



4521 Jamestown Avenue

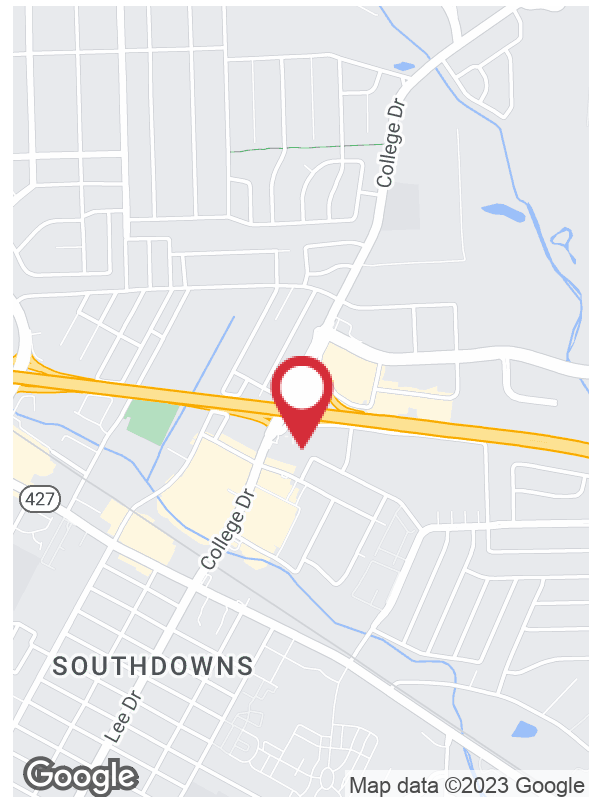
Baton Rouge, Louisiana 70808

Property Highlights

- Excellent Location
- Recently Renovated
- Flexible Floorplans
- Right off College Dr
- Professional Ownership & Management

Lease Rate

\$16.00 SF/yr (MG)



CALL OR EMAIL FOR MORE INFORMATION

For more information

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

INFORMATION SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS AND OMISSION ASSUMED. PRICE SUBJECT TO CHANGE. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

February 28, 2023

Executive Summary



AVAILABLE SF: 1,200 SF

LEASE RATE: \$16.00 SF/yr (MG)

LOT SIZE: 1.2 Acres

BUILDING SIZE: 15,708 SF

BUILDING CLASS: B

YEAR BUILT: 1980

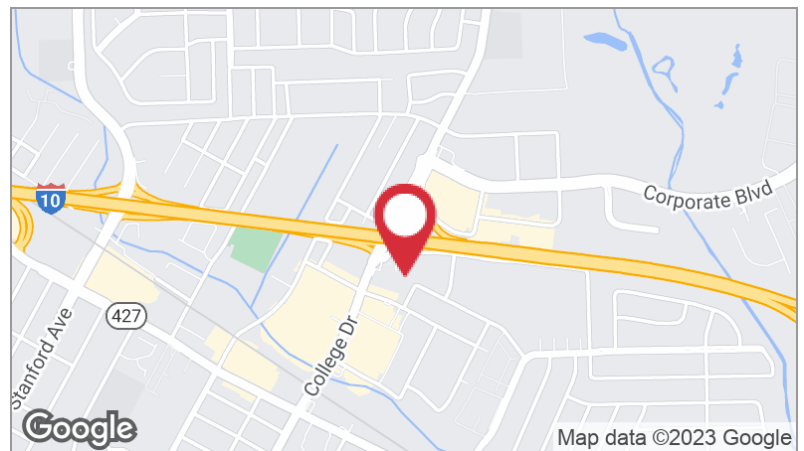
YEAR RENOVATED: 2019

ZONING: C-2

MARKET: Baton Rouge MSA

SUB MARKET: South Baton Rouge

CROSS STREETS: Jamestown Avenue & Bennington Avenue



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	6,805	\$91,540
3 MILES	80,324	\$76,860
5 MILES	190,471	\$62,490

* Figures shown represent estimates

Available Spaces



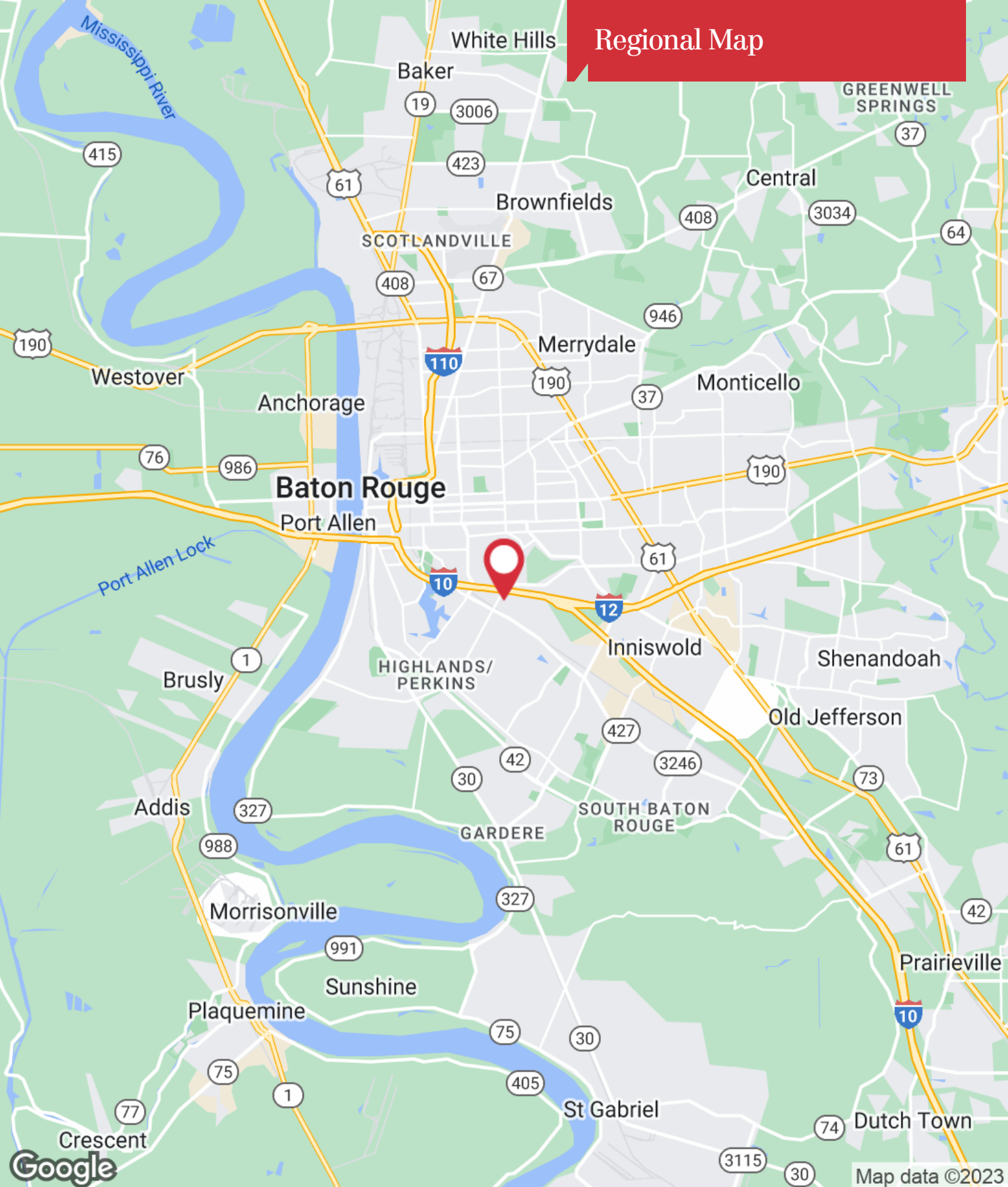
LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	1,200 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 6	\$16.00 SF/yr	Modified Gross	1,200 SF	Negotiable

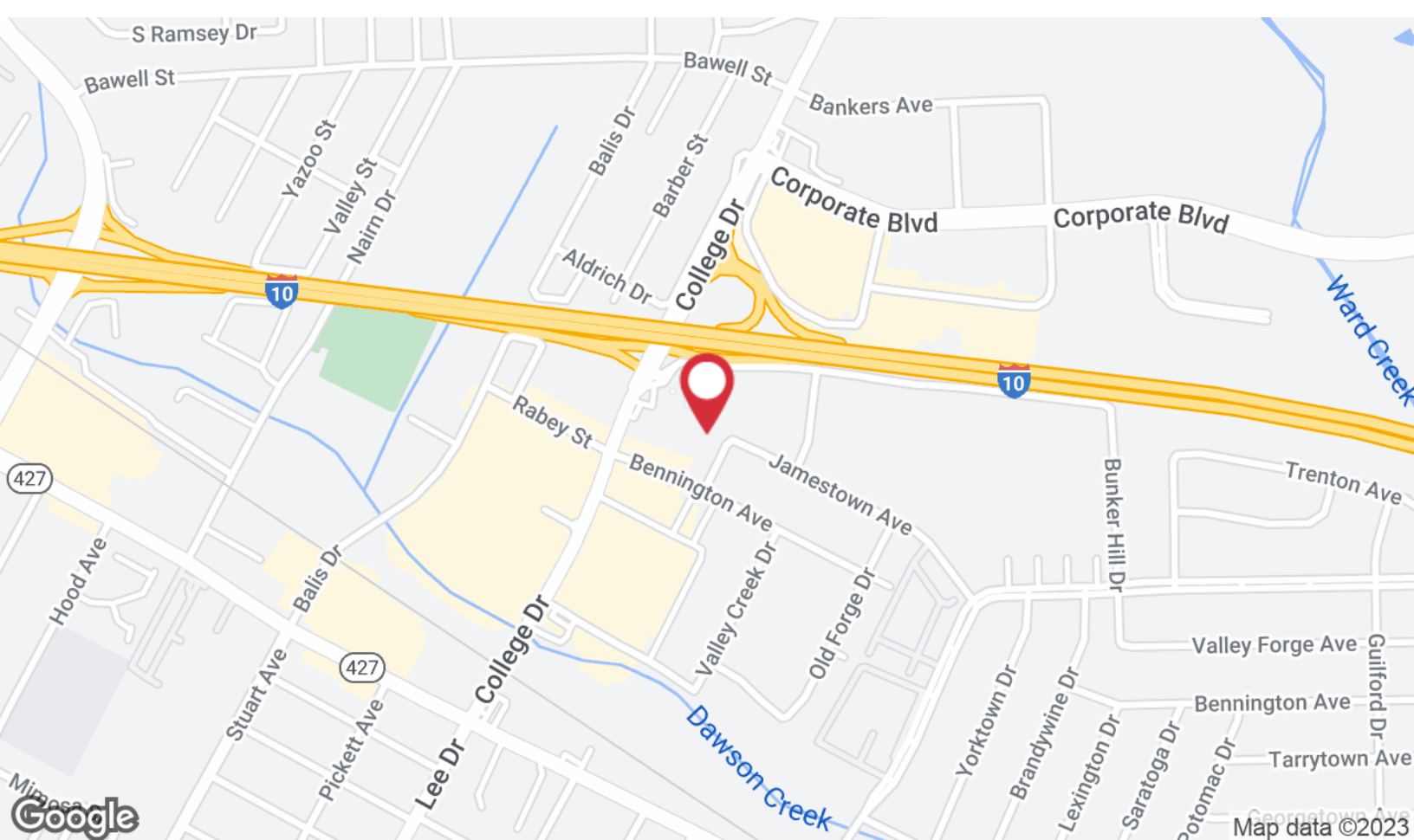
Interior Photos



Regional Map



Location Maps



Aerial Map



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CURVE TABLE						
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	47.17'	75.00'	S 44°48'54" W	48.39'	24.39°	35°02'02"

THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES OR AS THE BASIS FOR
THE ISSUANCE OF A PERMIT.

MAP SHOWING ALTANSPS SURVEY

BEING A PORTION OF
CONCORD PARK SUBDIVISION - 1st FILING, PART 2
LOCATED IN SECTION 94, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
BALDWIN HASPEL BURKE & MAYER



CERTIFICATION:

I hereby certify to **Baldwin Haseel Burke & Moyer** that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1-4, 6(b), 7(a), 8, 9, 11 and 20 of Table A thereof. The workflow was completed on August 17, 2018.

ADVANCE ISSUE

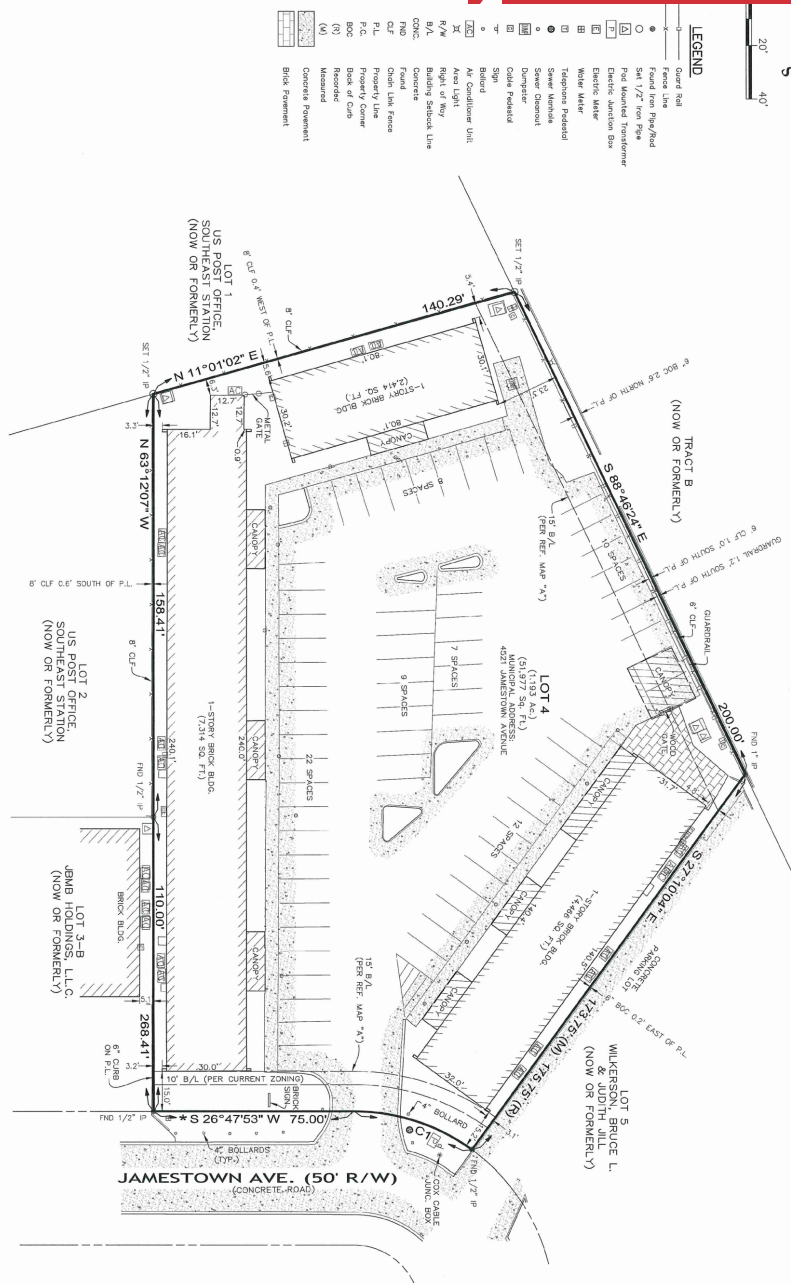
David L. Patterson, P.L.S.
La. Registration No. 04784

Date _____

Aug. 23, 2016

DATE	August 17, 2016
JOB #	16-650
OWN. BY:	JBK
CKD. BY:	DLP
SHEET NO	

01 of:



GENERAL NOTES:

1) **Flood Note:** In accordance with FFE for Flood Insurance Rate Map Panel No. 22033020245E for East Baton Rouge Parish, Louisiana, last revised May 1, 2008, the property shown herein is located in Flood Zone "X" (with shading). Nearest Base Flood Elevation = 27 feet (NAVD).

2) **Base Flood Elevations** are subject to change and shall be determined by the Engineering Division of the Department of Public Works.

3) **FLOOD AREAS DENIED:** Areas of 0.2% annual chance Zone "X" (with shading).

FLOOD AREAS DEFINED:
Zone "X" (with Shading): A

flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood

2.) Zoning: C2 (Heavy Commercial) Zoning information should be verified with City/Parish Planning Commission.

Yard Requirements:	
Minimum Front Yard:	10 feet
Minimum Rear Yard:	none
Minimum Side Yard:	none

3.) Reference Map:
A. Final Plat of

4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

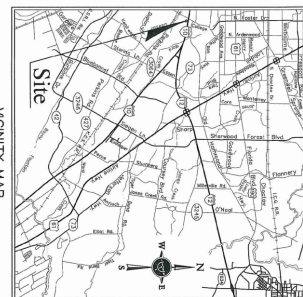
5.) No attempt has

6.) Utilities: The surveyor has not physically located the

underground utilities, except for utility features. The location of

not in the scope of this survey.

7.) **Parking Summary:**
Regular Spaces: 08
Handicap Spaces: 0
Total Spaces: 68



LANDSOURCE
INCORPORATED

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