



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE INVESTMENT OFFICE COMPLEX FOR SALE

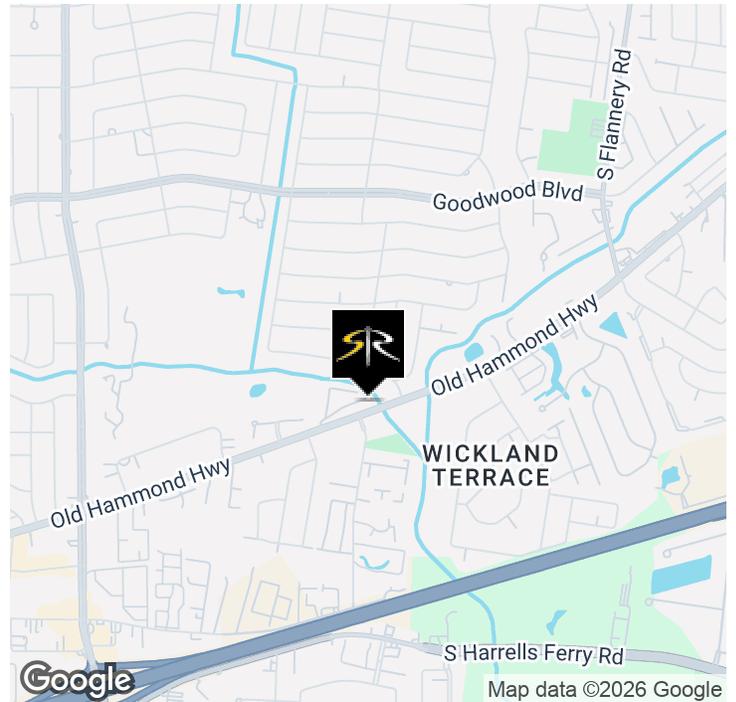
12097 OLD HAMMOND HIGHWAY, BATON ROUGE, LA 70816

11,952 SF



OFFERING SUMMARY

Sale Price:	\$775,000
Buildings Combined Size:	11,952 SF
# Of Buildings	3
Stories:	2
Units:	12-13
Lot Size:	0.81 Acres
Price / SF:	\$64.84
Cap Rate:	8.38%
NOI:	\$64,932
Utilities:	Individually Metered
Zoning:	B-1, Transitional
Parking:	Front and Rear
Old Hammond Hwy Frontage:	303'



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PROPERTY OVERVIEW

- Now available for sale is a multi-building office investment or owner/user opportunity located in the heart of Baton Rouge's Sherwood Forest corridor. The site includes three standalone office buildings, each offering its own private entrance(s) and flexible office layouts perfect for multi-tenant occupancy, owner-user use, or boutique professional suites.

PROPERTY HIGHLIGHTS

- Three (3) freestanding office buildings totaling +/-11,952 SF on a single parcel:
 - **Building 1** = 3,573 SF (D-1, D-2, D-3, D-4 and E-1)
 - **Building 2** = 4,349 SF (F-1, G-1, G-2 and H-1)
 - **Building 3** = 2,015 SF (I-1 & I-2, I-3, I-4)
- Situated on ±0.811 acres
- Zoned B-1, allowing for a wide range of professional and limited retail uses
- Multiple layouts includes multiple private offices, reception area, conference room, kitchenette, and restrooms.
- Ample on-site parking and dedicated signage on Old Hammond Hwy for visibility
- Roof and mechanical systems in good condition.
- Excellent curb appeal with attractive landscaping and traditional Masonite siding.
- **100% Occupied**
- NOI = \$64,932
- CAP Rate = 8.4%
- Legal Description: Lot 5-A, Realty Mart Subdivision situated in Section 38, T7S, R2E in Baton Rouge, Louisiana.
- Access: Excellent visibility and access along Old Hammond Hwy.



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LOCATION BENEFITS

- Centrally located between Airline Hwy and Sherwood Forest Blvd and Oneal Lane.
- Convenient access to major corridors including I-12 and Florida Blvd
- Surrounded by established residential neighborhoods, multi-family and growing commercial developments
- High traffic counts and strong local demographics for service-based businesses
- Whether you're looking to relocate your professional office or invest in an income-producing asset in one of Baton Rouge's most established corridors, 12097 Old Hammond Hwy presents an outstanding opportunity.

INVESTMENT POTENTIAL:

- This offering presents a unique opportunity to acquire a versatile office campus with excellent upside, in a convenient and dense growing area of Baton Rouge. Whether you're expanding your footprint, relocating, or seeking rental income, 12097 Old Hammond Hwy is a smart and strategic asset to own. With a diverse tenant mix and an excellent location in the heart of Baton Rouge, this fully leased property presents a stable investment opportunity with immediate cash flow.

IDEAL FOR:

- Passive Investors seeking stabilized cash flow
- 1031 Exchange buyers
- Owner-users looking for long-term hold with stable tenancy



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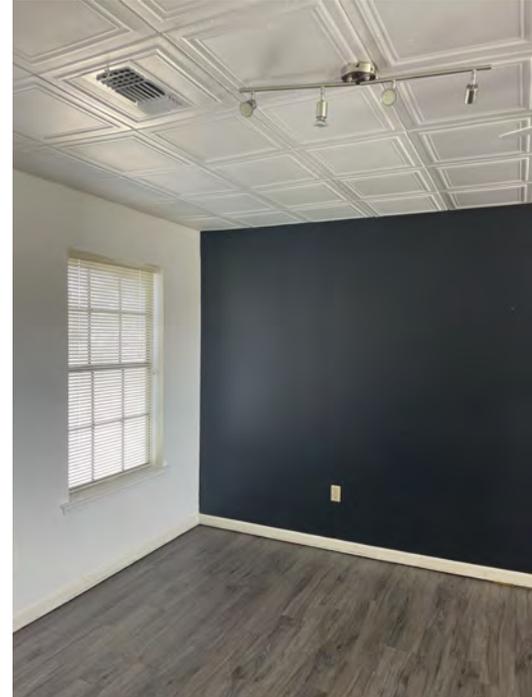


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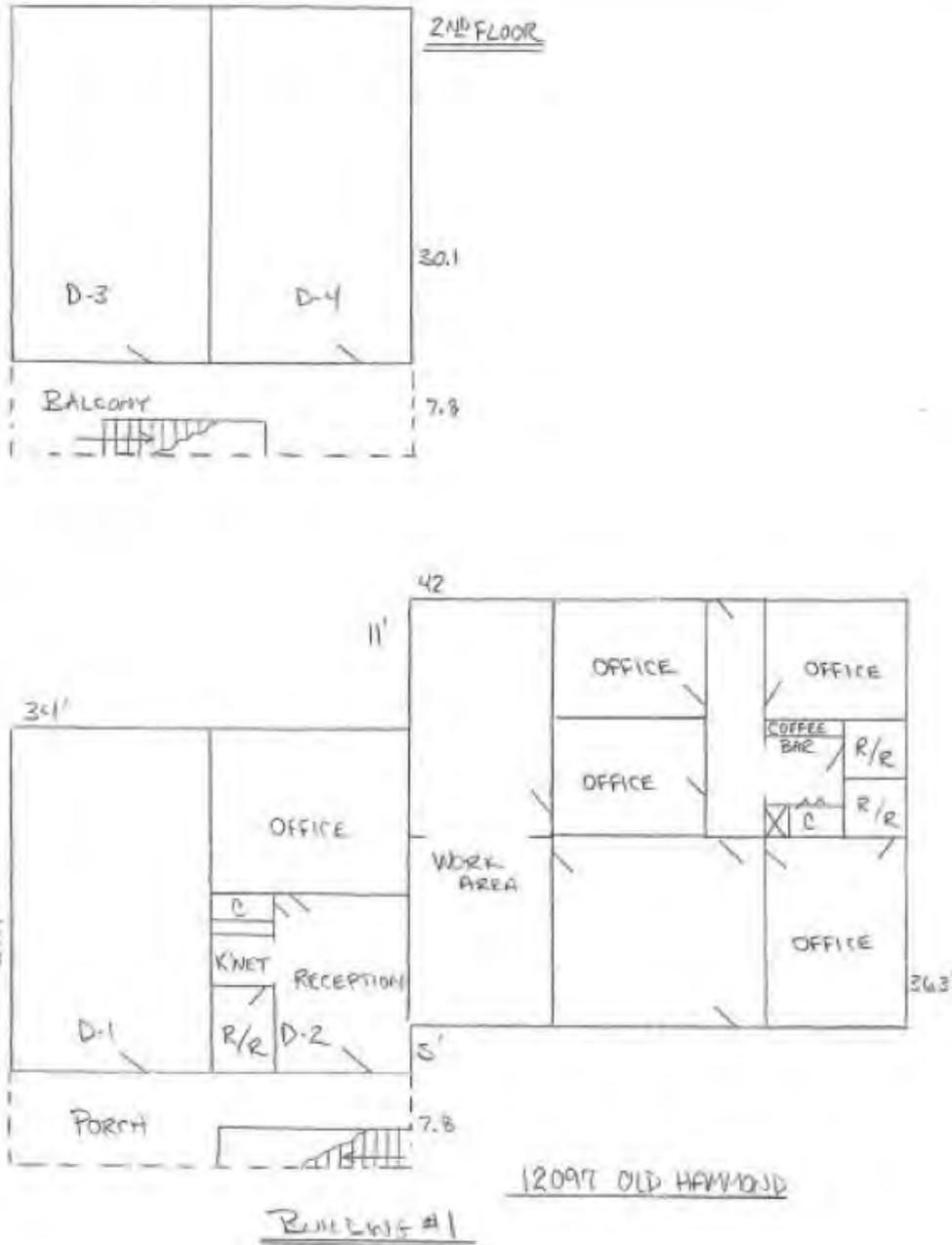
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BUILDING 1 - 1ST & 2ND FLOOR

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Floor Plan: Building 1 - 1st & 2nd Floor

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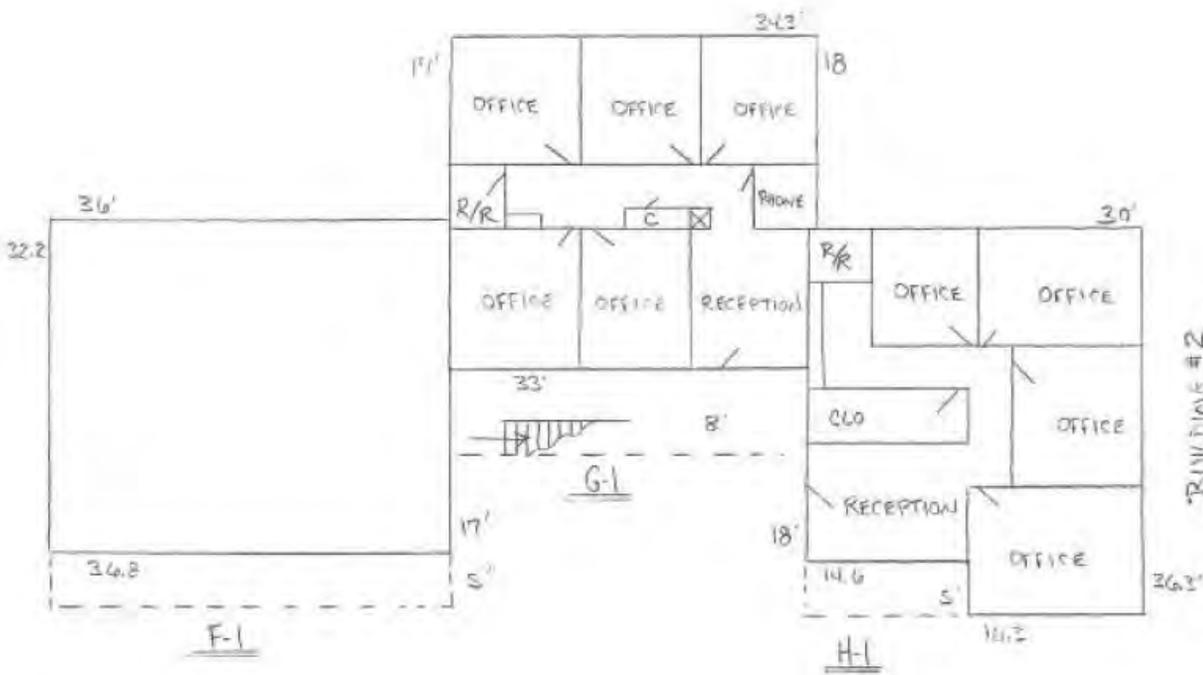
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BUILDING 2 - 1ST FLOOR

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FLOOR PLAN

Floor Plan: Building 2, 1st Floor

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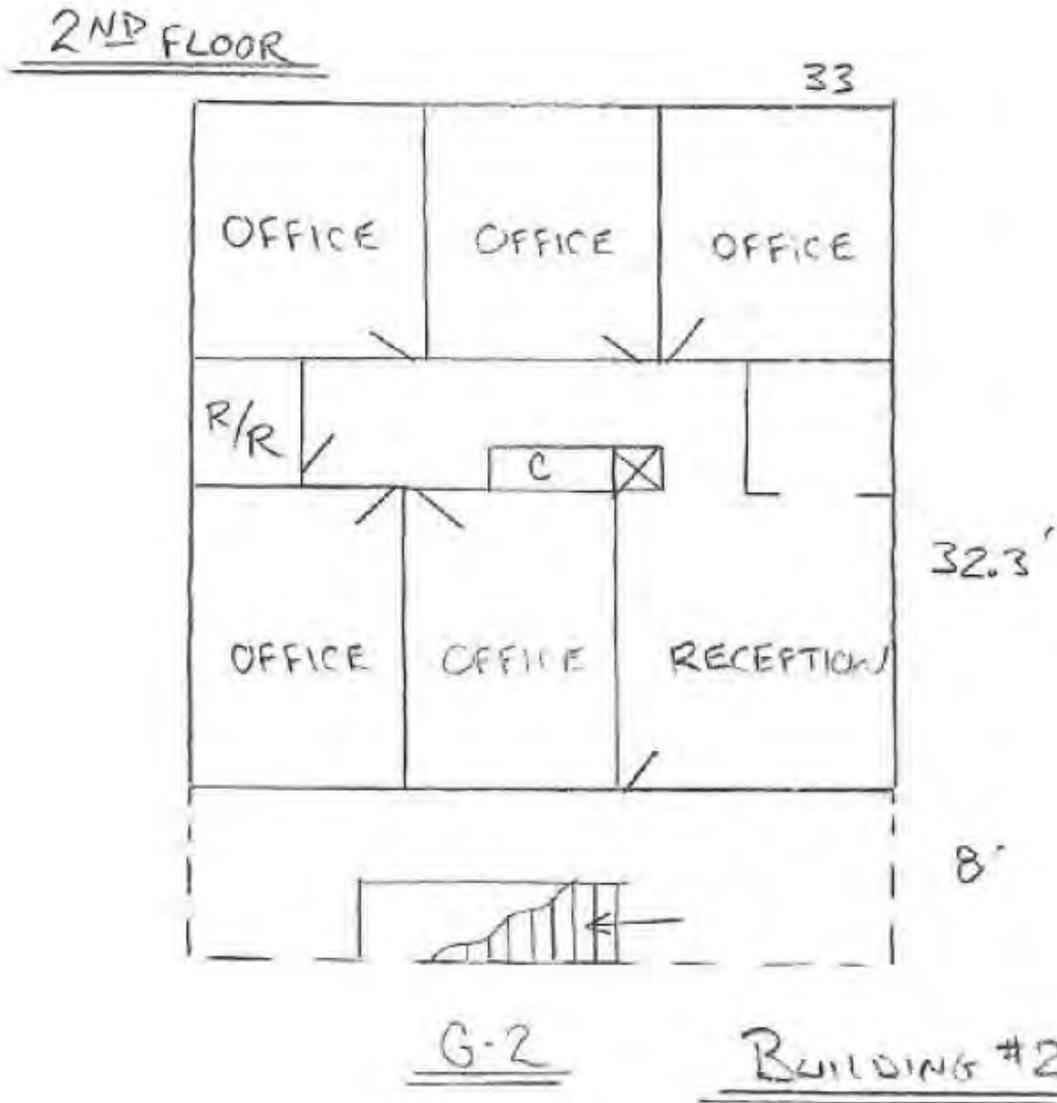
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BUILDING 2 - 2ND FLOOR

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Floor Plan: Building 2, 2nd Floor

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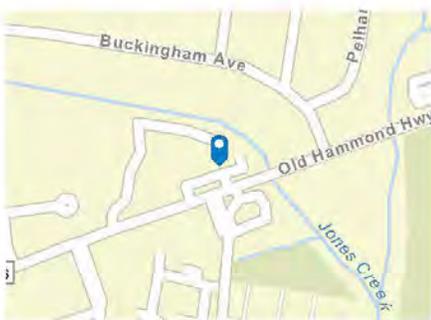
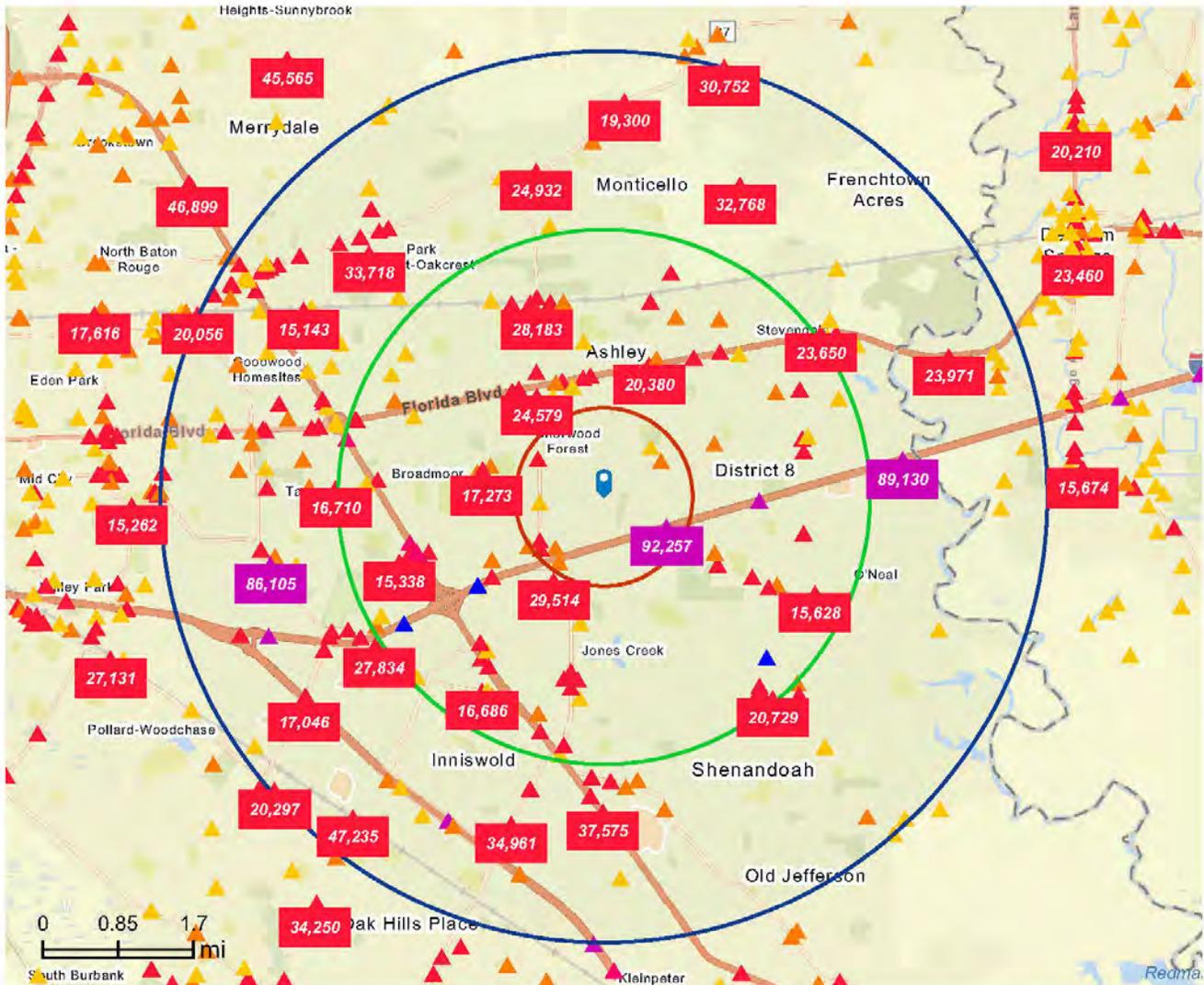
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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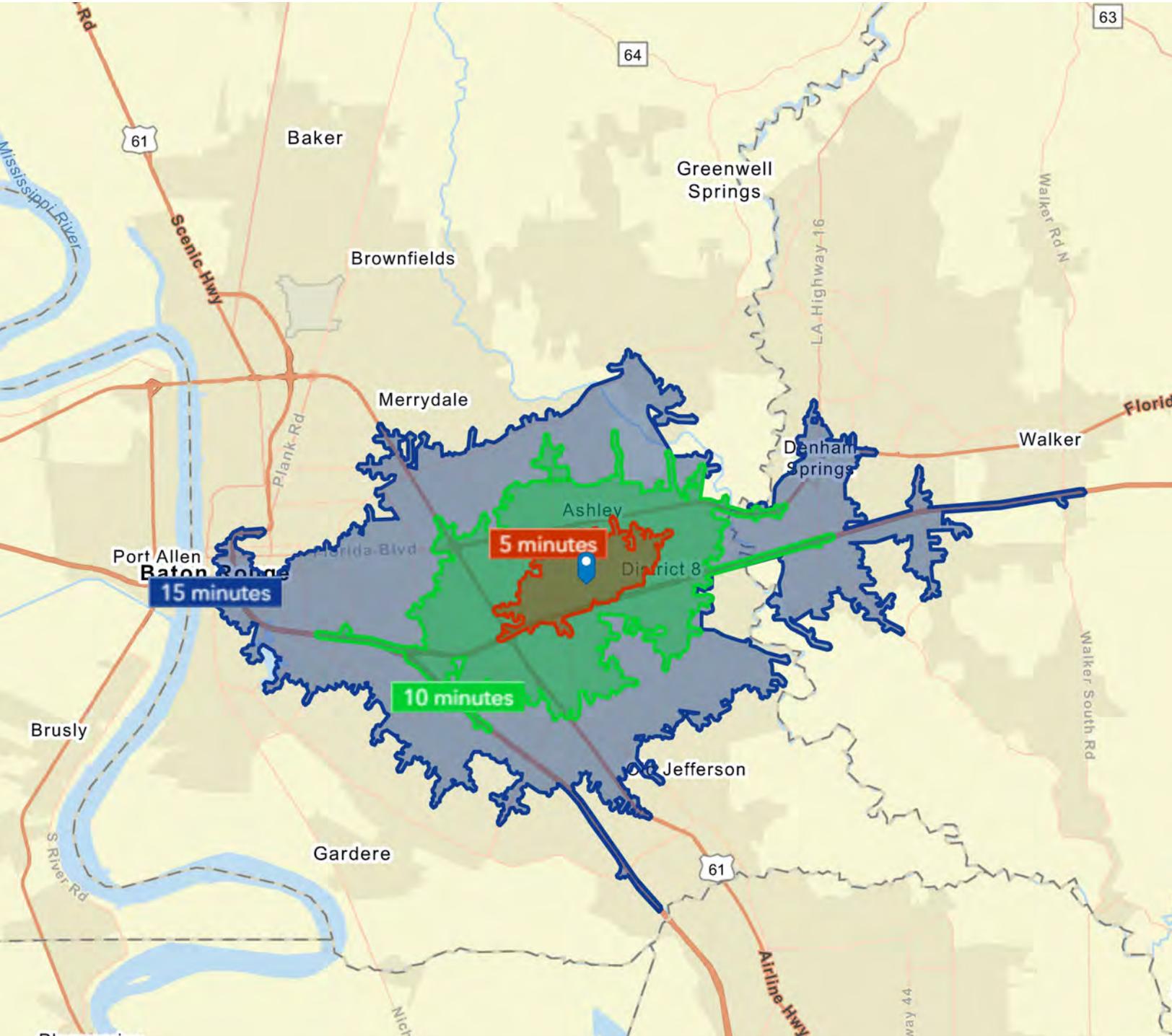
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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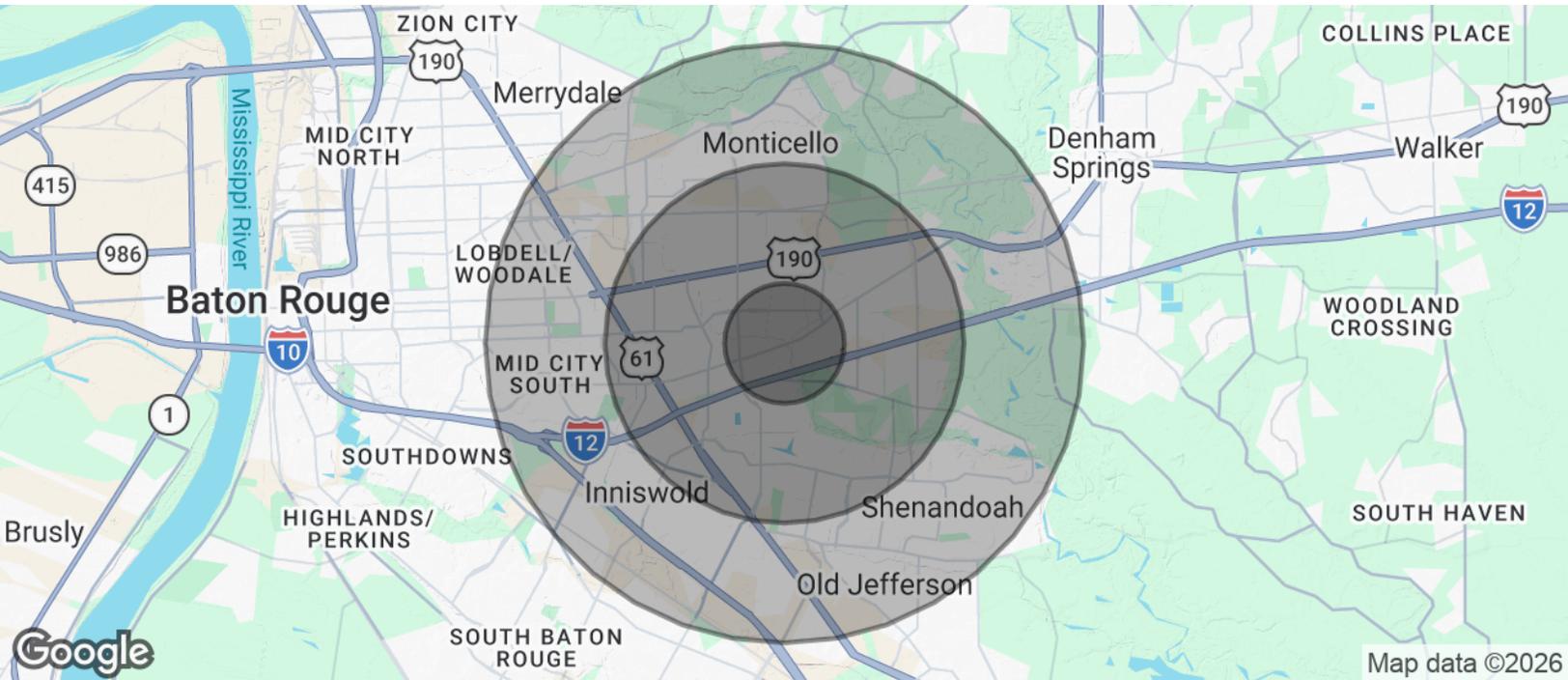
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DEMOGRAPHICS: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,719	84,951	156,326
Average Age	37	39	40
Average Age (Male)	36	37	38
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,870	34,688	64,385
# Of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$79,543	\$83,469	\$89,708
Average House Value	\$239,368	\$242,295	\$285,214

Demographics data derived from AlphaMap

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