



**SUPERIOR DRIVE
OFFICE
FOR SALE**

5545 Superior Drive
Baton Rouge, LA 70816



STERLING HALL

Broker/Owner

225.610.SOLD (7653)

Sterling@EmergeProperties.com



FOR SALE
SUPERIOR DRIVE OFFICE
5545 SUPERIOR DRIVE, BATON ROUGE, LA 70816
3,696 SF | 0.47 ACRES



LISTING HIGHLIGHTS

Printed Jan 2026

Listing Price:	\$399,900
Lot Size:	0.46 acres
Building Size:	3,696 SF
# Offices:	6 Private, 1 Bullpen, 1 Flex Room
# Parking Spaces:	18 Designated
- HUGE FLEX ROOM 25 ft x 42 ft +/- - Situated on 2 lots with paved access to the rear of the property for additional parking or storage needs. - Easy access to Sherwood Forest Blvd and Jefferson Highway 3 HVAC units installed in March 2019 - Lounge, Bullpen, Conference Room, Kitchen & Server/Storage Room	



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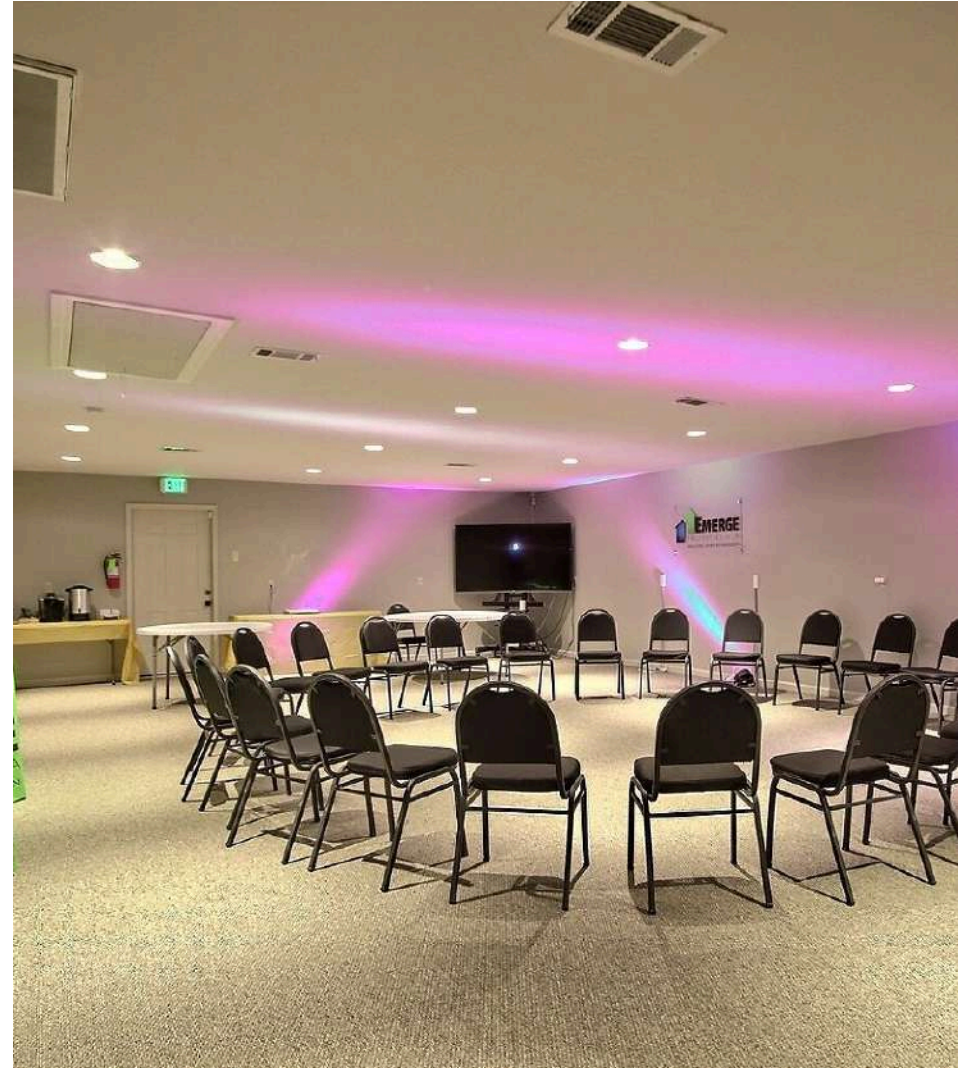
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OVERVIEW:

- **HUGE FLEX ROOM 25 ft x 42 ft +/-**
 - perfect for meetings, trainings, ceremonies, performances and more
- Welcoming entry **foyer** with 1st private office overseeing
- Currently **5 private** offices
 - 3 larger size offices
 - 2 of them corner offices
 - Primary Office includes private bathroom with a shower
- Large **Conference Room** with glass window wall
- **Lounge/client** area next to entry foyer
- Open **bullpen** office space
- Central **Kitchen** with ample storage, fridge and space for table and chairs
- Secure **server/storage** room (or 6th private office)
- Possibility to close off portion of Flex room to create additional private office or storage.
- 3 HVAC units installed in March 2019
- Whole building gas generator on site but not currently being used
- CAT4 run throughout the building (currently pulled in attic)
- Situated on 2 lots with paved access to the rear of the property for additional parking or storage needs.
- Easy access to Sherwood Forest Blvd and Jefferson Highway



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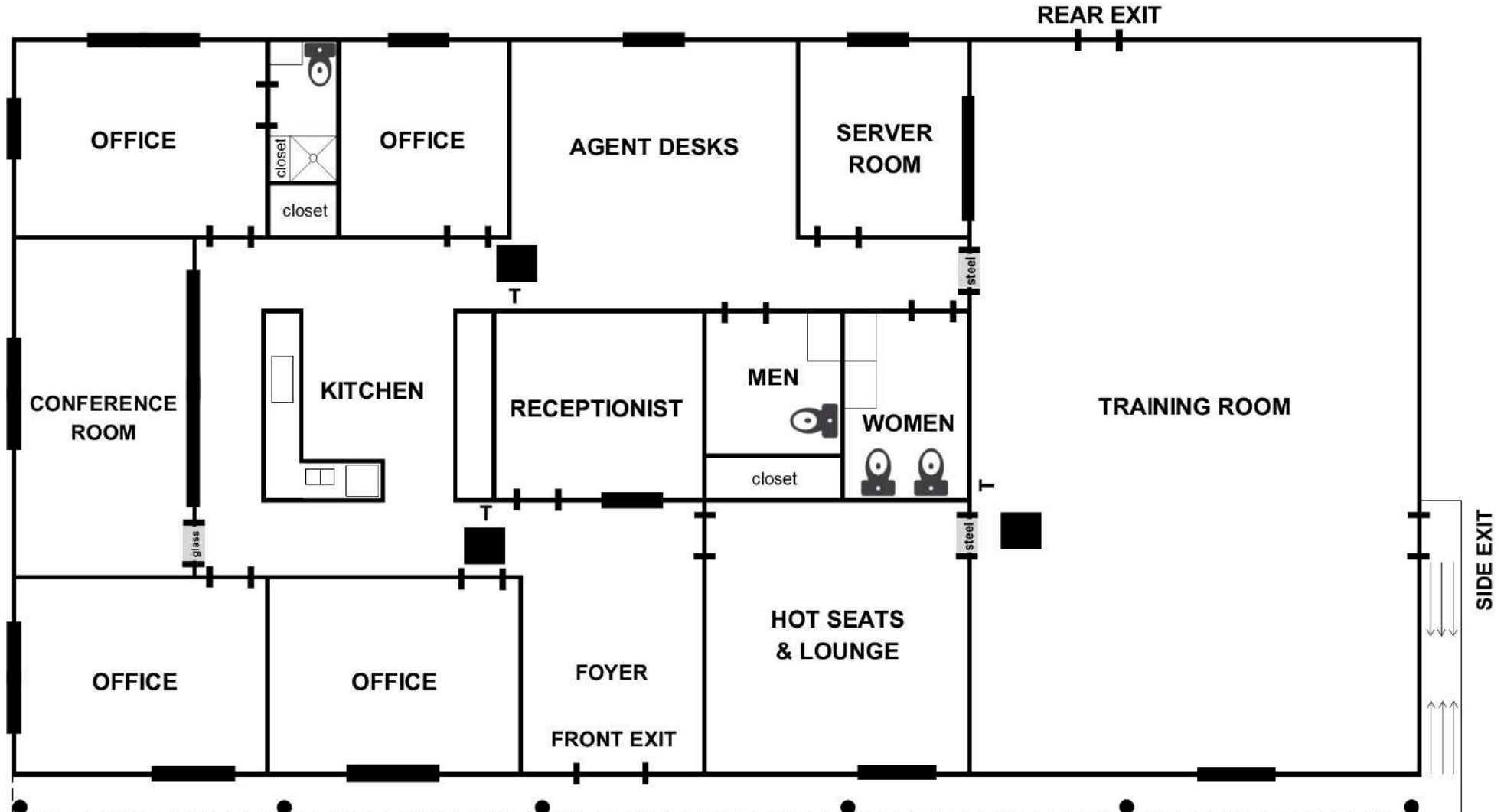
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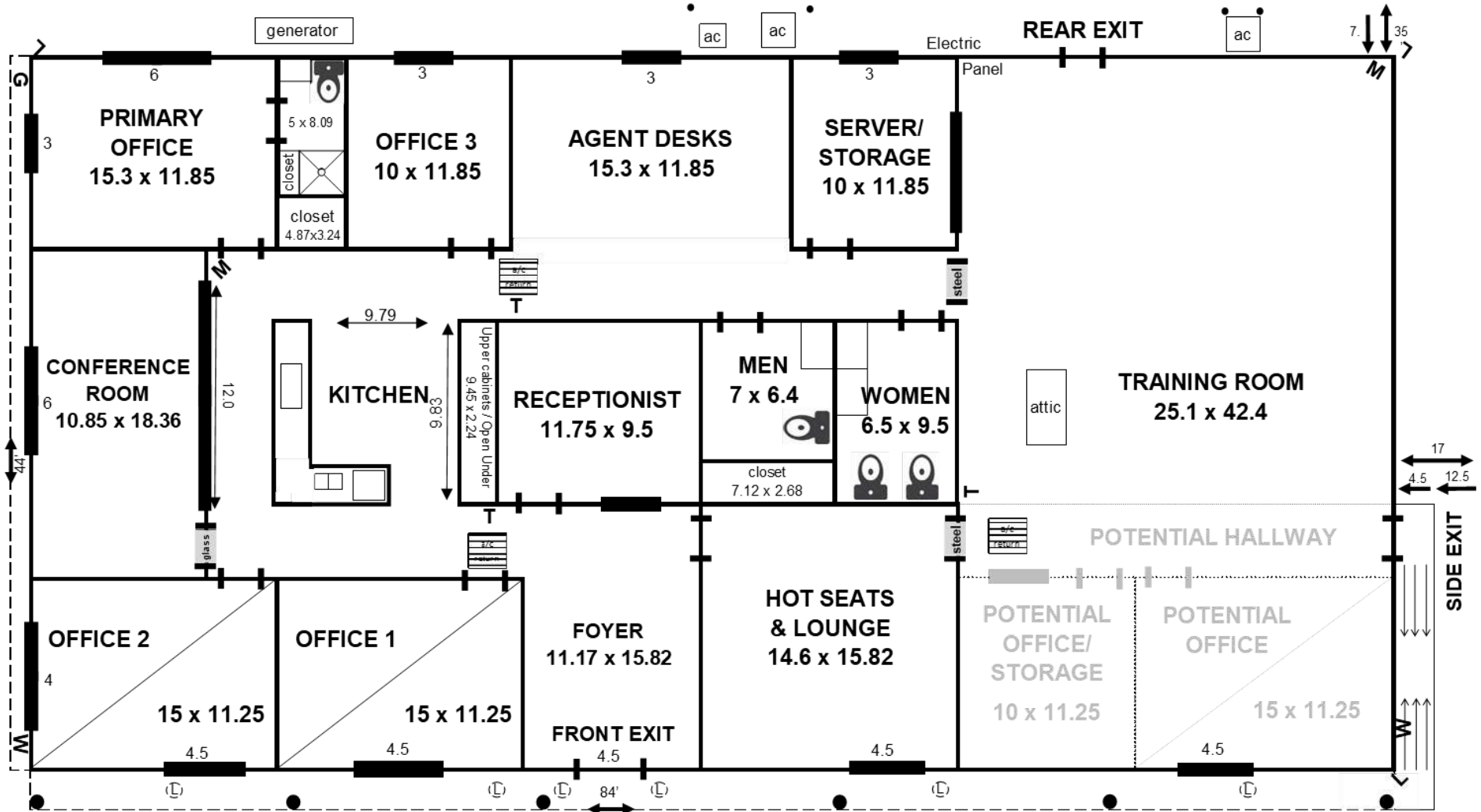
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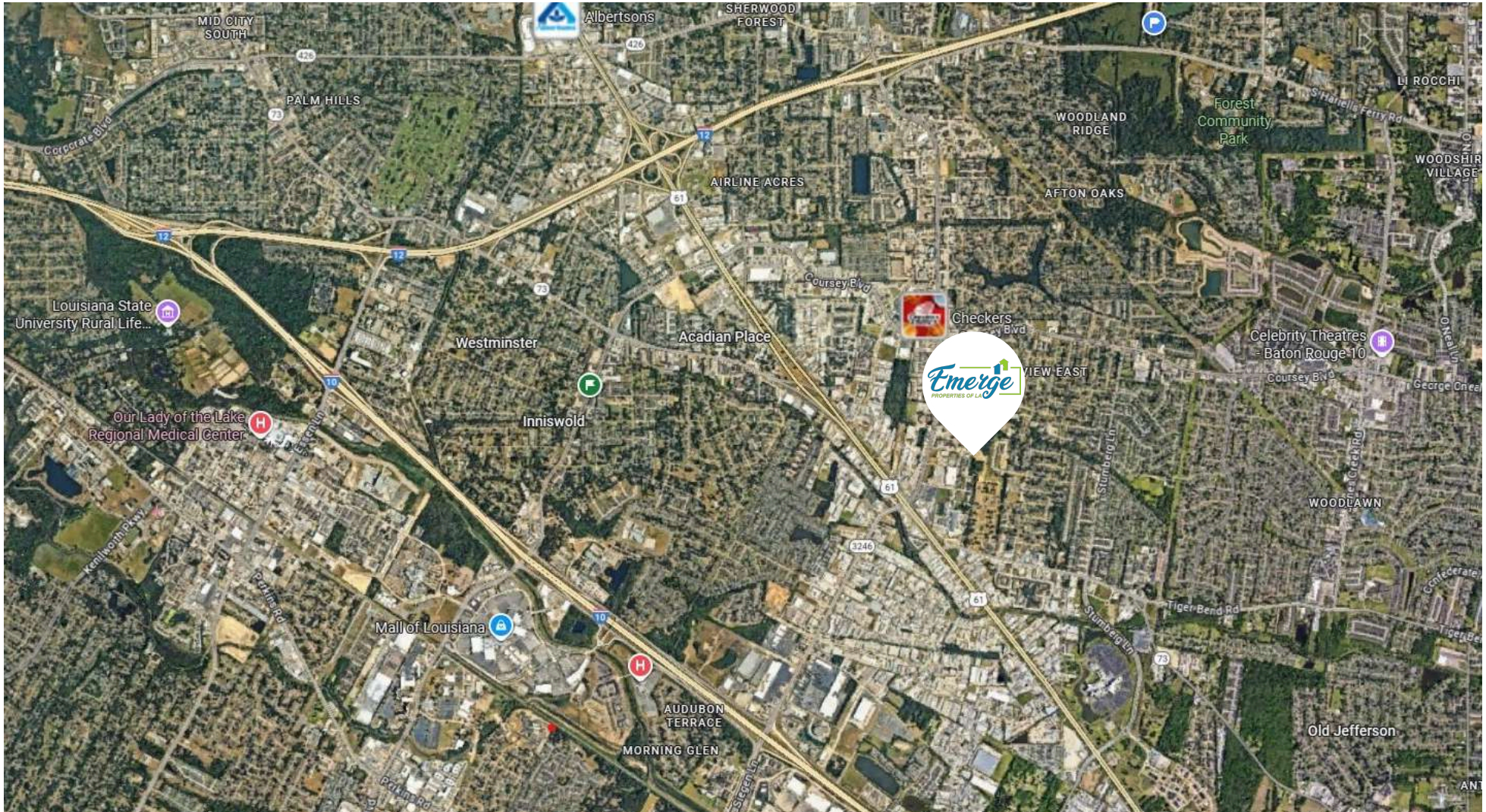
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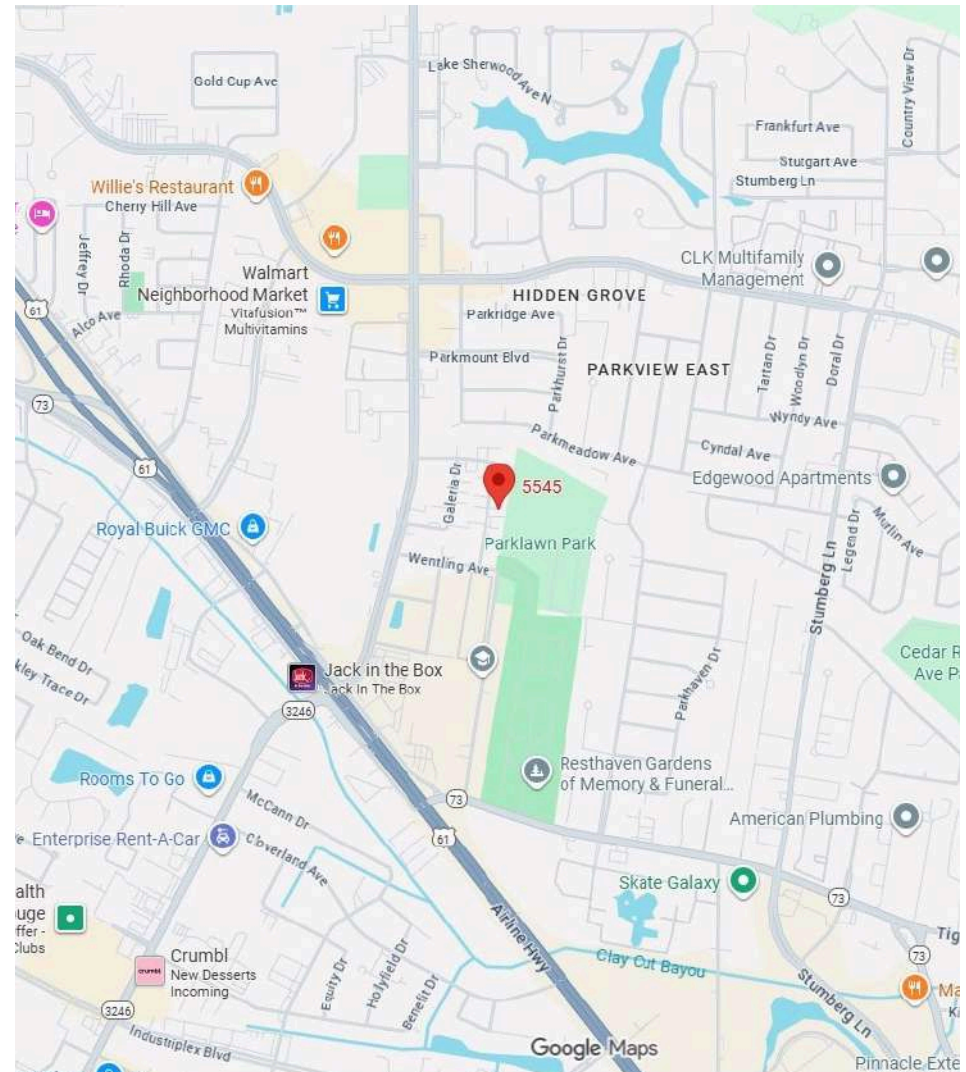
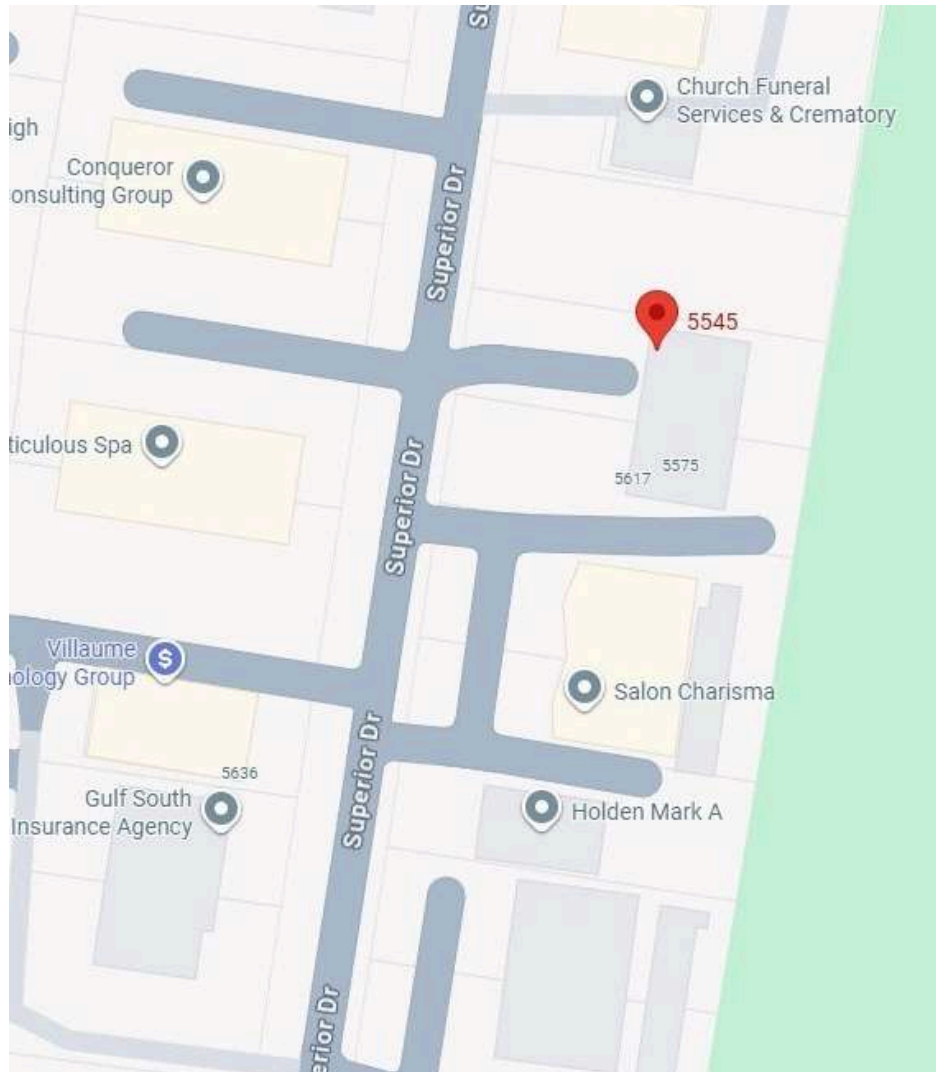
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