



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

OFFICE FOR LEASE

# C-AB-2 with COURTYARD

5635 GOVERNMENT STREET, BATON ROUGE, LA 70806

**1,986 SF**

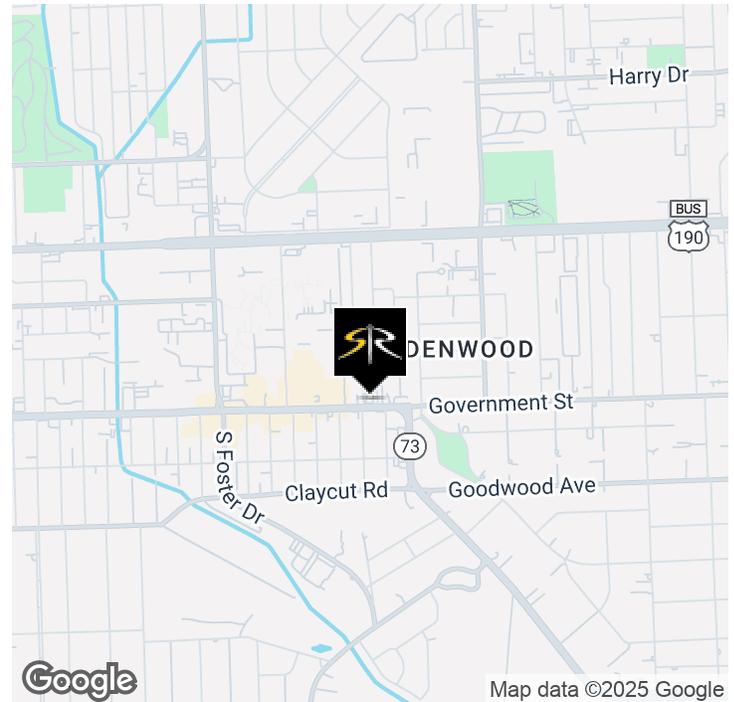


## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$16.95 SF/yr (NNN)</b>
<b>Available SF:</b>	<b>1,986 SF</b>
<b>Zoning:</b>	<b>C-AB-2</b>

## PROPERTY HIGHLIGHTS

- 1,986 SqFt Second-Generation Office Space. Previously renovated in 2020.
- Located within The Cloud Shopping Center, in between Cypress Coast Brewery & Truly Haute
- Other Tenant in the shopping center is Counterspace
- Modern Office Layout
- Excess Parking
- Can be converted to Retail with Qualified User
- Base Rent/Mo. \$2,805.23
- NNN/Mo. \$827.50 (NNN's SF/yr: \$5.00)
- Total Rent/Mo. \$3,632.73
- Floor Plan Attached



## MATTHEW SHIRLEY

Associate Broker  
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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 & Mississippi.



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AREA CALCULATION  
SUITE FLOOR AREA

1 NEW FLOOR PLAN  
1/8" = 1'-0"

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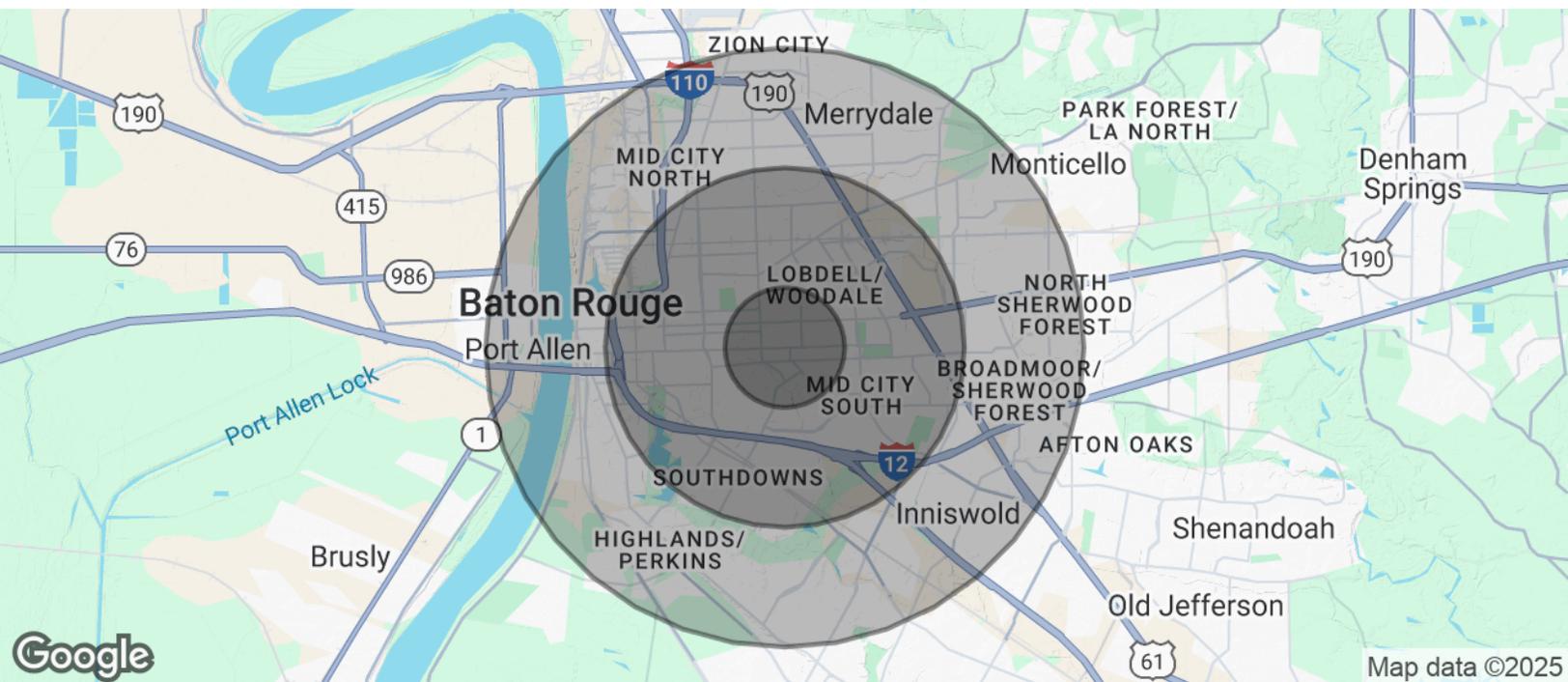
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,726	79,153	188,388
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	41	41	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,577	34,843	79,385
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$74,345	\$77,509	\$74,613
Average House Value	\$317,488	\$323,942	\$301,461

*Demographics data derived from AlphaMap*

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