

OFFICE FOR SALE



**11100 Mead Rd
Baton Rouge, LA**



Denis Murrell

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MAESTRI·MURRELL^{INC.}
REAL ESTATE

Executive Summary

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11100 Mead Rd. is a 52,848 sf office building located right off of I-12 on Mead Rd. Since 2015 it has been the home of the Road Home Program which is a Division of Administration for the State of Louisiana. They currently occupy the entire building as they have since 2023. Recent upgrades include new carpet, LED lighting, paint, and blinds on the entire 2nd floor. The property has 244 parking spaces with a parking ratio of over 4.6. This building is in excellent shape with the State of Louisiana occupying the entire building.

Investment Highlights

Sale Price	\$7,750,000.00
Cap Rate	7.55 %
Occupancy Rate	100%
Net Operating Income	\$584,826.50



Aerial View

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Rent & Expenses

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Commerical Rent Roll

Tenant	SF	Rent SF	Monthly Rent	Lease Expiration	Annual Rent
Division of Administration	52,848	\$18.99	\$83,614.88	10/31/2027	\$1,003,378.56

Financial Summary

Income

Gross Income \$1,003,378.56

Total Income \$1,003,378.56

Expenses

- Admin Expenses \$3,925.87
- Utilities \$59,332.49
- Contracted Services \$46,507.64
- Cleaning Supplies \$9,251.17
- Trash Removal \$3,900.00
- Pest Control \$960.00
- Repairs/Maintenance \$29,614.16
- Insurance \$43,400.00
- Elevator Maintenance \$6,543.84
- HVAC Contract Maintenance \$29,888.00
- Fire & Life Safety \$1,753.62
- Security Alarm, Guard \$68,801.70
- Taxes \$93,944.41
- Landscaping Maintenance \$20,359.56
- Building Maintenance/Supplies \$369.60

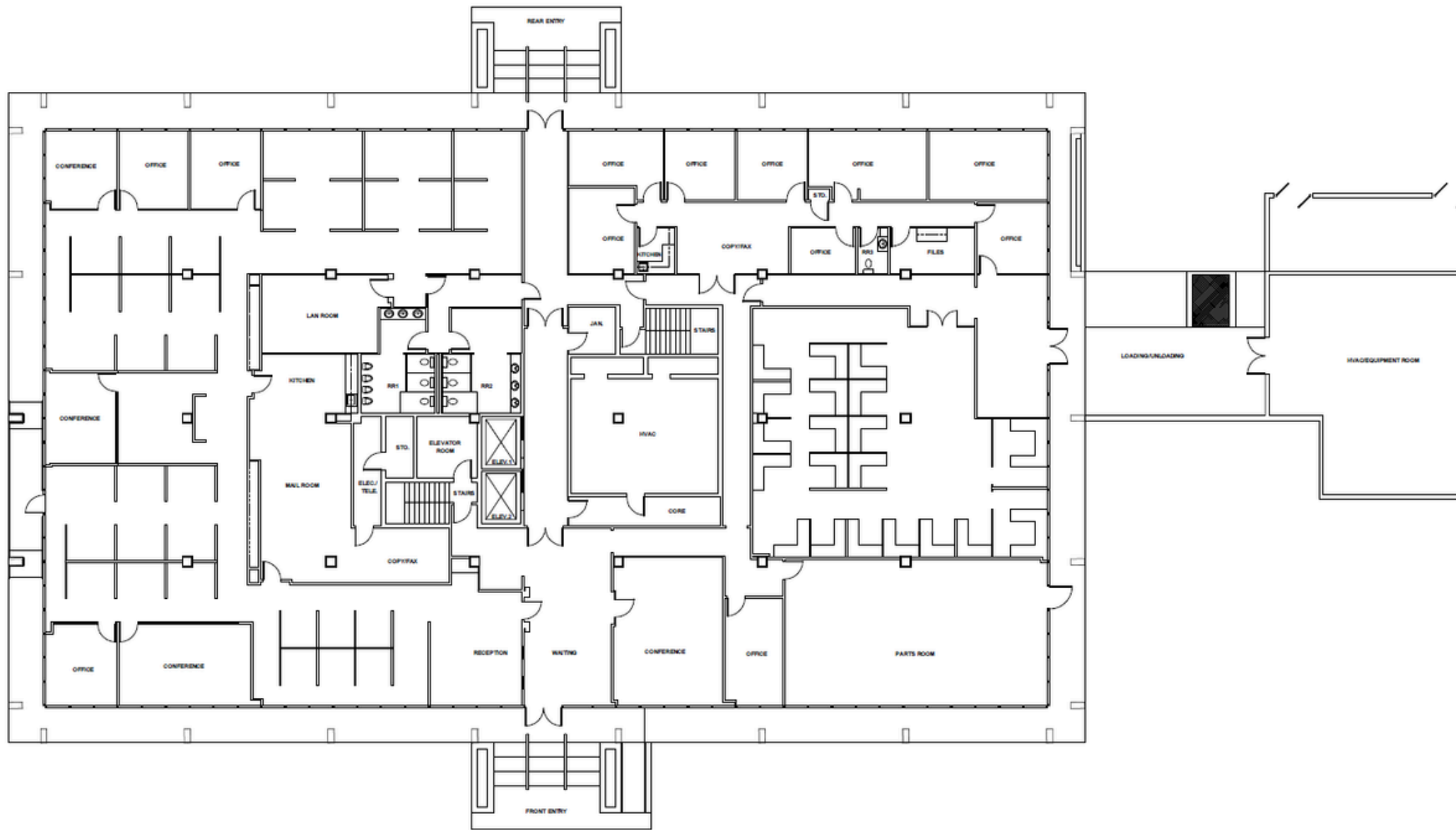
Total Expenses: \$418,552.06

Net Operation Income: \$584,826.50

1st Floor Plan

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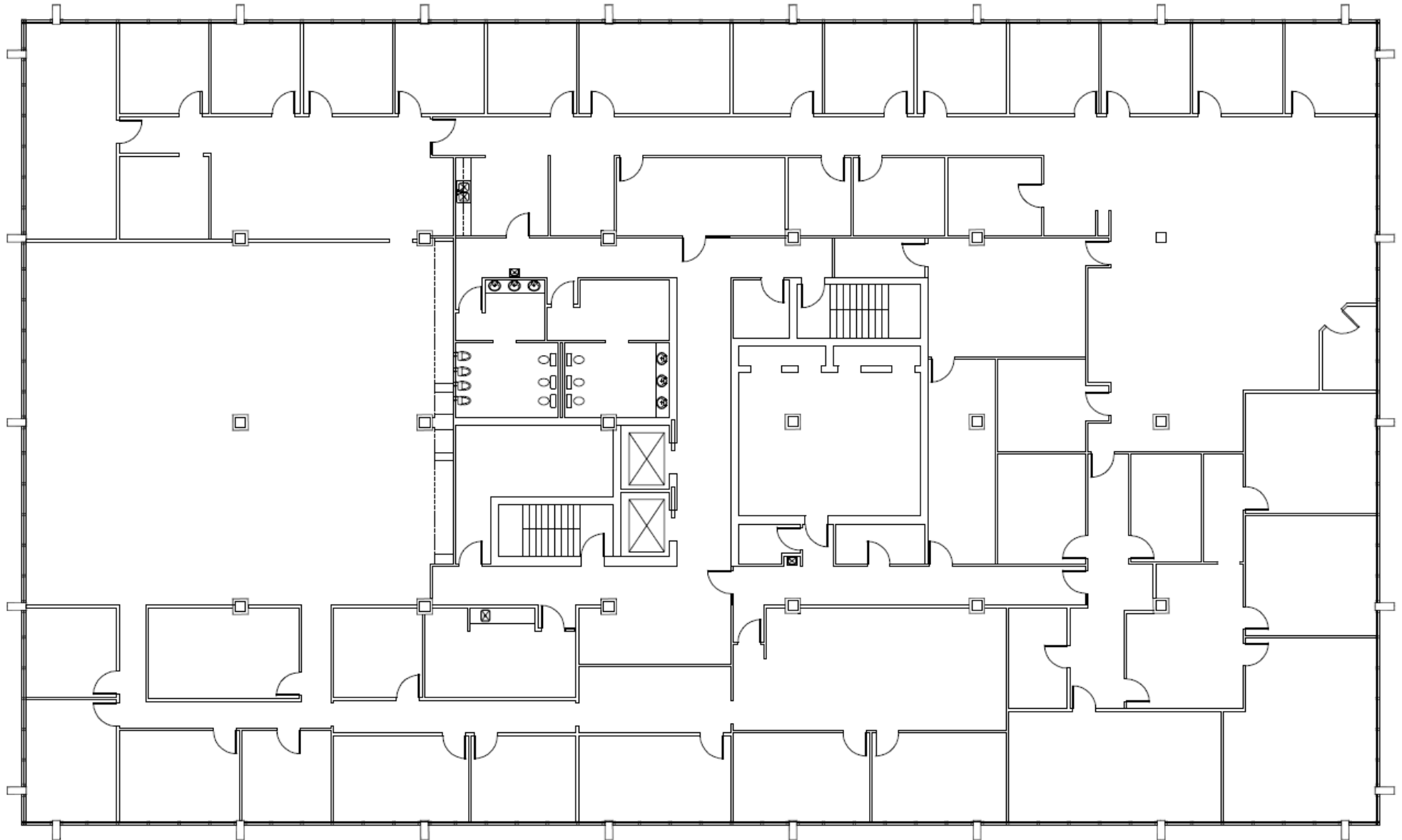
11100 MEAD ROAD

1 EXISTING FLOOR PLAN "FIRST FLOOR"
1/8"=1'-0"

2nd Floor Plan

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1 AS-BUILT 2ND FLOOR
NOT TO SCALE

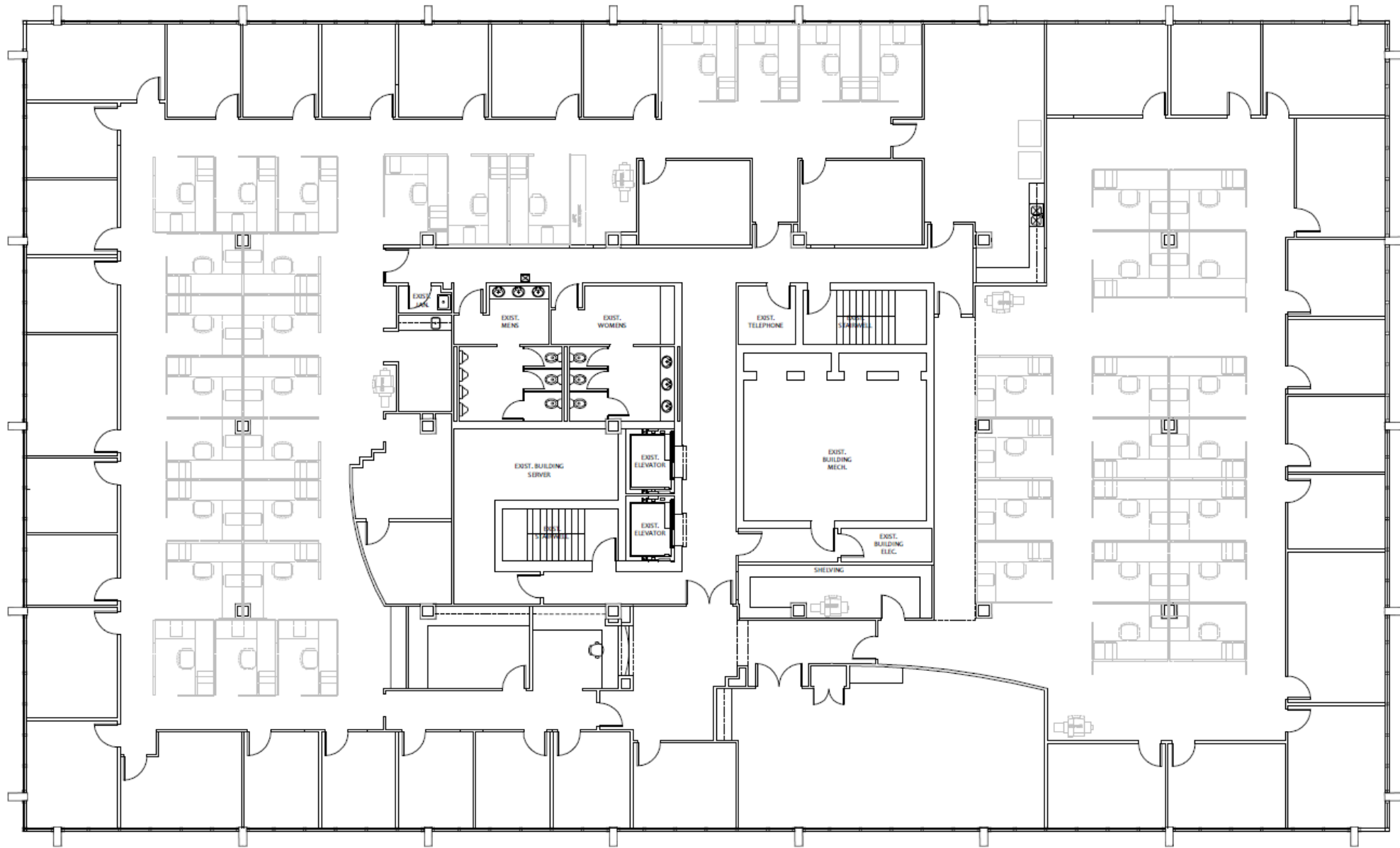
CRESS & LOPRESTO
ARCHITECTS L.L.C.
A PROFESSIONAL ARCHITECTURAL CORPORATION
10608 COURSEY BLVD. SUITE A
BATON ROUGE, LOUISIANA 70816
(225) 930-8040 FAX (225) 930-8045



3rd Floor Plan

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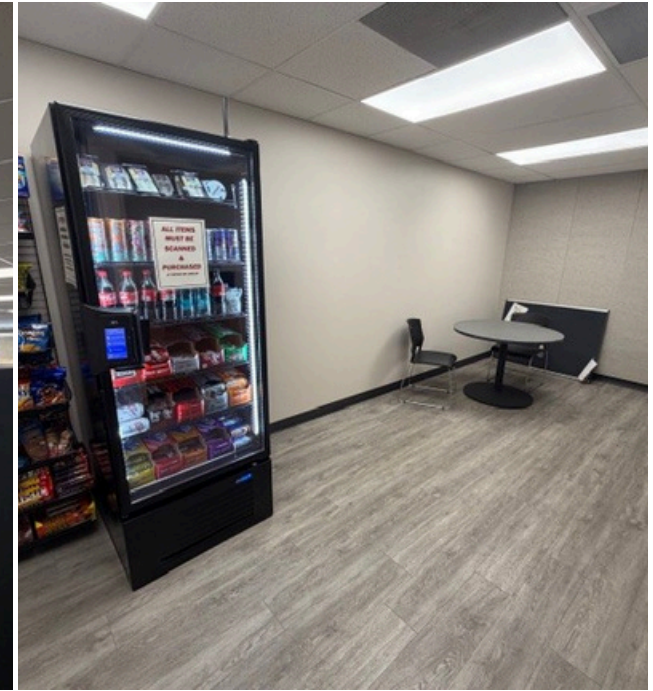
11100 MEAD ROAD

1 EXISTING FLOOR PLAN "THIRD FLOOR"
1/8"=1'-0"

Interior Photos

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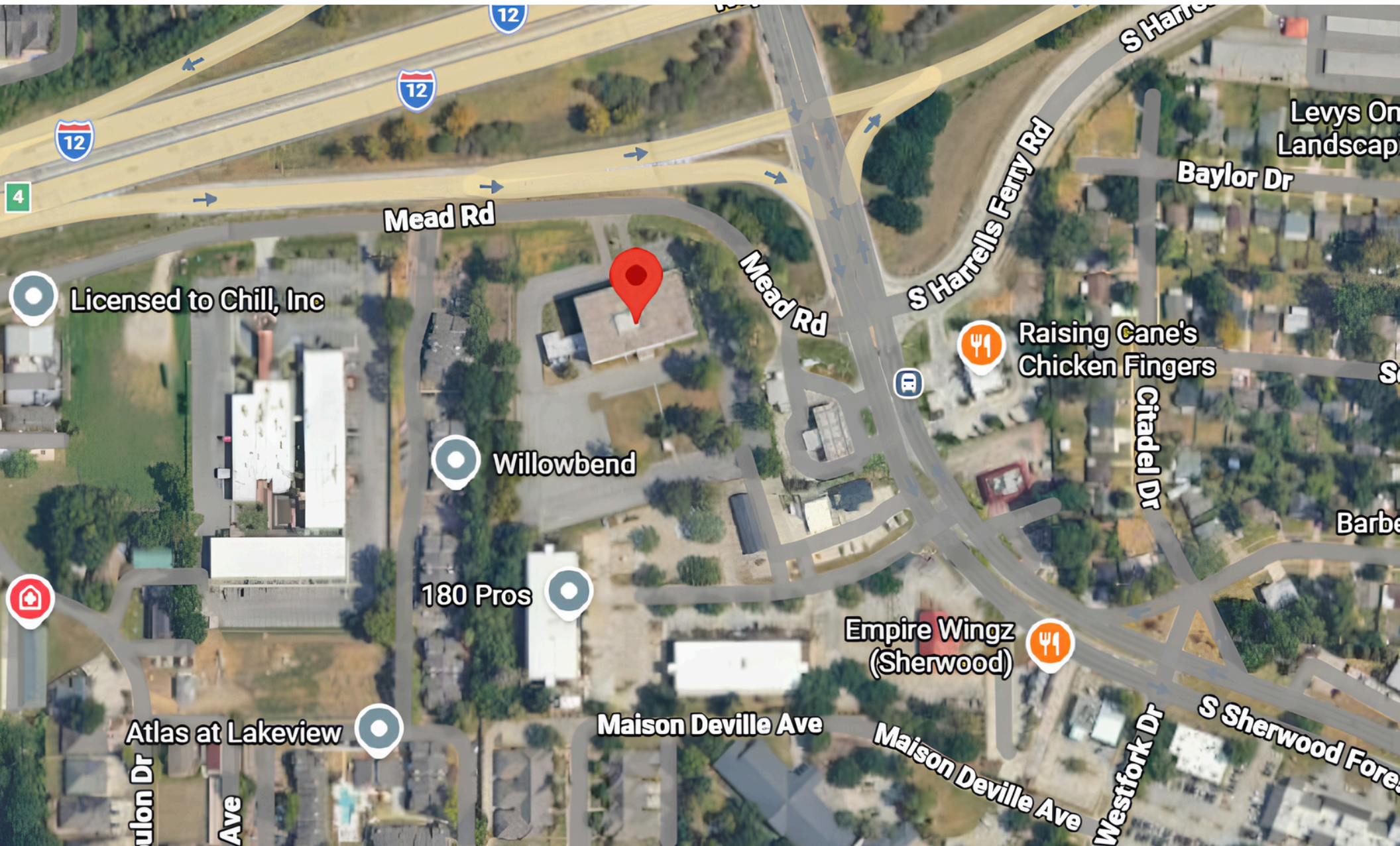
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Aerial Map

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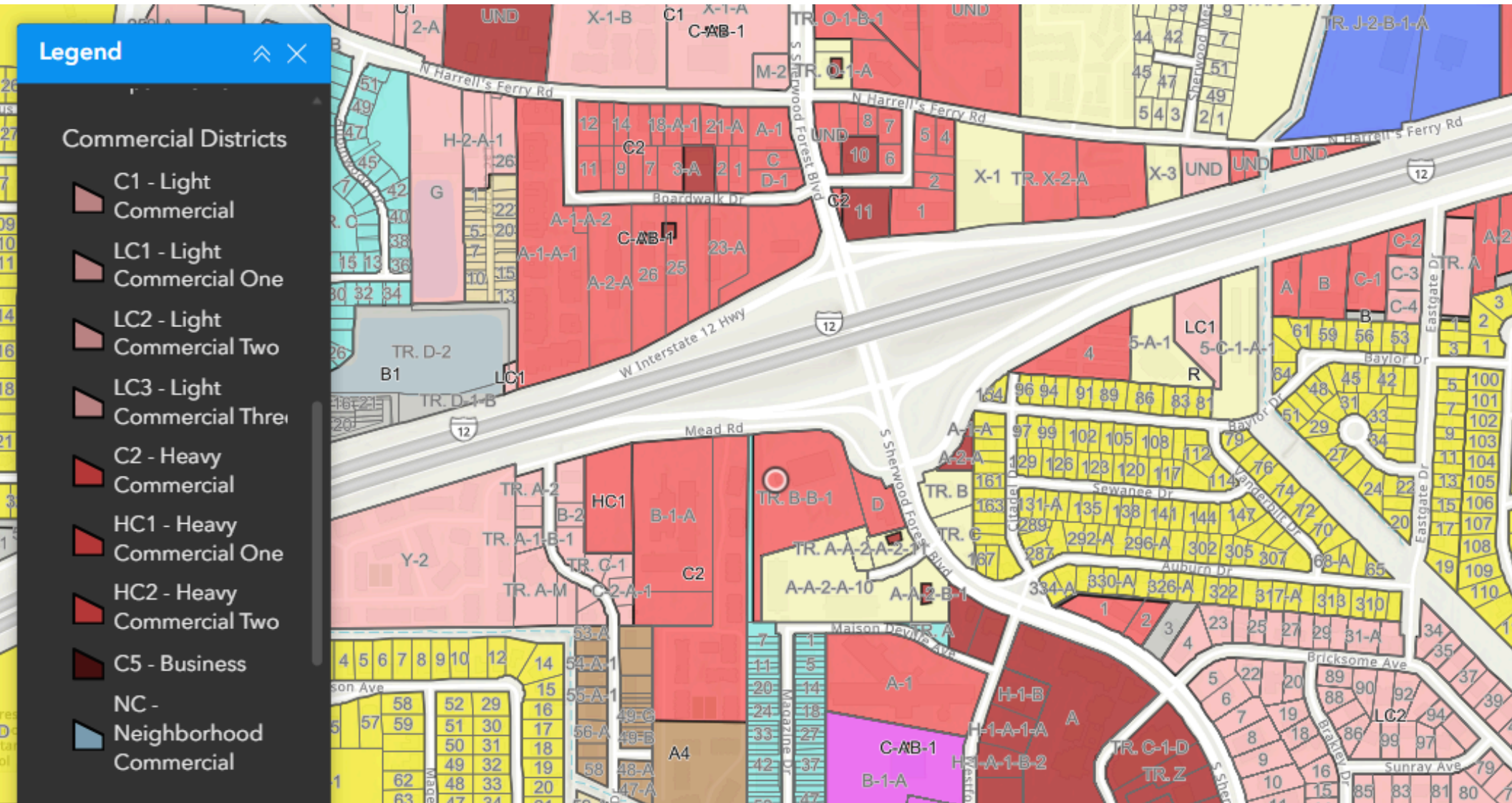
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Zoning Map

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Flood Zoning Map

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