



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**Carmen R. Austin, MBA, CCIM, SIOR**

TEL: 225 930-6256  
MOBILE: 225 328-1778  
EMAIL: CARMEN@SR-CRE.COM



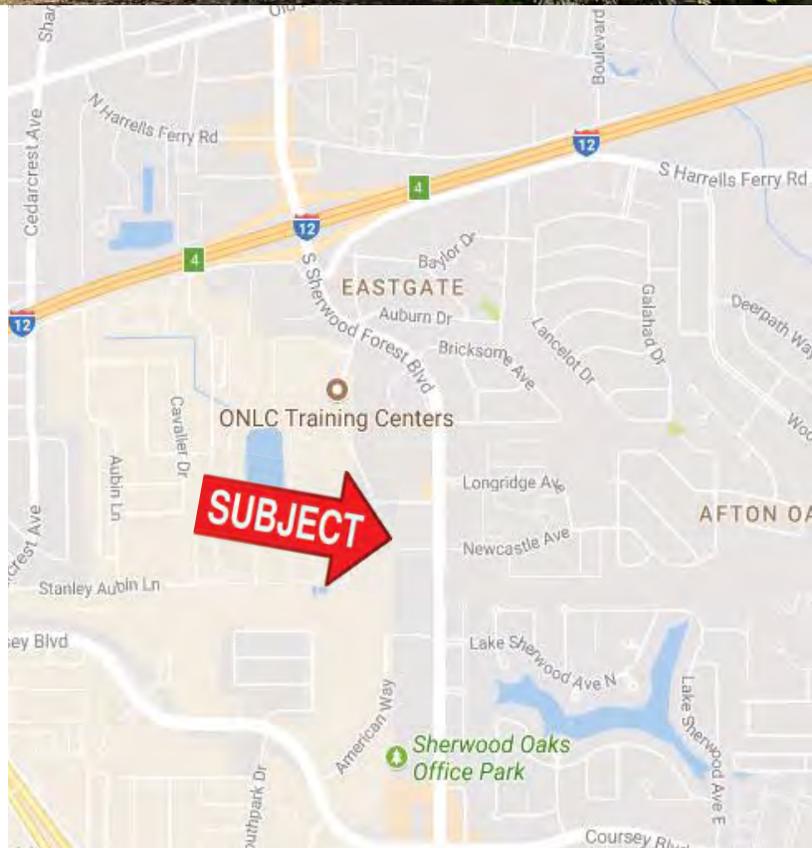
**OFFICE FOR LEASE**

**11603-11613 NEWCASTLE AVE  
BATON ROUGE, LA 70816**

**\$595 - 795/MO. 800 - 1,200 SF**

**HIGHLIGHTS**

- High-End Office Space Available for Lease
- **11603 B:** 800 SF - \$595/mo. + \$150 Expenses + \$150/Mo. Utilities
- **11603 C:** 1,200 SF - \$795/Mo. + \$150/mo. Expenses + \$200/mo. Utilities
- Freshly Renovated: All New Flooring and Paint
- High Traffic Area of S. Sherwood Forest Corridor
- Accessible to Banks, Offices, Retail, Restaurants, Coffee Shops, and Many Area Businesses
- Easy Access to I-10 and I-12
- Beautiful French Quarter Style Setting
- Expansive Balcony Porches and Soothing Courtyard
- Ample Parking
- Modified Gross Lease
- Sign Fee (18x24) \$100
- 2-year Lease Minimum



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

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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.



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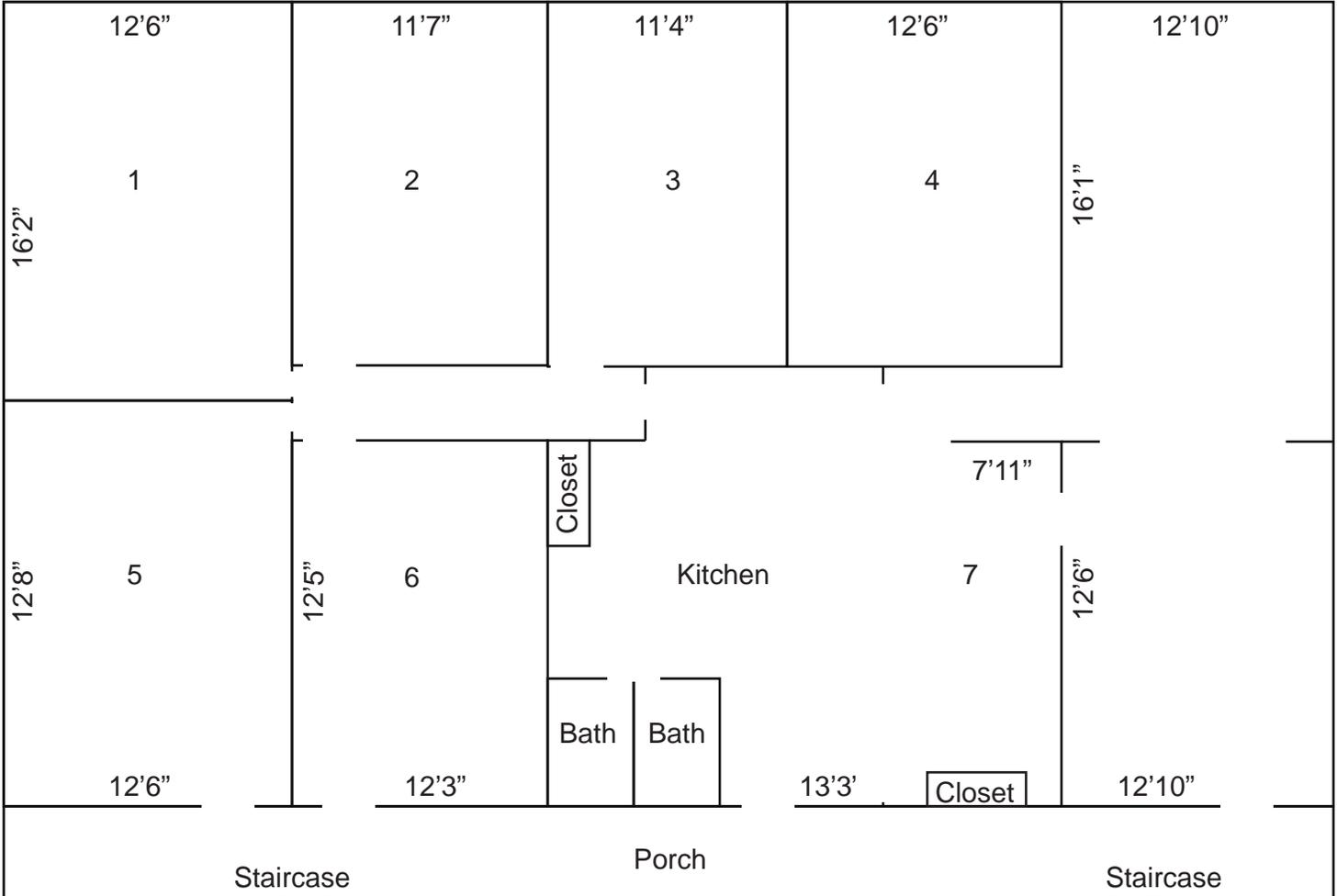


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Hallway is 3'3"  
Bathrooms are 5'11" x 4'10"

\* Drawing is not to scale.

