SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. A, BATON ROUGE, LA 70816

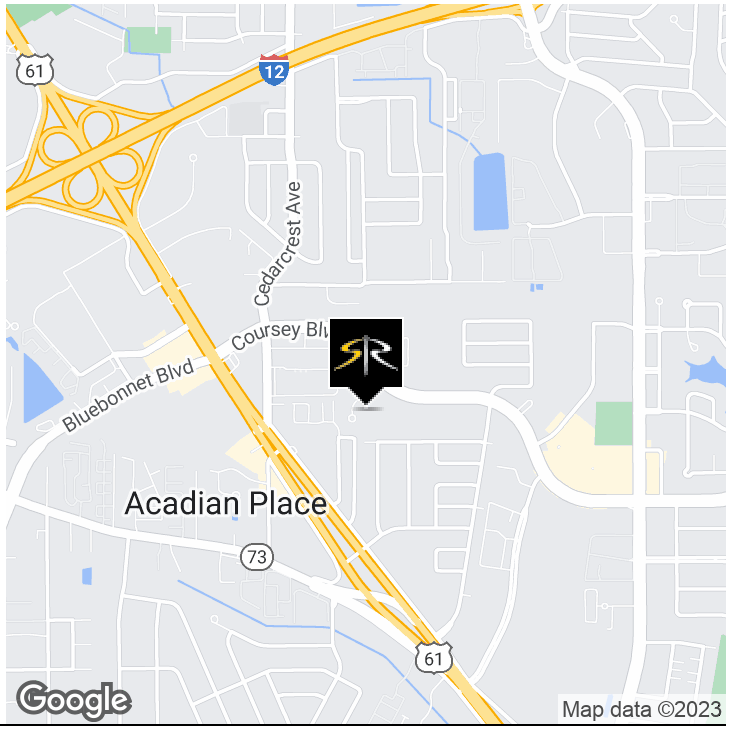
875 - 4,597 SF

OFFERING SUMMARY

Building "A":	**NEW Construction!**	**875 - 4,597 SF**
Suite A-1:	**$20.00 Per SF/Yr. + $3.50 (NNN)**	**901 SF**
Suite A-2:	**$20.00 Per SF/Yr. + $3.50 (NNN)**	**894 SF**
Suite A-3:	**$20.00 Per SF/Yr. + $3.50 (NNN)**	**875 SF**
Suite A-4:	**$20.00 Per SF/Yr. + $3.50 (NNN)**	**894 SF**
Suite A-5:	**$20.00 Per SF/Yr. + $3.50 (NNN)**	**901 SF**

PROPERTY HIGHLIGHTS

- High-End NEW Construction with Custom Interior Finishes and Tall Ceilings
- Suites include welcoming Reception Area, 1 ADA Restroom,
- nice Kitchen/Breakroom, 3 Private Offices, Large Conference Room, and Ample Storage
- New construction Garden-Style Offices with Bluebonnet Level Custom Finishes at Coursey Blvd. Prices
- Estimated Delivery Date; Fall, 2025



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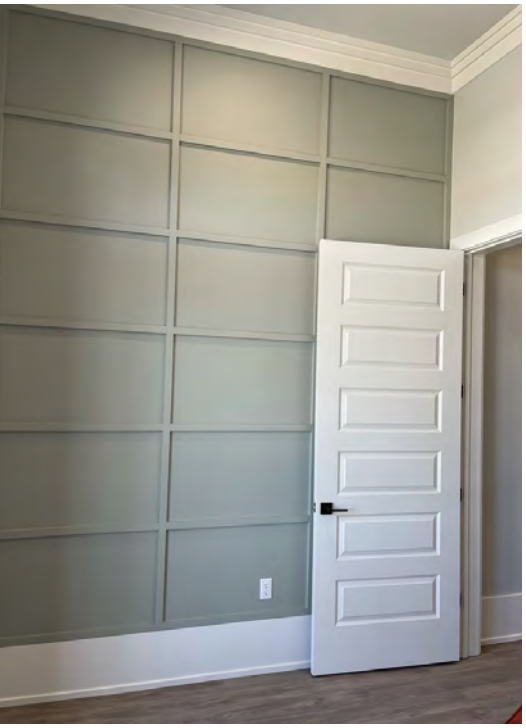

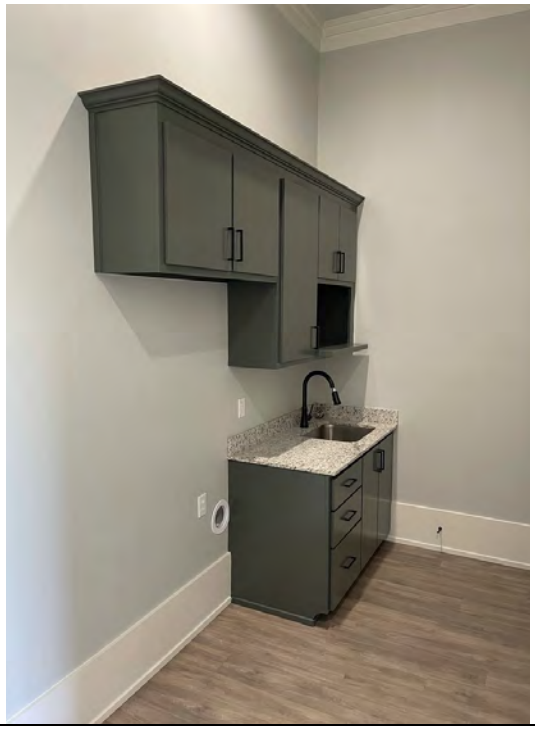

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MARKET PLAZA OFFICE PARK

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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875 - 4,597 SF

Market Plaza Office Park

Market Plaza Office Park

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SITE PLAN

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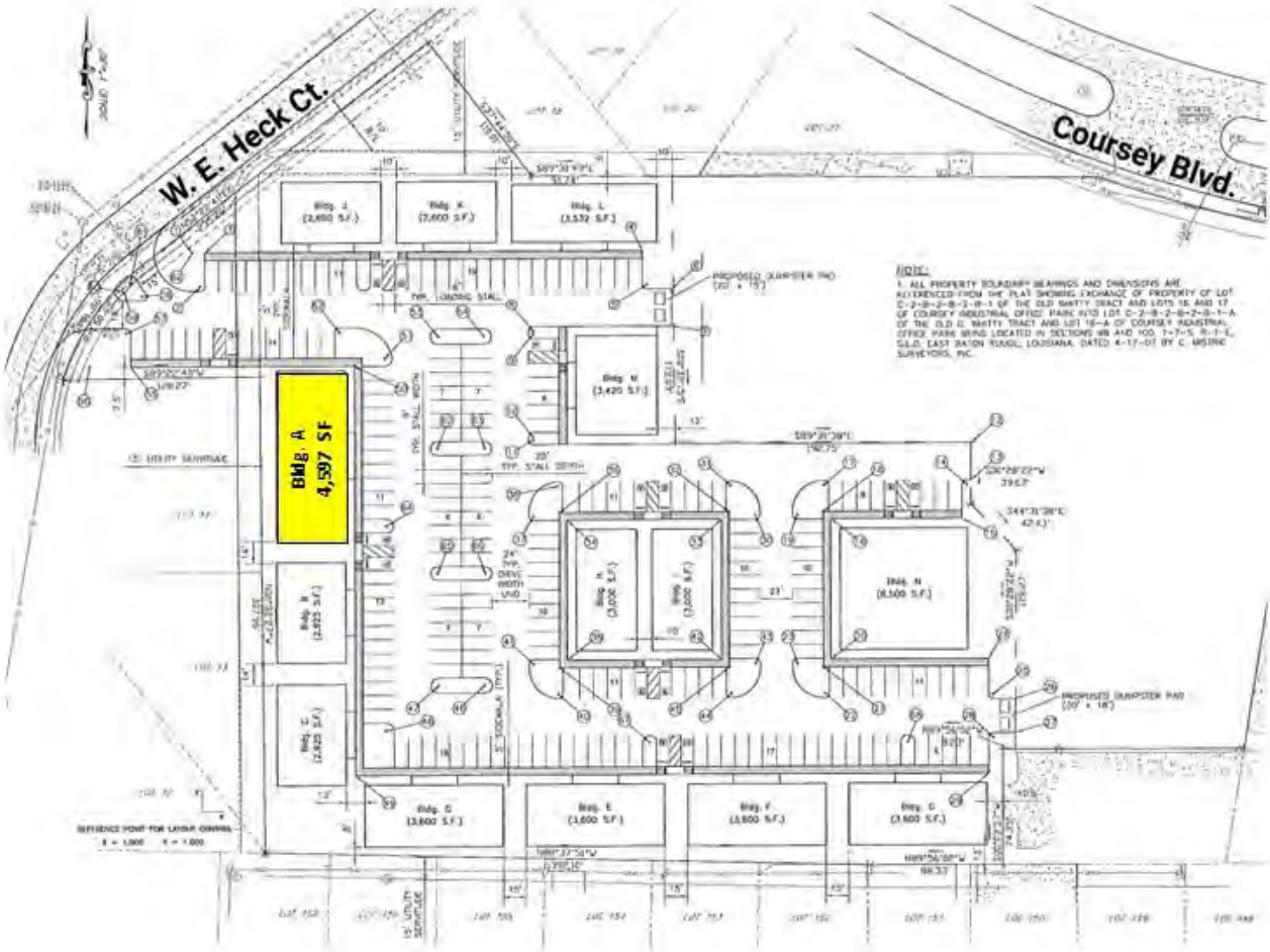

Market Plaza Site Plan: Building "A"

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ELEVATIONS

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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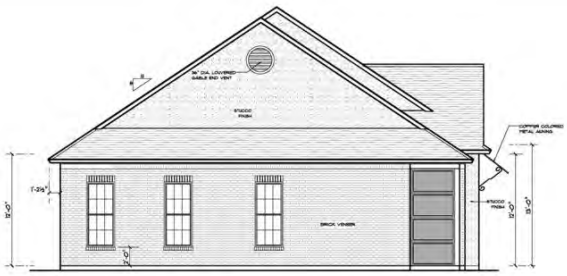
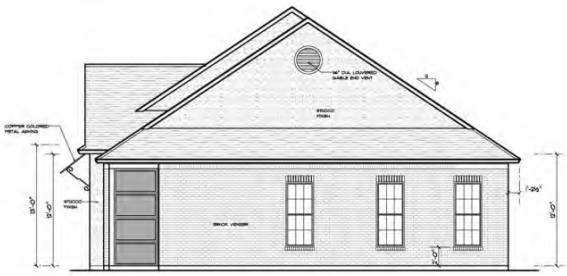
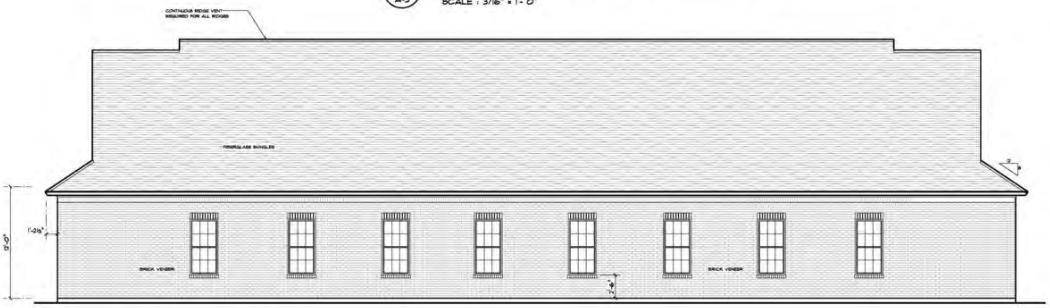


3 A-3 LEFT SIDE ELEVATION
SCALE : 3/16" = 1'- 0"



4 A-3 RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'- 0"



2 A-3 REAR ELEVATION
SCALE : 3/16" = 1'- 0"

1 A-3 FRONT ELEVATION - REV. ONE
SCALE : 1/4" = 1'- 0"

PRELIMINARY
SET - 07/15/21

Elevations Building "A"

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FLOOR PLAN

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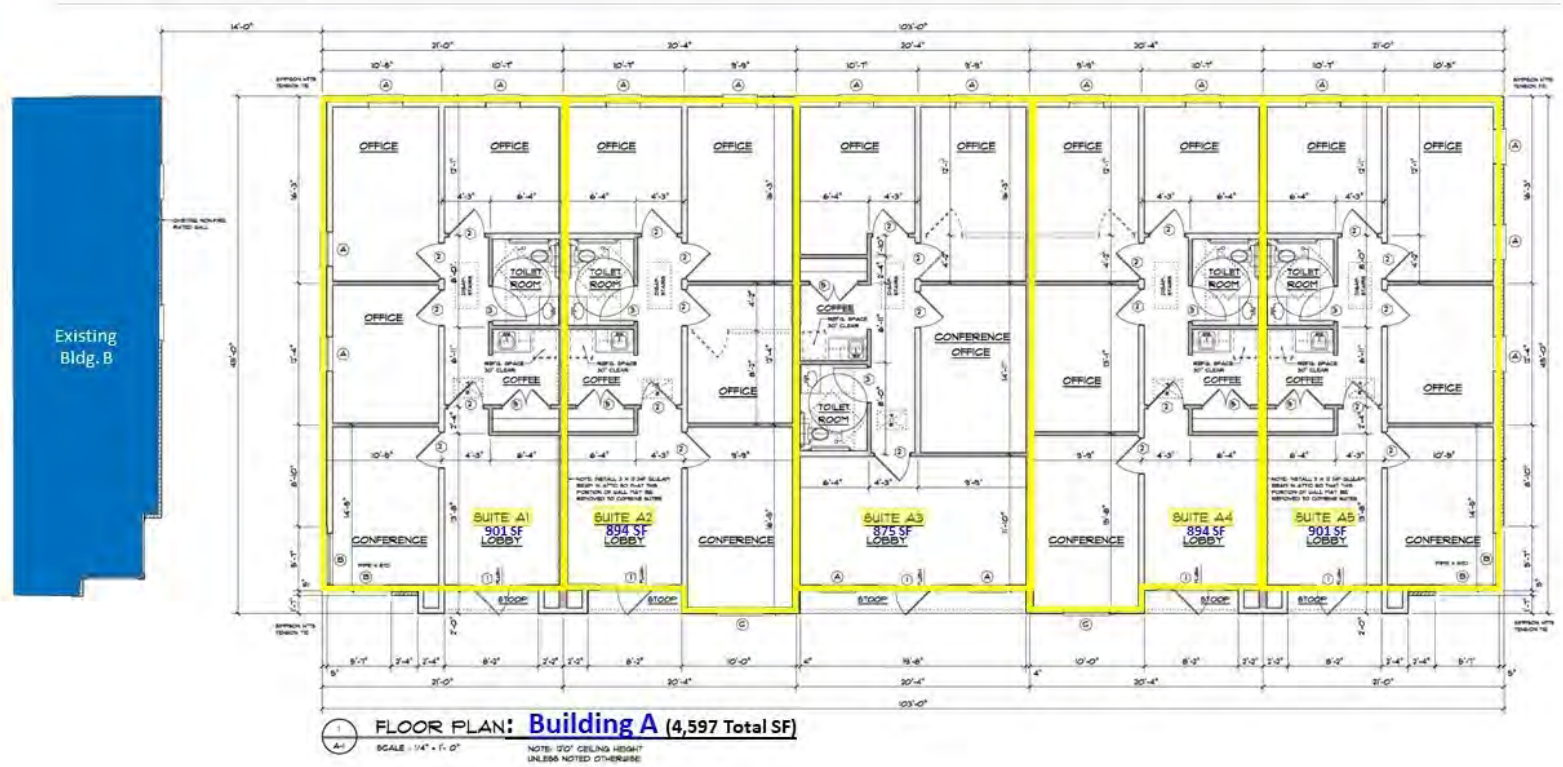

Building "A" Floor Plan

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RETAIL MAP

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TRAFFIC COUNT MAP

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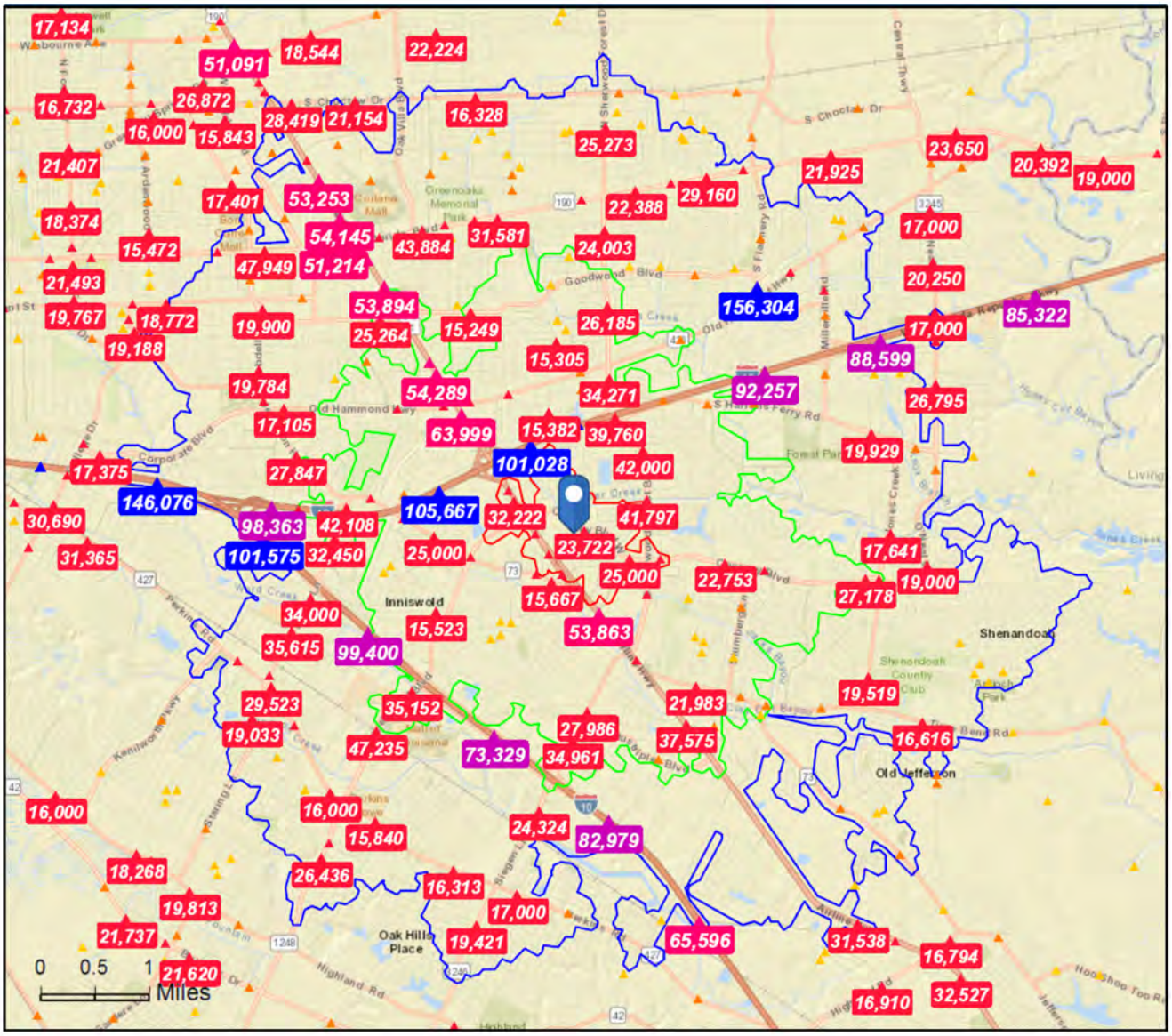

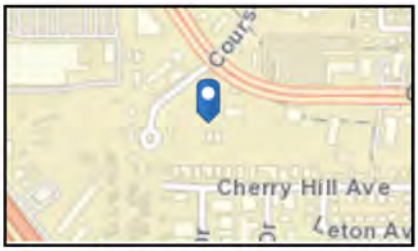

Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: ©2019 Kalibrate Technologies (Q3 2019).

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DRIVE TIME MAP: 1, 3, 5 MILE RADII

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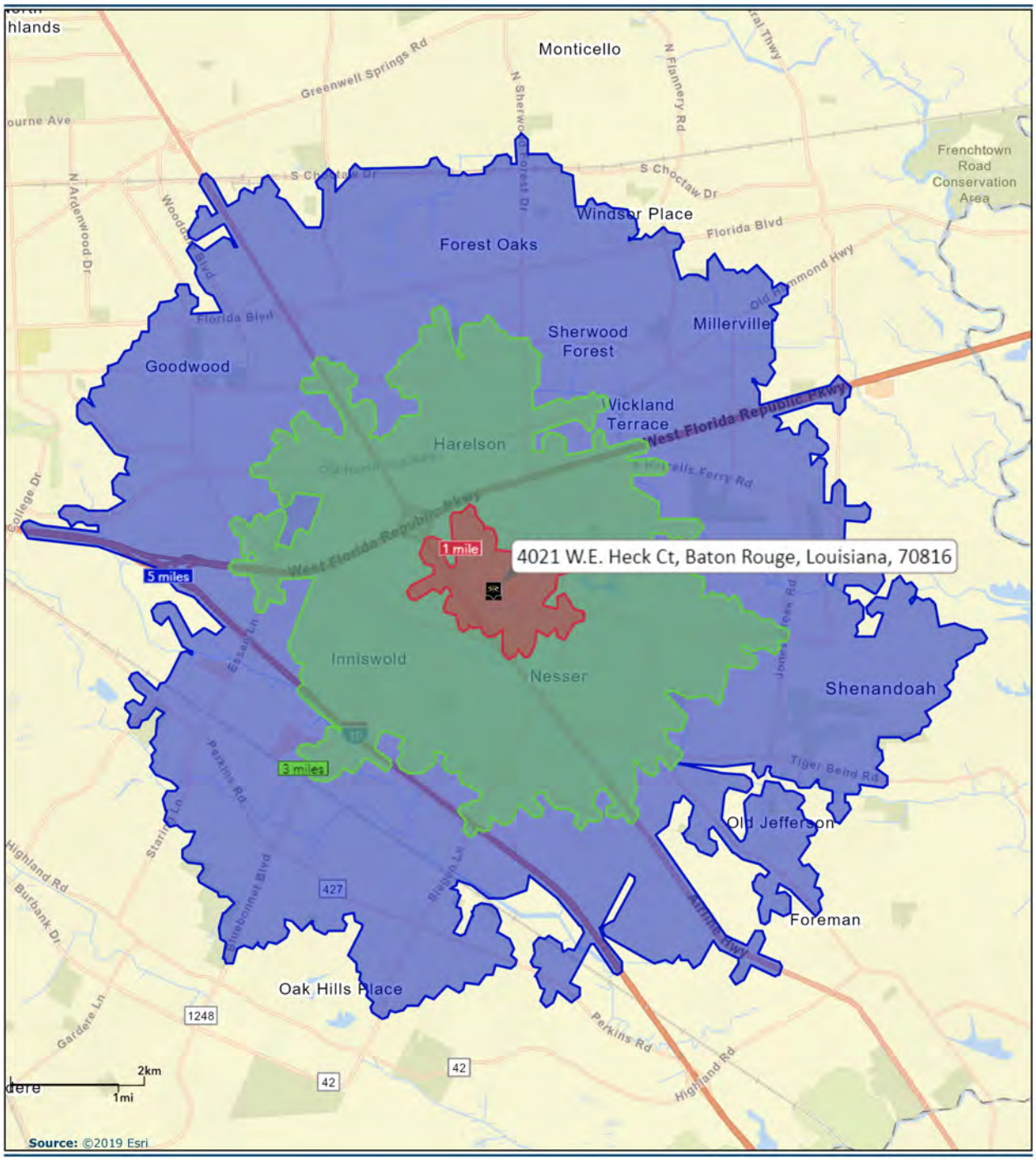

December 31, 2019

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Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	3,241	3,321	3,332
Households	1,416	1,394	1,390
Families	722	684	673
Average Household Size	2.28	2.38	2.39
Owner Occupied Housing Units	348	326	332
Renter Occupied Housing Units	1,068	1,068	1,058
Median Age	29.2	29.9	29.2
Trends: 2019 - 2024 Annual Rate	**Area**	**State**	**National**
Population	0.07%	0.41%	0.77%
Households	-0.06%	0.43%	0.75%
Families	-0.32%	0.26%	0.68%
Owner HHs	0.37%	0.73%	0.92%
Median Household Income	2.60%	2.01%	2.70%

	2019		2024	
Households by Income	Number	Percent	Number	Percent
<$15,000	113	8.1%	91	6.5%
$15,000 - $24,999	174	12.5%	138	9.9%
$25,000 - $34,999	181	13.0%	155	11.2%
$35,000 - $49,999	187	13.4%	165	11.9%
$50,000 - $74,999	293	21.0%	299	21.5%
$75,000 - $99,999	180	12.9%	190	13.7%
$100,000 - $149,999	155	11.1%	197	14.2%
$150,000 - $199,999	98	7.0%	136	9.8%
$200,000+	14	1.0%	19	1.4%
Median Household Income	$52,436		$59,621	
Average Household Income	$65,427		$76,500	
Per Capita Income	$27,442		$31,886	

	Census 2010		2019		2024	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	274	8.4%	256	7.7%	268	8.0%
5 - 9	227	7.0%	216	6.5%	212	6.4%
10 - 14	165	5.1%	192	5.8%	180	5.4%
15 - 19	195	6.0%	211	6.4%	200	6.0%
20 - 24	405	12.5%	378	11.4%	439	13.2%
25 - 34	734	22.6%	730	22.0%	730	21.9%
35 - 44	425	13.1%	473	14.2%	433	13.0%
45 - 54	350	10.8%	337	10.1%	340	10.2%
55 - 64	231	7.1%	248	7.5%	249	7.5%
65 - 74	141	4.3%	159	4.8%	167	5.0%
75 - 84	73	2.3%	92	2.8%	83	2.5%
85+	23	0.7%	29	0.9%	32	1.0%

	Census 2010		2019		2024	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,319	40.7%	1,194	36.0%	1,123	33.7%
Black Alone	1,388	42.8%	1,483	44.7%	1,509	45.3%
American Indian Alone	13	0.4%	13	0.4%	13	0.4%
Asian Alone	83	2.6%	105	3.2%	117	3.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	338	10.4%	404	12.2%	433	13.0%
Two or More Races	99	3.1%	121	3.6%	135	4.1%
Hispanic Origin (Any Race)	685	21.1%	790	23.8%	851	25.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

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Prepared by Esri
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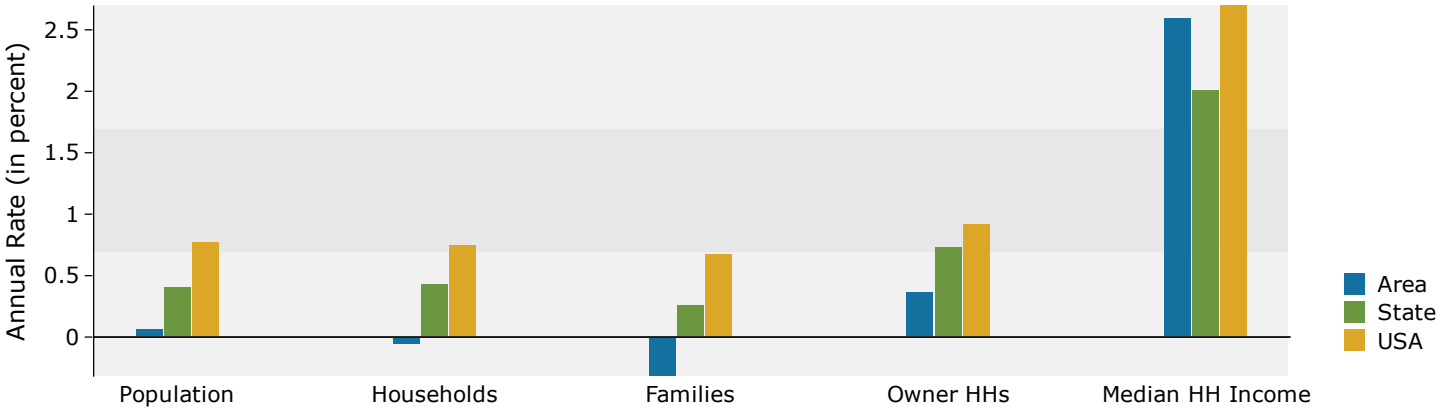
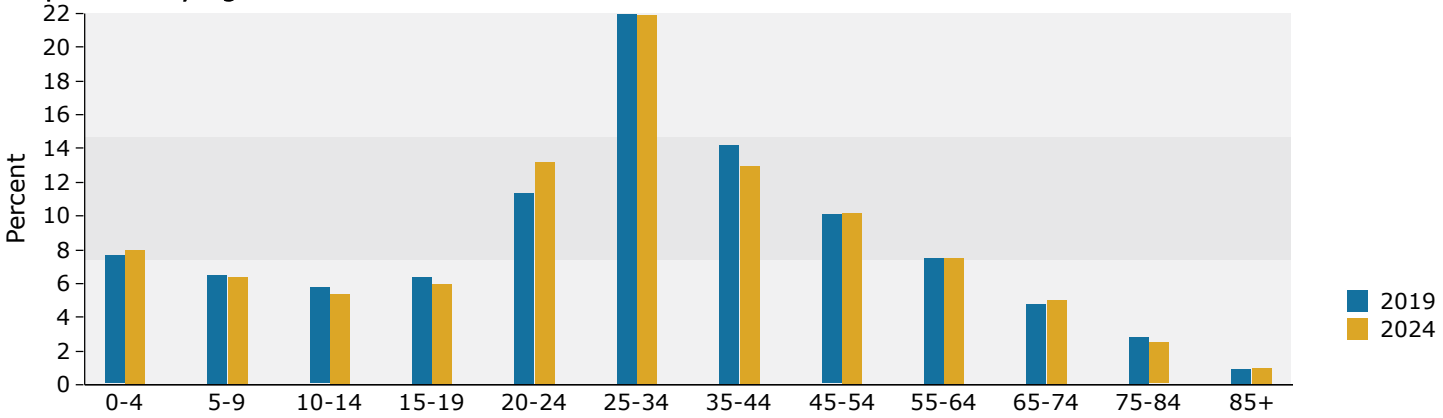
Longitude: -91.06265

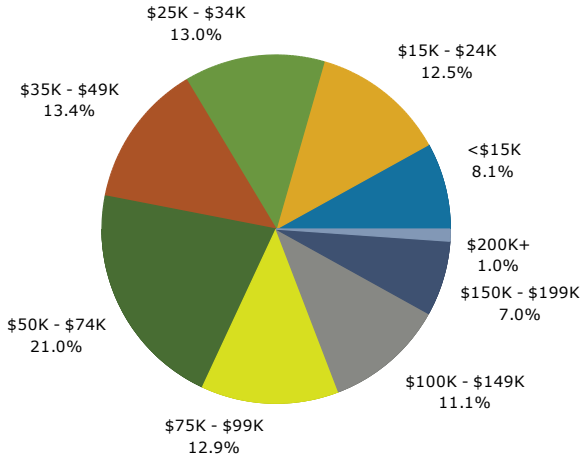
Trends 2019-2024



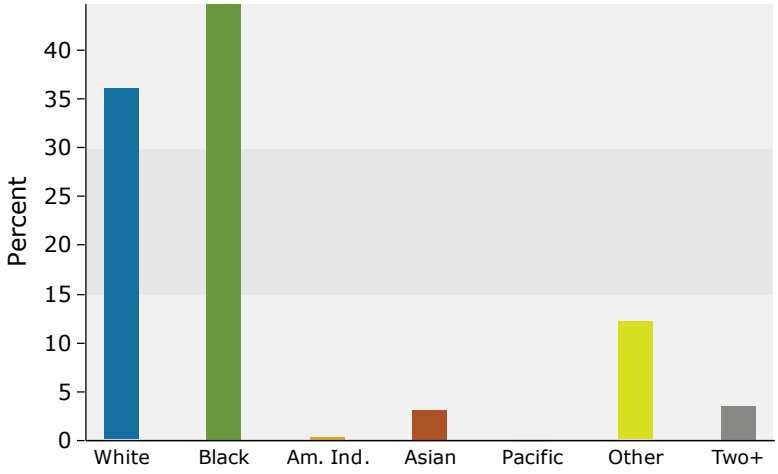
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

©2019 Esri

Demographic and Income Profile

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Drive Distance: 3 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	39,740	40,598	41,251
Households	17,799	18,098	18,354
Families	10,116	9,946	9,971
Average Household Size	2.20	2.21	2.22
Owner Occupied Housing Units	10,354	9,891	10,252
Renter Occupied Housing Units	7,445	8,207	8,102
Median Age	36.6	38.6	39.6
Trends: 2019 - 2024 Annual Rate	**Area**	**State**	**National**
Population	0.32%	0.41%	0.77%
Households	0.28%	0.43%	0.75%
Families	0.05%	0.26%	0.68%
Owner HHs	0.72%	0.73%	0.92%
Median Household Income	2.39%	2.01%	2.70%

	2019		2024	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,344	7.4%	1,156	6.3%
$15,000 - $24,999	1,468	8.1%	1,249	6.8%
$25,000 - $34,999	1,638	9.1%	1,481	8.1%
$35,000 - $49,999	2,313	12.8%	2,119	11.5%
$50,000 - $74,999	3,348	18.5%	3,360	18.3%
$75,000 - $99,999	2,413	13.3%	2,416	13.2%
$100,000 - $149,999	3,214	17.8%	3,692	20.1%
$150,000 - $199,999	1,272	7.0%	1,641	8.9%
$200,000+	1,089	6.0%	1,240	6.8%
Median Household Income	$64,908		$73,044	
Average Household Income	$87,171		$97,751	
Per Capita Income	$38,712		$43,316	

	Census 2010		2019		2024	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,440	6.1%	2,256	5.6%	2,311	5.6%
5 - 9	2,193	5.5%	2,186	5.4%	2,220	5.4%
10 - 14	2,044	5.1%	2,135	5.3%	2,151	5.2%
15 - 19	2,075	5.2%	2,011	5.0%	2,035	4.9%
20 - 24	3,332	8.4%	2,555	6.3%	2,659	6.4%
25 - 34	7,017	17.7%	6,846	16.9%	6,334	15.4%
35 - 44	4,697	11.8%	5,657	13.9%	6,209	15.1%
45 - 54	5,203	13.1%	4,453	11.0%	4,501	10.9%
55 - 64	4,962	12.5%	4,900	12.1%	4,499	10.9%
65 - 74	2,944	7.4%	4,219	10.4%	4,459	10.8%
75 - 84	1,942	4.9%	2,260	5.6%	2,721	6.6%
85+	891	2.2%	1,119	2.8%	1,152	2.8%

	Census 2010		2019		2024	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	27,323	68.8%	25,732	63.4%	24,839	60.2%
Black Alone	9,374	23.6%	10,825	26.7%	11,701	28.4%
American Indian Alone	92	0.2%	90	0.2%	88	0.2%
Asian Alone	1,492	3.8%	2,035	5.0%	2,405	5.8%
Pacific Islander Alone	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	800	2.0%	1,014	2.5%	1,142	2.8%
Two or More Races	644	1.6%	888	2.2%	1,060	2.6%
Hispanic Origin (Any Race)	2,138	5.4%	2,639	6.5%	3,006	7.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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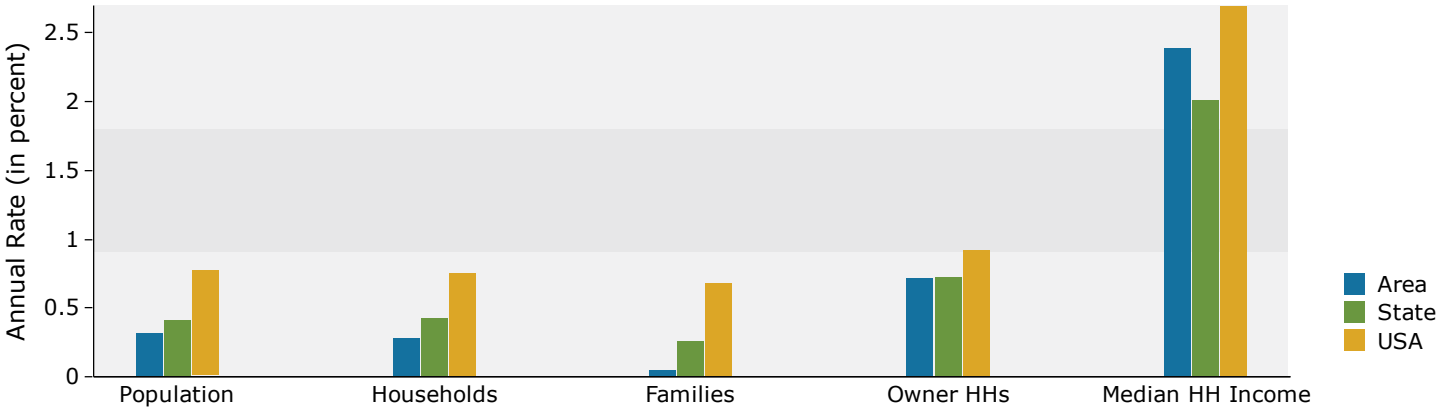
Demographic and Income Profile

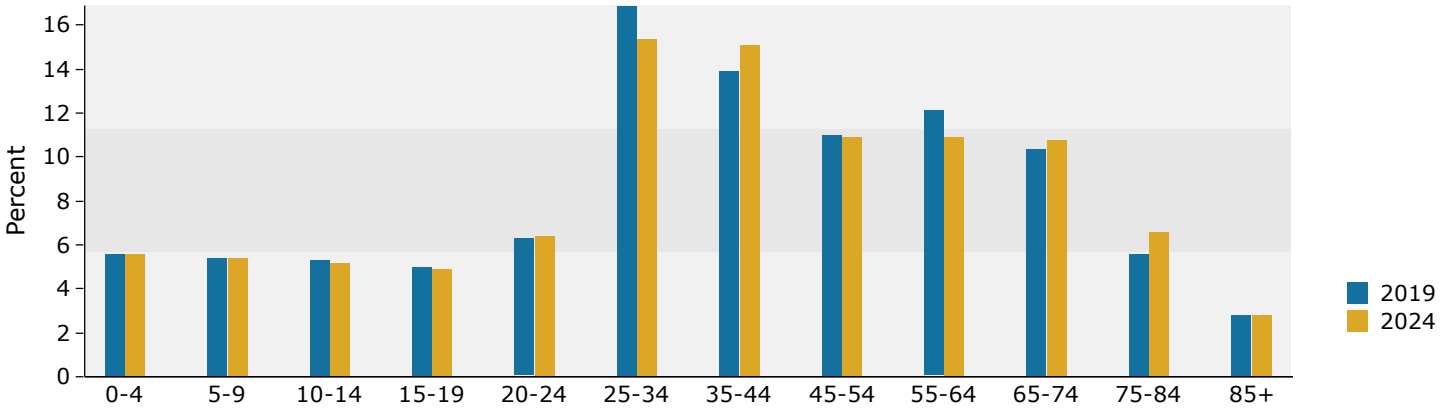
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 3 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

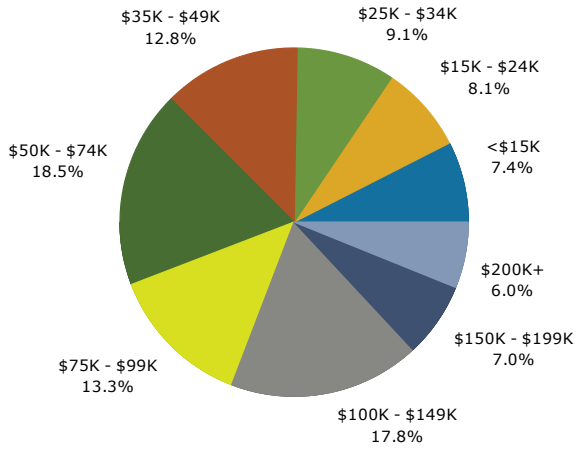
Trends 2019-2024



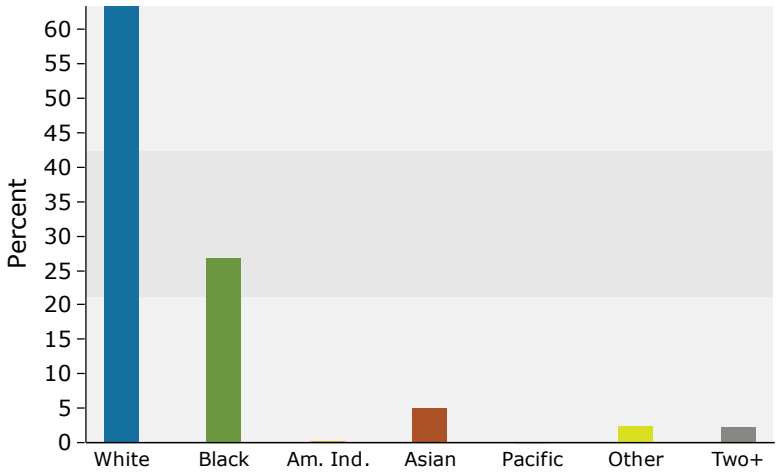
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	122,836	127,560	129,654
Households	52,231	53,961	54,768
Families	31,272	31,315	31,425
Average Household Size	2.33	2.34	2.35
Owner Occupied Housing Units	31,577	30,947	32,066
Renter Occupied Housing Units	20,654	23,014	22,701
Median Age	35.8	37.6	38.5
Trends: 2019 - 2024 Annual Rate	**Area**	**State**	**National**
Population	0.33%	0.41%	0.77%
Households	0.30%	0.43%	0.75%
Families	0.07%	0.26%	0.68%
Owner HHs	0.71%	0.73%	0.92%
Median Household Income	2.39%	2.01%	2.70%

	2019		2024	
Households by Income	Number	Percent	Number	Percent
<$15,000	5,032	9.3%	4,425	8.1%
$15,000 - $24,999	4,214	7.8%	3,689	6.7%
$25,000 - $34,999	4,692	8.7%	4,319	7.9%
$35,000 - $49,999	6,328	11.7%	5,824	10.6%
$50,000 - $74,999	9,213	17.1%	9,230	16.9%
$75,000 - $99,999	7,079	13.1%	7,015	12.8%
$100,000 - $149,999	10,113	18.7%	11,523	21.0%
$150,000 - $199,999	3,595	6.7%	4,607	8.4%
$200,000+	3,694	6.8%	4,137	7.6%
Median Household Income	$66,295		$74,610	
Average Household Income	$89,034		$99,190	
Per Capita Income	$37,614		$41,856	

	Census 2010		2019		2024	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,890	6.4%	7,517	5.9%	7,721	6.0%
5 - 9	7,278	5.9%	7,285	5.7%	7,393	5.7%
10 - 14	7,209	5.9%	7,216	5.7%	7,230	5.6%
15 - 19	7,381	6.0%	6,851	5.4%	6,774	5.2%
20 - 24	9,842	8.0%	8,587	6.7%	8,384	6.5%
25 - 34	20,565	16.7%	21,407	16.8%	20,600	15.9%
35 - 44	14,872	12.1%	16,968	13.3%	18,797	14.5%
45 - 54	16,398	13.3%	14,202	11.1%	14,122	10.9%
55 - 64	14,969	12.2%	15,625	12.2%	14,355	11.1%
65 - 74	8,449	6.9%	12,443	9.8%	13,360	10.3%
75 - 84	5,510	4.5%	6,403	5.0%	7,791	6.0%
85+	2,471	2.0%	3,056	2.4%	3,125	2.4%

	Census 2010		2019		2024	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	76,303	62.1%	72,654	57.0%	69,969	54.0%
Black Alone	35,966	29.3%	41,035	32.2%	43,713	33.7%
American Indian Alone	361	0.3%	352	0.3%	345	0.3%
Asian Alone	5,611	4.6%	7,504	5.9%	8,716	6.7%
Pacific Islander Alone	46	0.0%	46	0.0%	47	0.0%
Some Other Race Alone	2,634	2.1%	3,300	2.6%	3,691	2.8%
Two or More Races	1,916	1.6%	2,670	2.1%	3,173	2.4%
Hispanic Origin (Any Race)	6,603	5.4%	8,140	6.4%	9,230	7.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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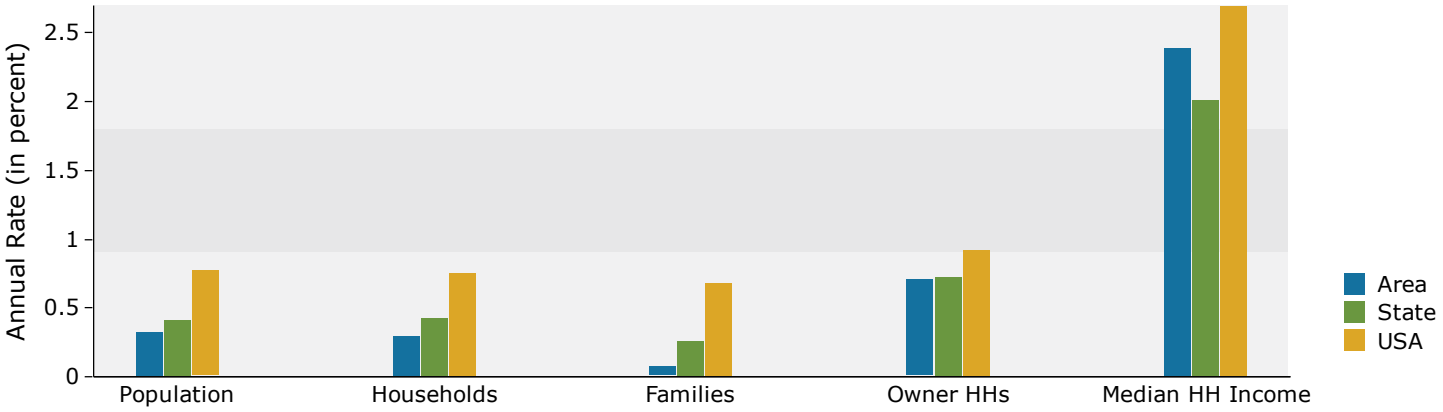
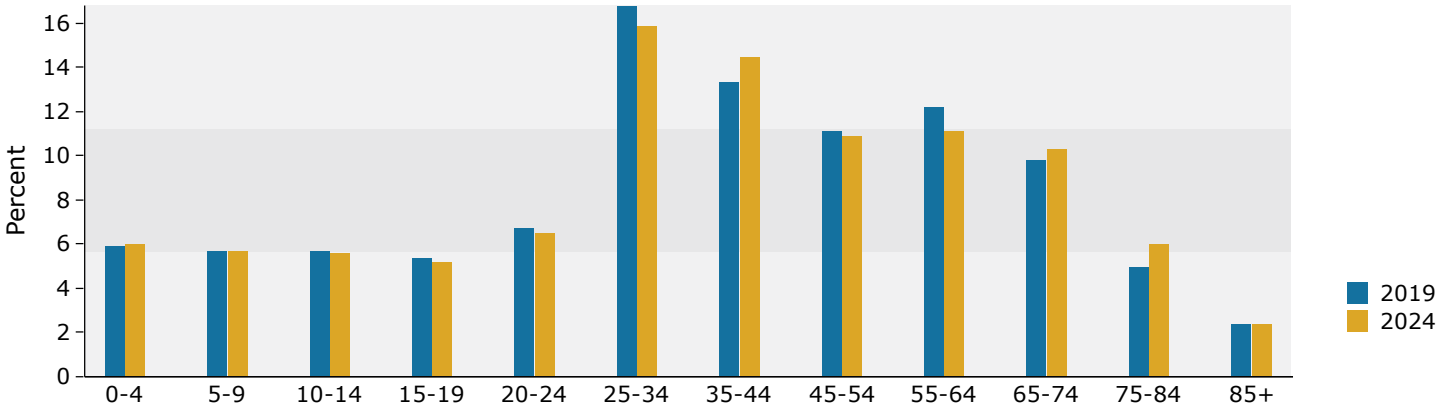
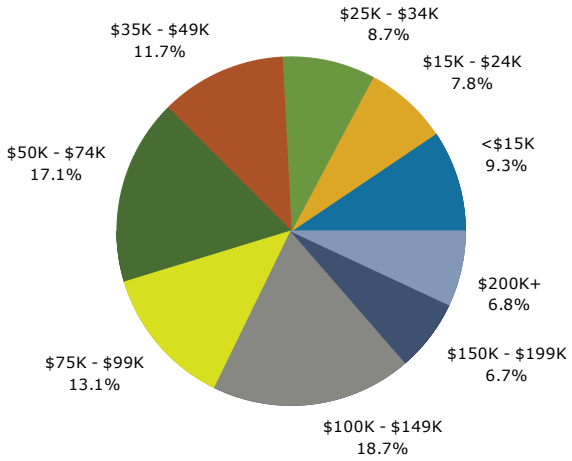
Trends 2019-2024



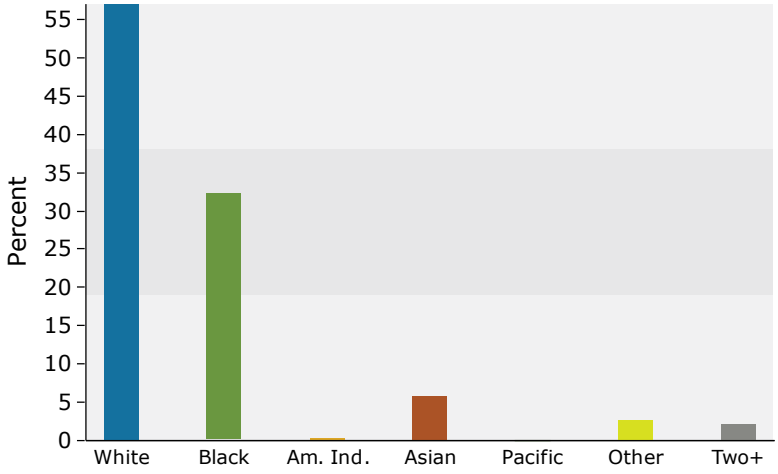
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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