

PROPERTY SUMMARY



Property Description

± 950 SF of Office space available immediately.
Modified Gross lease. Tenant responsible for electricity, phone and internet.
multiple off street parking spaces provided.
Space includes 2 private offices, conference room, large reception area, kitchen and restroom.
equipped with LED lighting, on demand water heater, and updated AC unit.
Built in 1939

Property Highlights

- Prime location in downtown Baton Rouge
- Modern, attractive building design
- Flexible layout options to suit various business needs
- Highly visible storefront with large windows

Austin Lolan

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alolan@beaibox.com

Will Adams, CCIM

225.237.3343
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Offering Summary

| | |
|------------------|-----------------------|
| Lease Rate: | \$1,300.00 SF/yr (MG) |
| Number Of Units: | 1 |
| Available SF: | 950 SF |
| Building Size: | 950 SF |

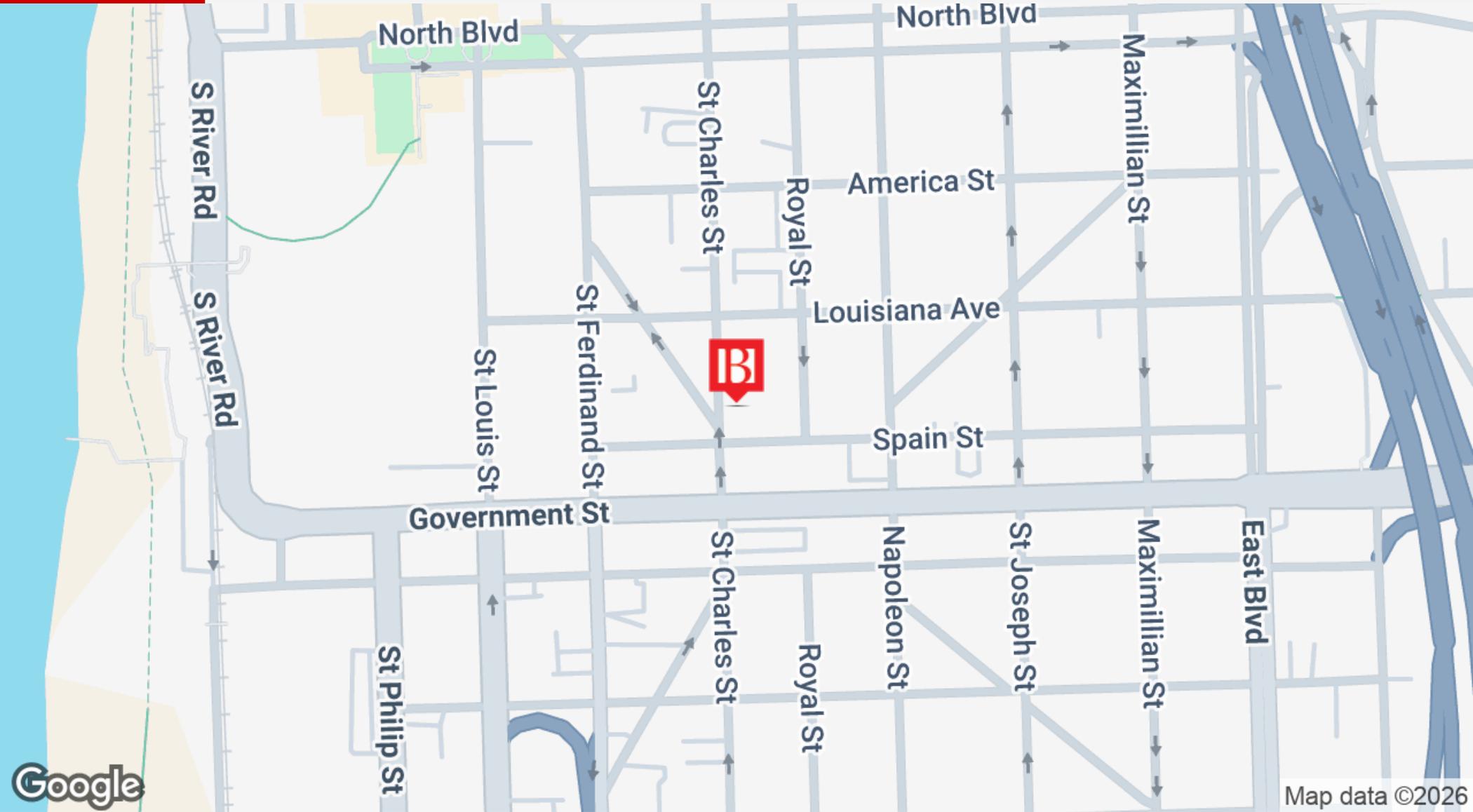
Demographics

| | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|----------|
| Total Households | 153 | 823 | 3,762 |
| Total Population | 337 | 1,743 | 7,407 |
| Average HH Income | \$77,747 | \$74,065 | \$70,310 |

353 St Charles

353 St Charles St Baton Rouge, LA 70802

LOCATION MAP



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ADDITIONAL PHOTOS



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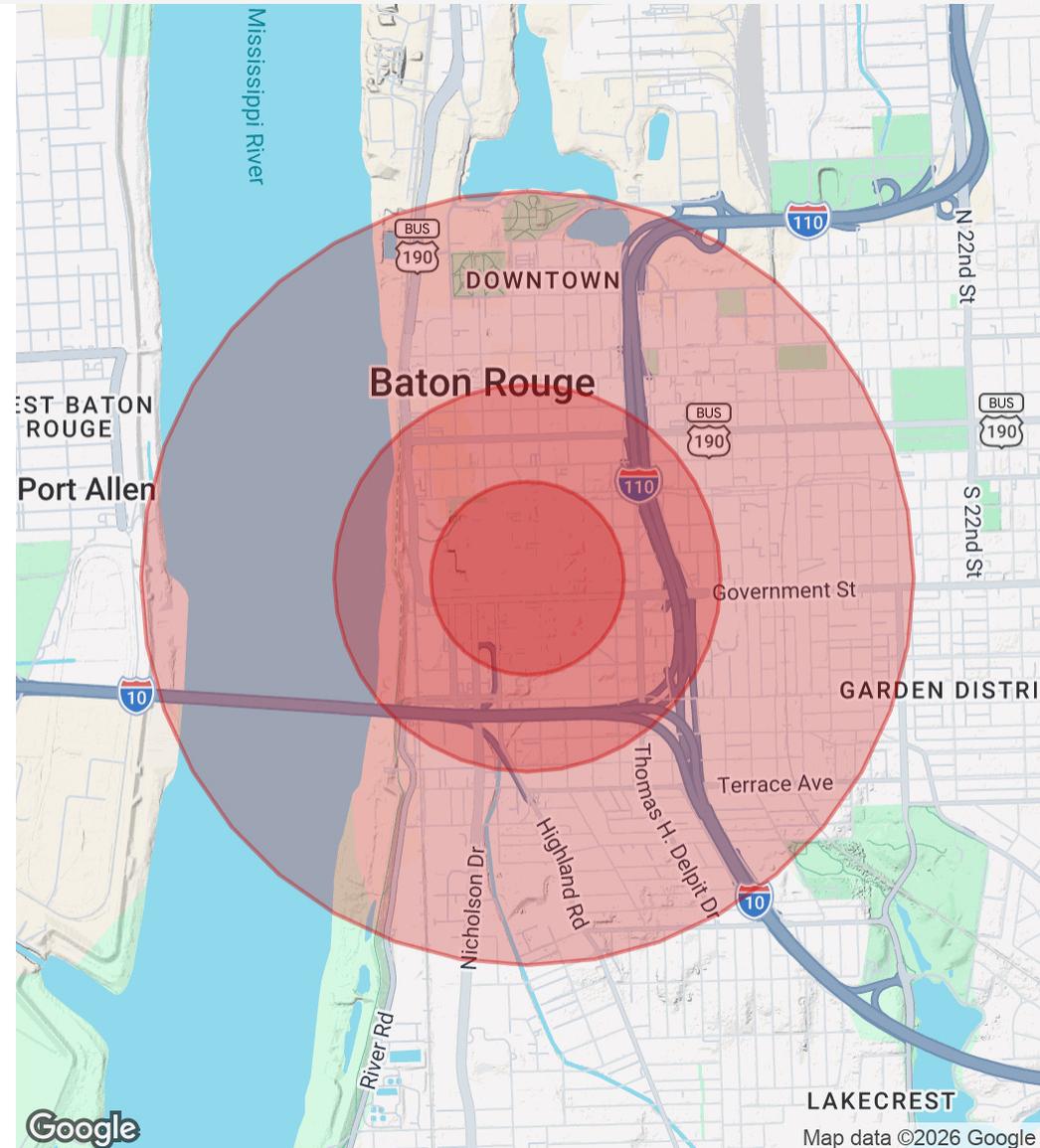
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DEMOGRAPHICS MAP & REPORT

| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 337 | 1,743 | 7,407 |
| Average Age | 31.2 | 36.0 | 37.1 |
| Average Age (Male) | 27.2 | 31.9 | 33.9 |
| Average Age (Female) | 41.1 | 40.9 | 39.2 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 153 | 823 | 3,762 |
| # Of Persons Per HH | 2.2 | 2.1 | 2.0 |
| Average HH Income | \$77,747 | \$74,065 | \$70,310 |
| Average House Value | \$305,973 | \$253,154 | \$218,937 |

2023 American Community Survey (ACS)



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