



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

2,000 SF OFFICE SUITE WITH I-10 VISIBILITY

8146 ONE CALAIS AVE, BATON ROUGE, LA 70809

\$2,500.00/MO. (MG)



OFFERING SUMMARY

Lease Rate:	\$2,500 per month (MG)
Available SF:	2,000 SF
Zoning:	C (Commercial)

PROPERTY HIGHLIGHTS

- 2,000 SF Office For Lease
- Can be split into two (2) 1,000 SF Suites (already separately metered)
- Three (3) Private Offices, Large Co-Working Space, 2 Kitchenettes
- Former medical diagnostic lab, can easily be used as General Office
- Conveniently located @ Essen and I-10 with Interstate Visibility
- Monument Sign Available at street
- Tenant Responsible for Utilities, Janitorial, Internet/Data. CAT-5 already in place
- Perfect for Medical Related Business or Attorney, Financial Services. Counseling, etc.



MIKE STINSON, CCIM

Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

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2,000 SF Office Suite For Lease

- Three Private Offices
- Co-Working Space
- Reception Area
- 2 Kitchenettes
- Can be Sub-divided into Two 1,000 SF Suites (Individually Metered)
- I-10 Visibility
- Monument Sign Available at Street

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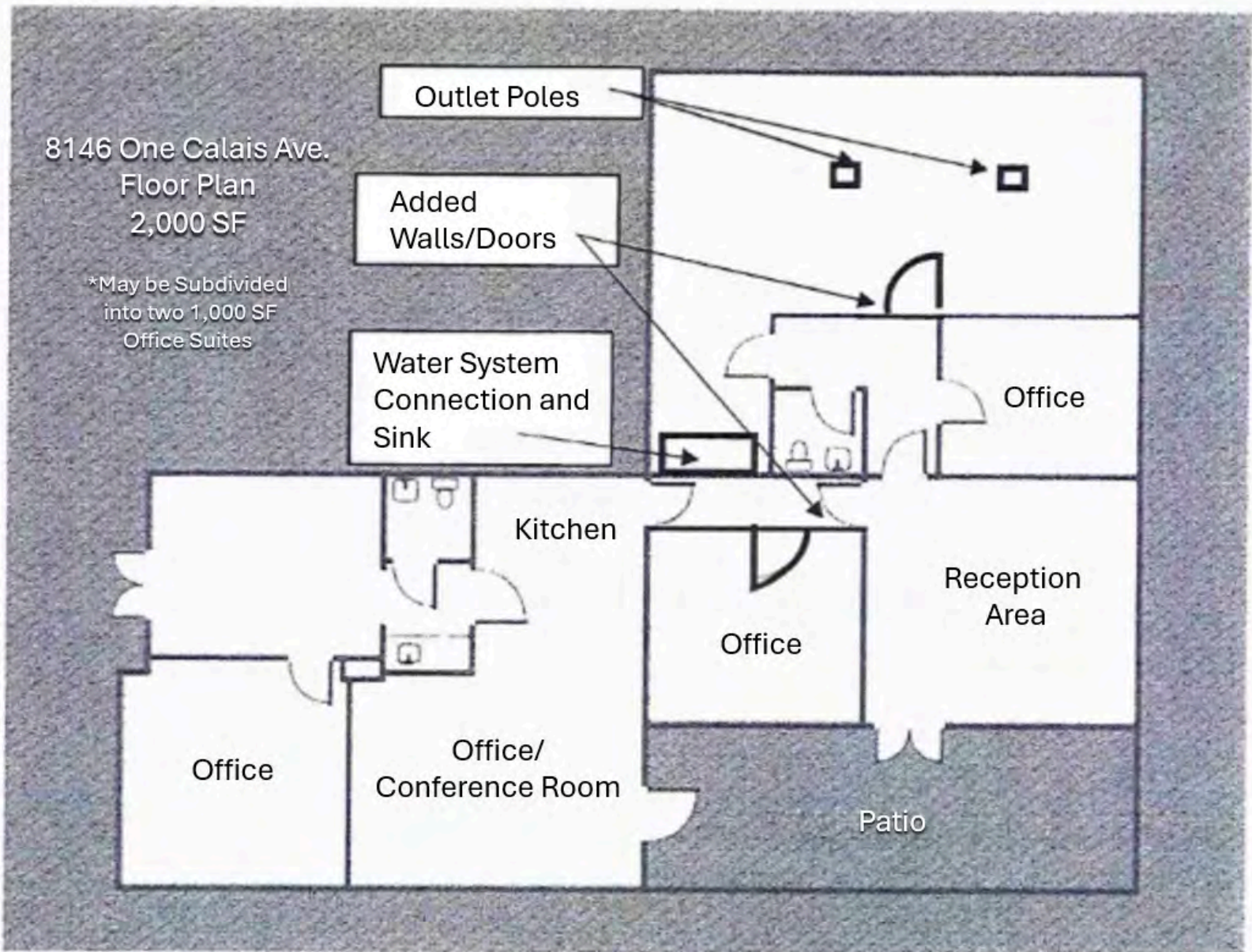
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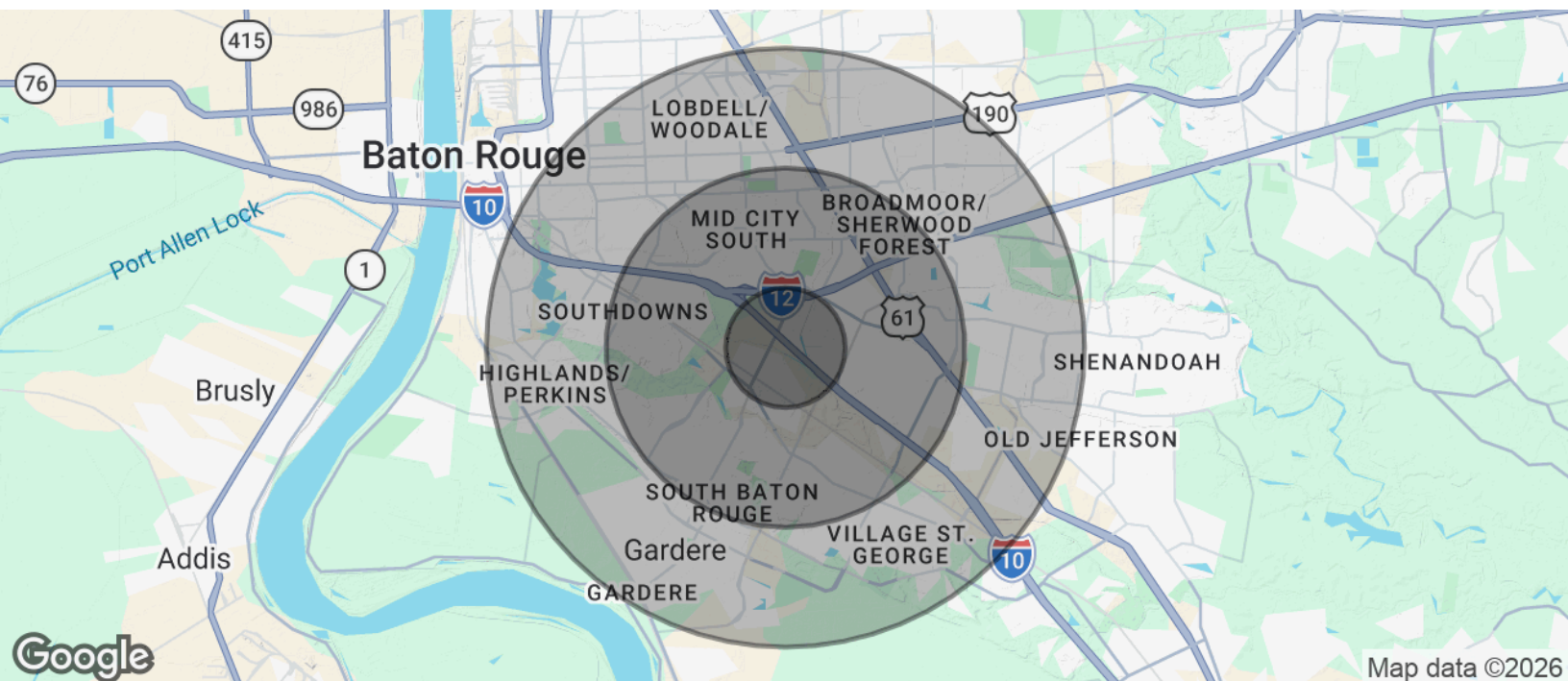
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,948	66,622	209,674
Average Age	44.4	40.2	35.5
Average Age (Male)	49.4	39.1	35.5
Average Age (Female)	45.0	41.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,114	29,488	85,646
# Of Persons Per HH	1.9	2.3	2.4
Average HH Income	\$93,567	\$115,610	\$99,495
Average House Value	\$314,368	\$370,309	\$328,072

2023 American Community Survey (ACS)

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