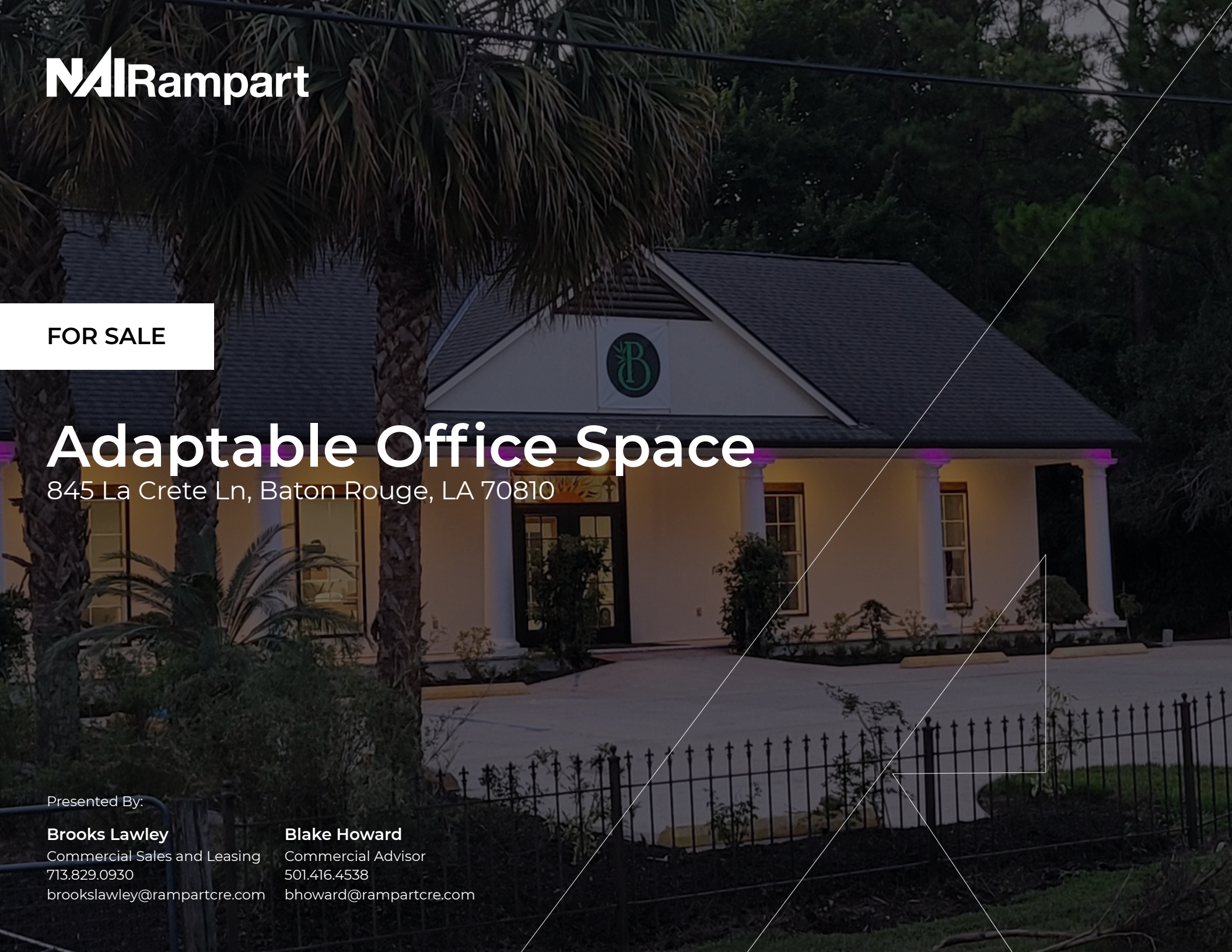




NARampart

FOR SALE

Adaptable Office Space

845 La Crete Ln, Baton Rouge, LA 70810

Presented By:

Brooks Lawley

Commercial Sales and Leasing

713.829.0930

brookslawley@rampartcre.com

Blake Howard

Commercial Advisor

501.416.4538

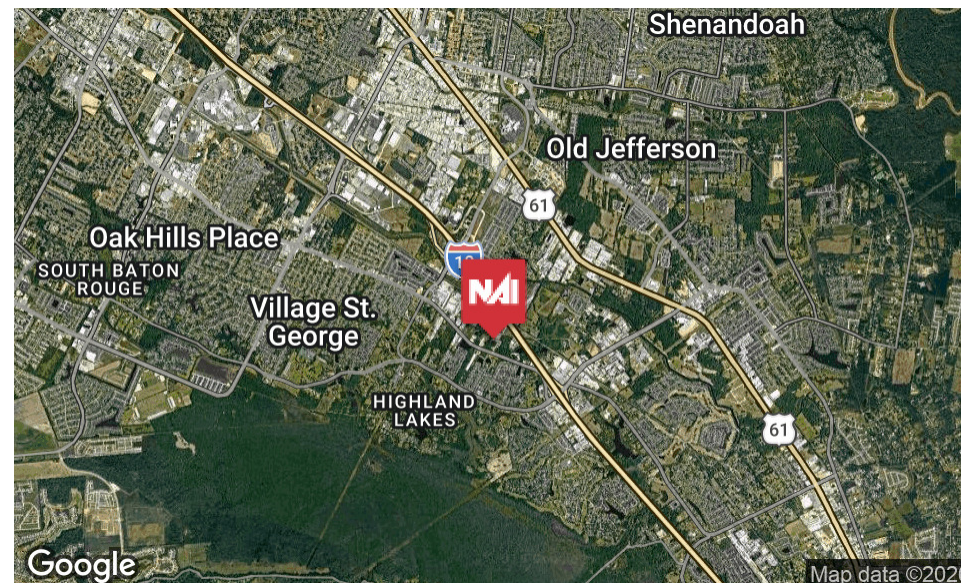
bhoward@rampartcre.com

PROPERTY DESCRIPTION

845 La Crete Lane is positioned in the growing south Baton Rouge / 70810 corridor within East Baton Rouge Parish, with access to nearby areas including Gardere, Old Jefferson, District 8, Baton Rouge, and the broader Baton Rouge MSA. The site benefits from proximity to I-10, Airline Highway, Highland Road, Perkins Road, and the expanding Pecue Lane corridor, making it a strong location for a buyer seeking access to both residential rooftops and regional traffic patterns.

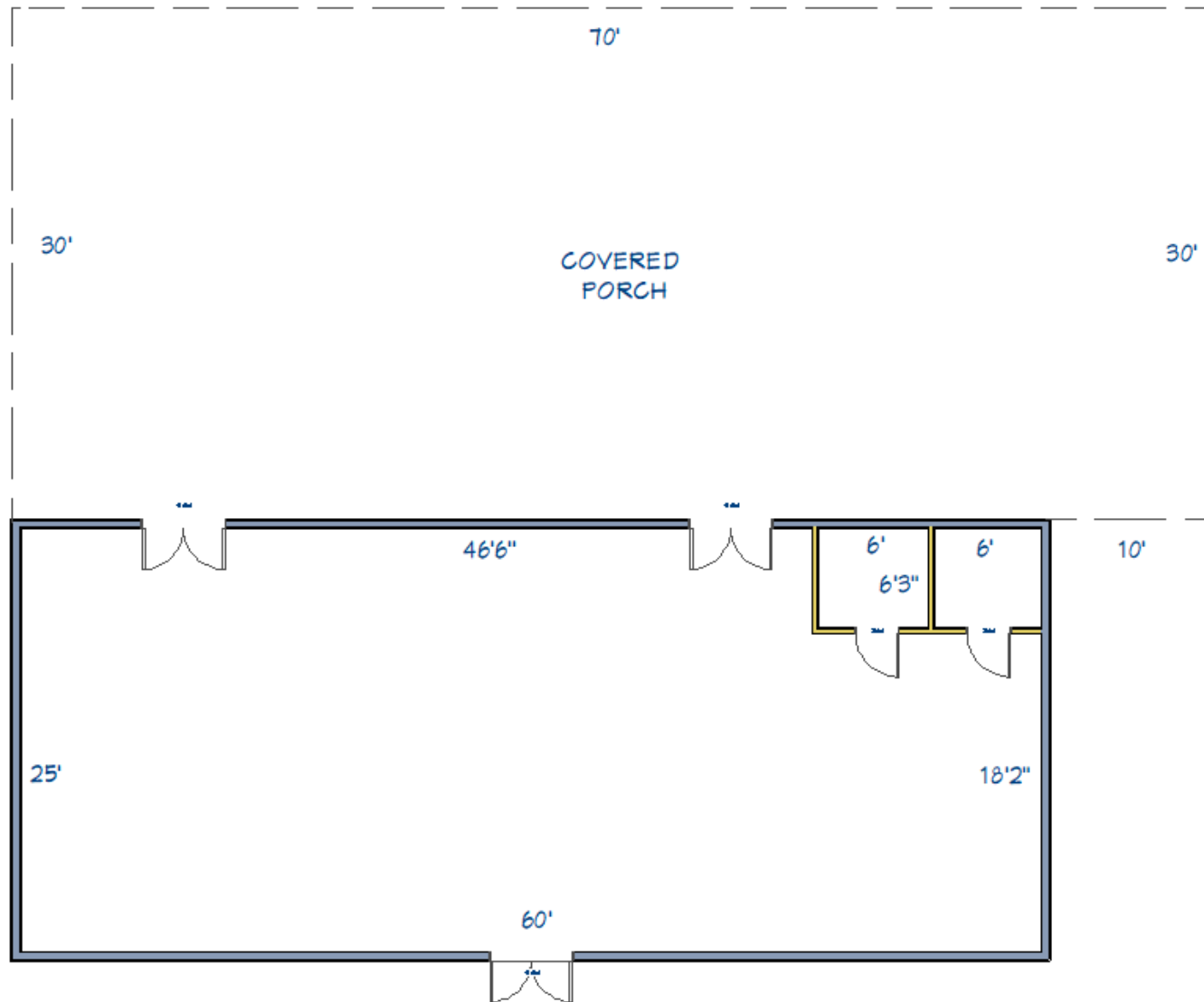
The surrounding market combines a strong nearby business base with an affluent residential profile, which may benefit a buyer considering service, retail, office, or neighborhood-serving commercial uses. Within a 3-minute drive, the area includes 120 businesses and a 2025 median household income of \$122,511; within 5 minutes, it expands to 492 businesses and a median household income of \$105,125; and within 10 minutes, the market reaches 4,285 businesses with a median household income of \$101,275. This mix of business activity and high household income suggests a trade area with both commercial demand and consumer spending capacity.

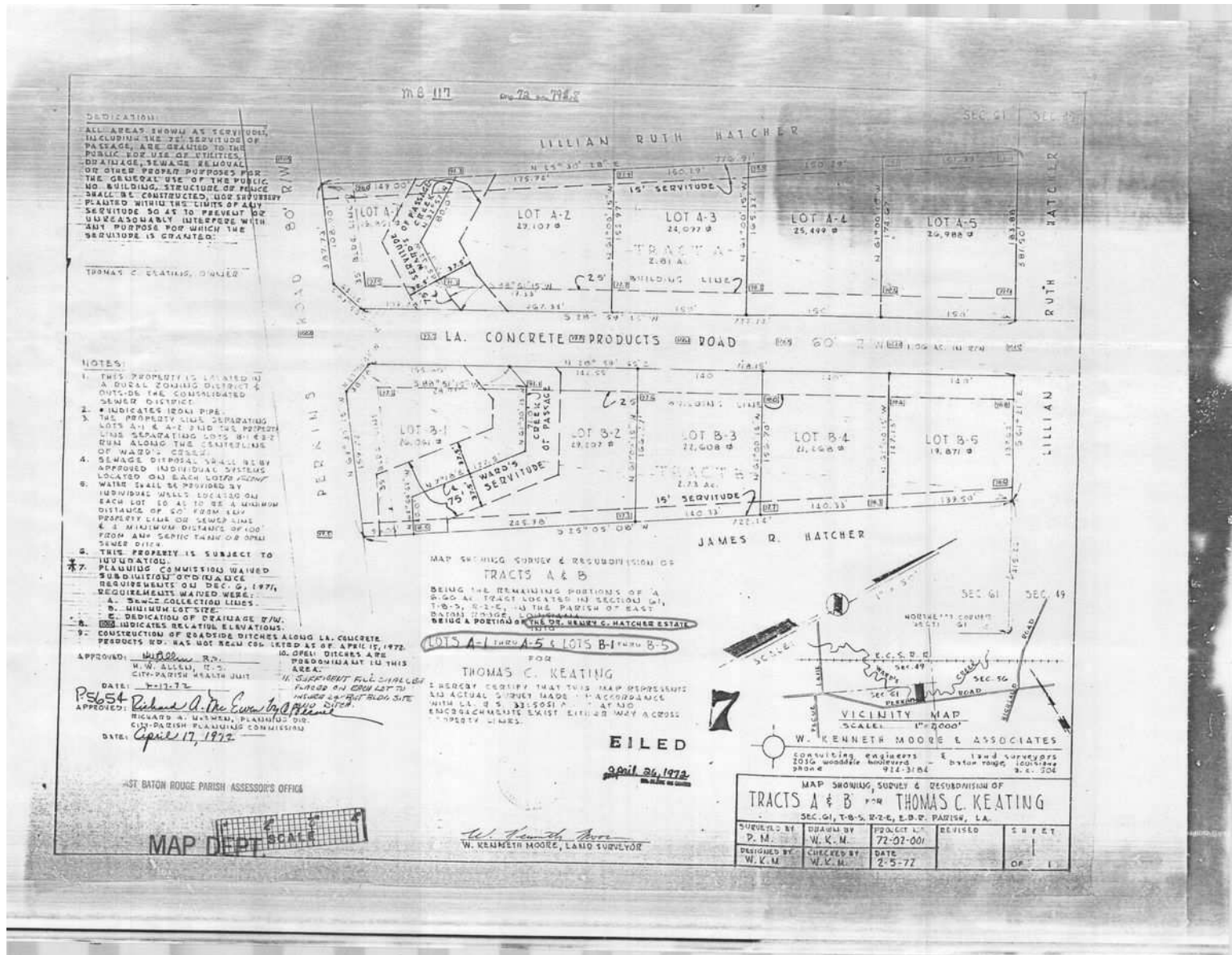
Several area improvements and developments could further benefit a buyer. The Pecue Lane interchange at I-10 opened in 2026, improving interstate access in the surrounding south Baton Rouge/St. George corridor, while the broader Pecue project was described as a major interchange project by DOTD. Nearby, the Perkins Road project from Pecue to Siegen broke ground in 2026 and is planned to widen the roadway, add turning improvements, and improve traffic flow, which may strengthen long-term accessibility and commercial visibility in the surrounding area. Additionally, Highland Road improvements between Perkins and Old Perkins are planned to add capacity near the I-10 ramps and reduce congestion, further supporting access through the nearby corridor.



OFFERING SUMMARY

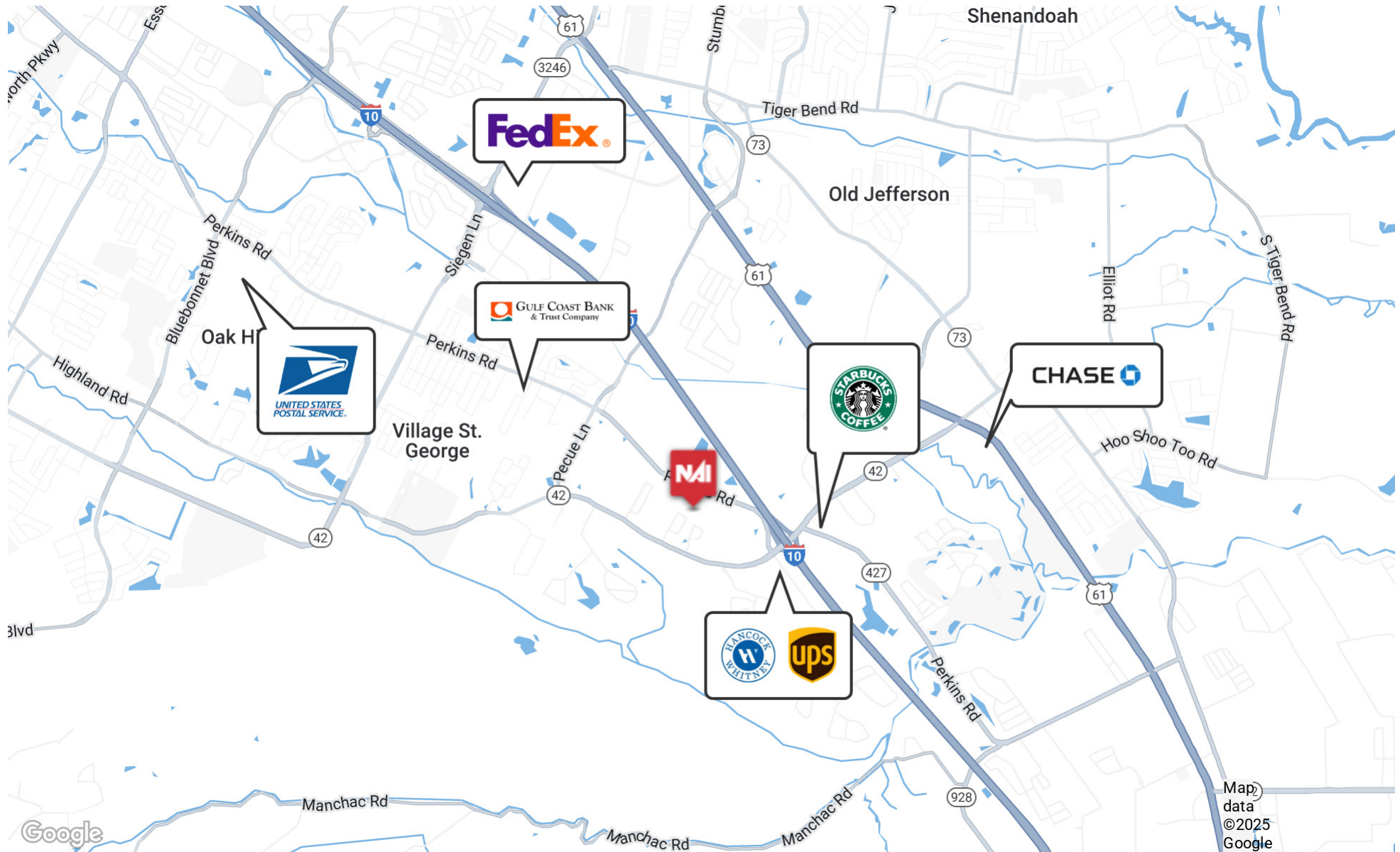
Sale Price:	\$700,000
Lot Size:	.589 Ac
Building Size:	1,544 SF
Amenities:	Kitchenette, Large Porch
Zoning:	A-2
Parking Spaces:	8+





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