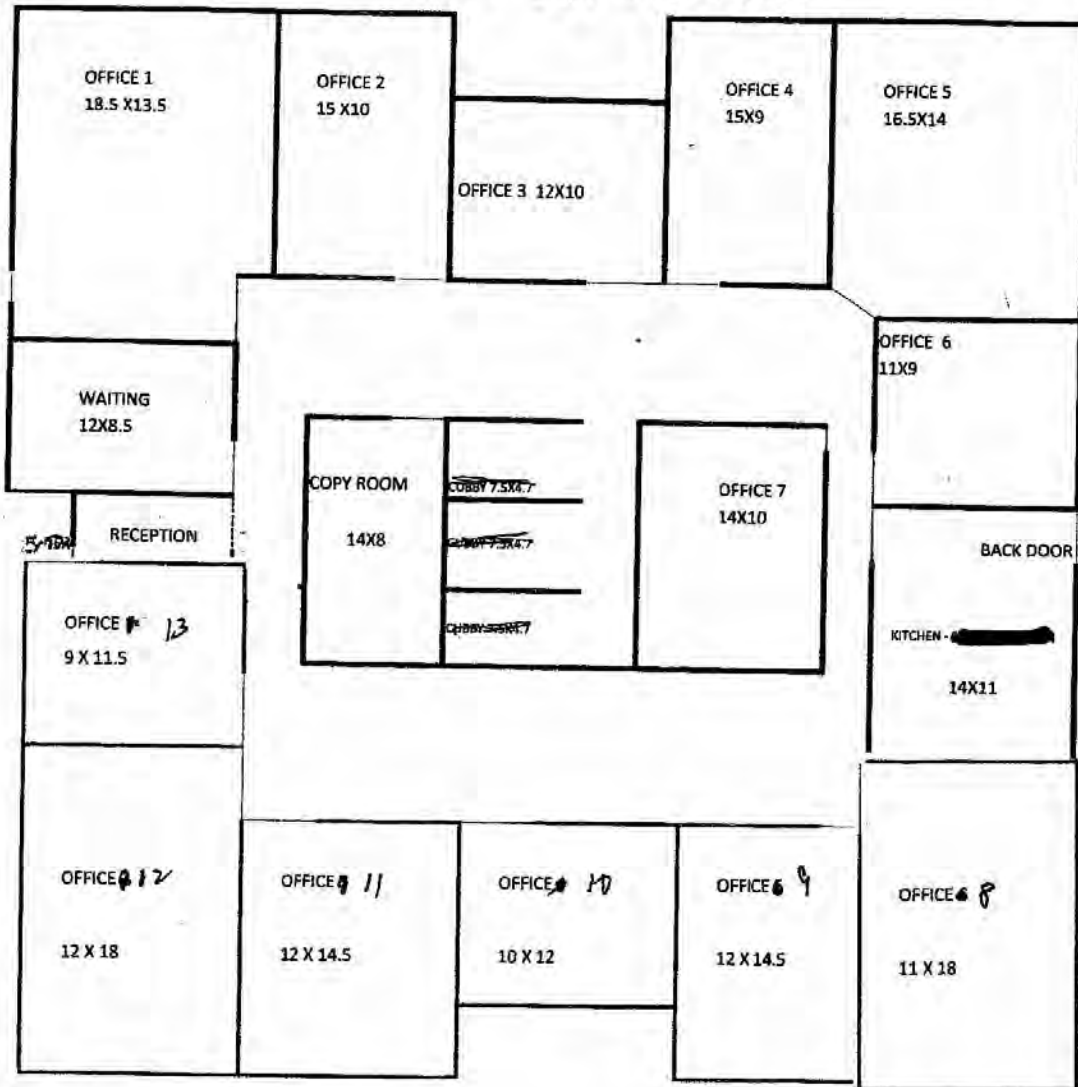
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FLOOR PLAN SUITE 2-G, 619 JEFFERSON HWY

4,308 SQ. FT. RENTABLE



DIMENSIONS ARE APPROXIMATE - SHOWN IN FEET

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