



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER I FOR SALE

**3636 S Sherwood Forest Blvd
Baton Rouge, LA 70816**

LUKE GOMEZ

Commercial Sales & Leasing

(D)225.329.5498

luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing

(D)610.563.9046

jack@sr-cre.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



OFFERING SUMMARY

Sale Price:	\$4,375,000.00
Building Size:	84,727 SF
Floors:	6
Available SF:	659 - 24,176 SF
Lease Type:	Full Service

PROPERTY SUMMARY

- Sherwood Tower I is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and numerous on-site amenities within a neighborhood rich with dining options.
- Located on the hard corner of S Sherwood Forest Blvd and Newcastle Ave.



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



COMPLETE HIGHLIGHTS

- Sherwood Tower I is a recently renovated and professionally managed mid-rise office building with a beautiful atrium and numerous on-site amenities, within a neighborhood rich with dining options.
- Located on the hard corner of S Sherwood Forest Boulevard and Newcastle Avenue, access is simple with a signalized Intersection and numerous access points.
- Situated on a major thoroughfare with a quick drive to Airline Highway, I-10 and I-12, Sherwood Tower' is centrally located, and easily accessible for the entire Capitol Region.
- Sherwood Tower I has numerous suite configurations available, perfectly suit new owner/occupant needs and/or provide value add opportunities for prospective investors

LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



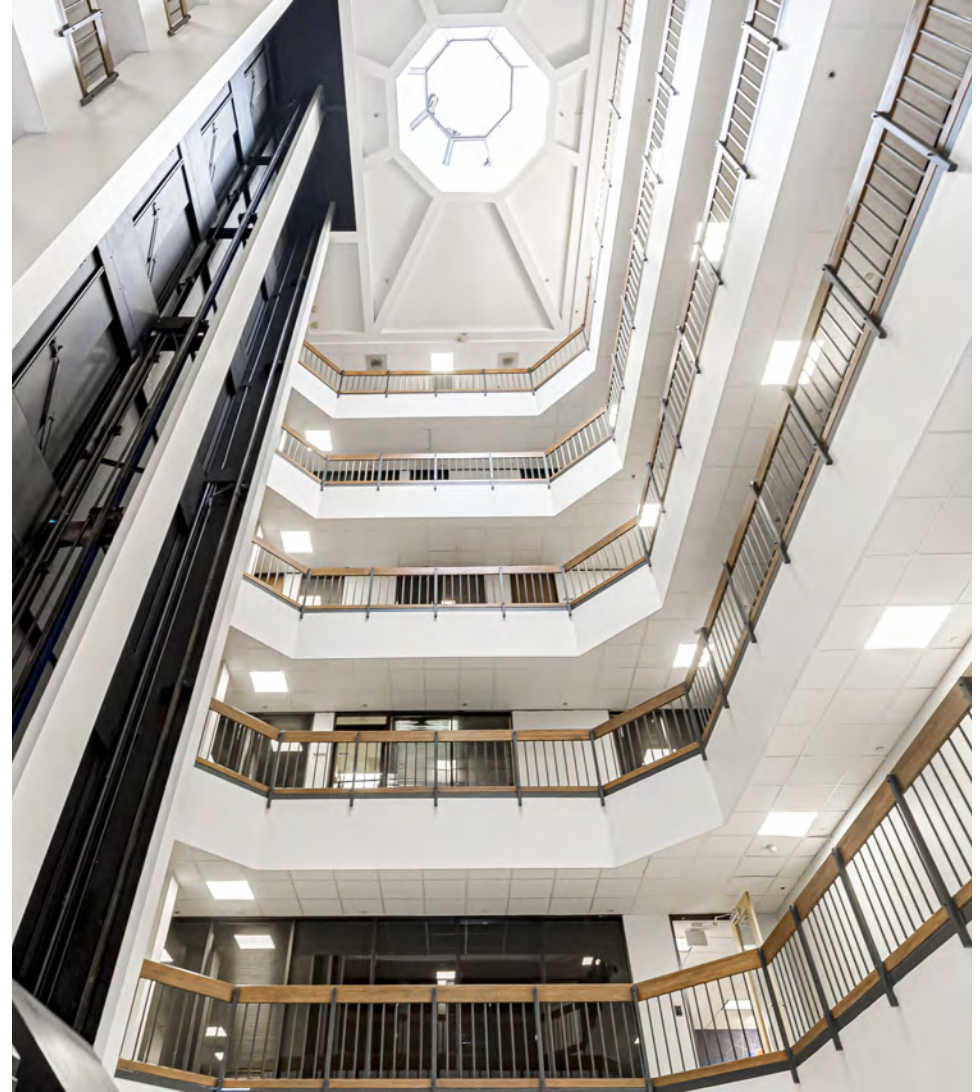
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



LUKE GOMEZ
Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



LUKE GOMEZ
Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



LUKE GOMEZ
Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



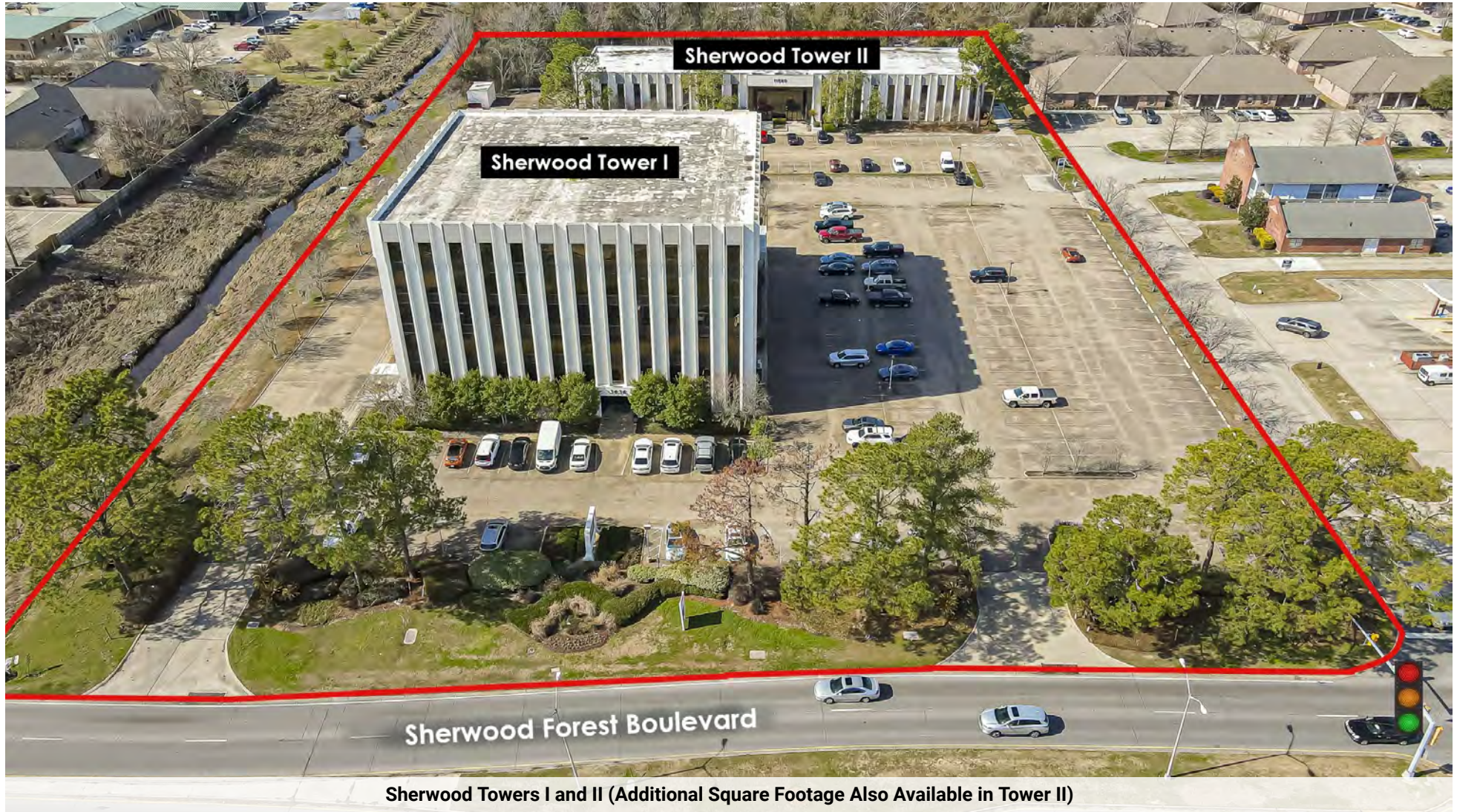
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ
Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN - FIRST FLOOR AND SECOND FLOOR

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN - THIRD FLOOR AND FOURTH FLOOR

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



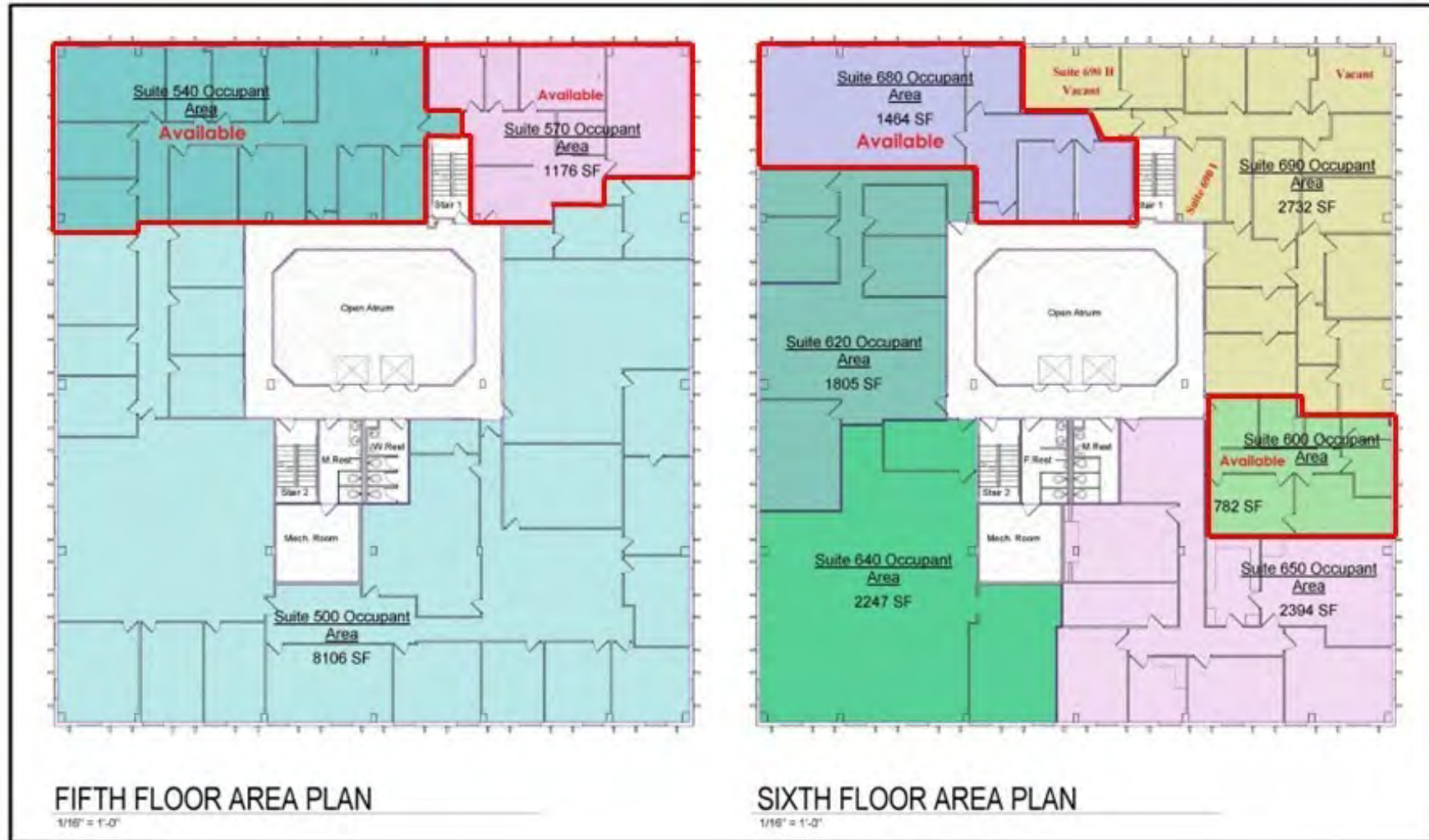
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN - FIFTH FLOOR AND SIXTH FLOOR

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



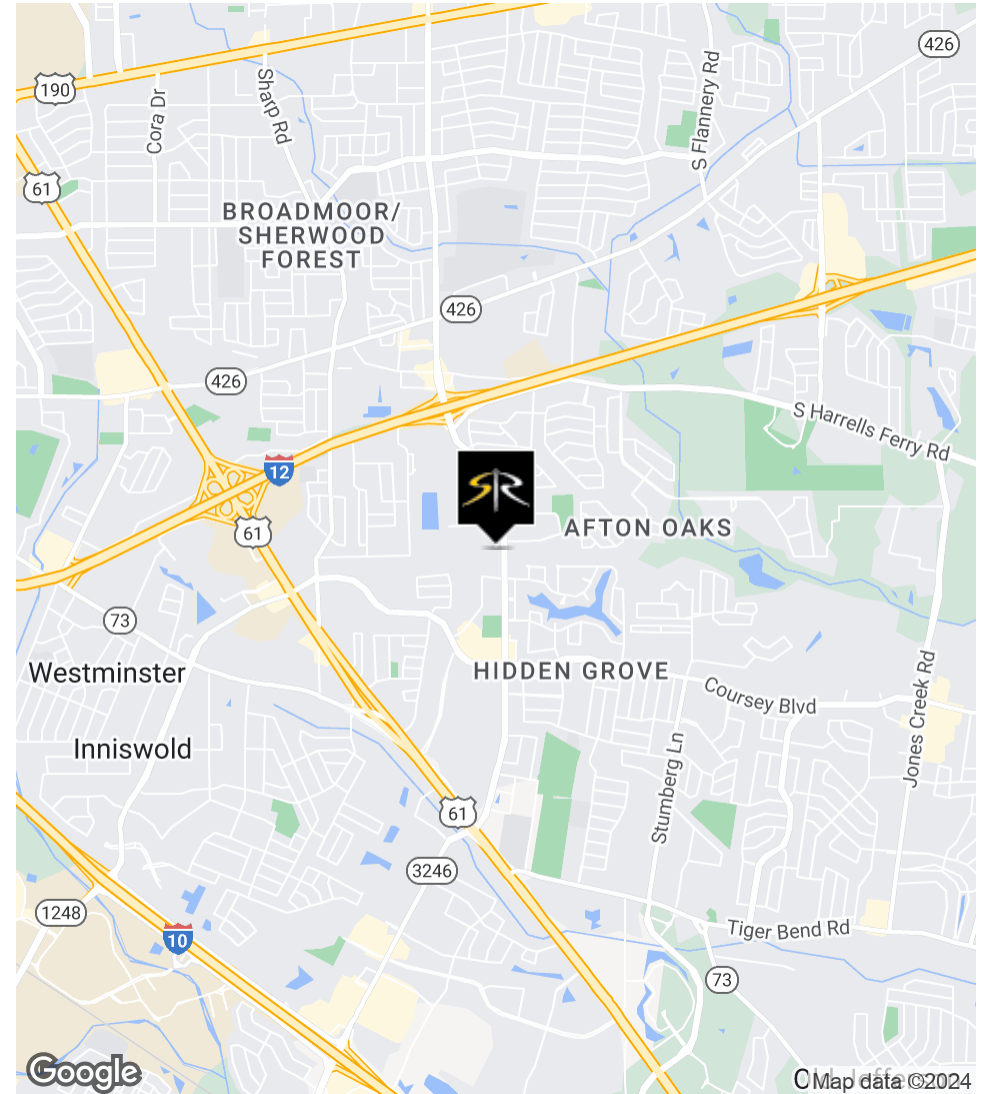
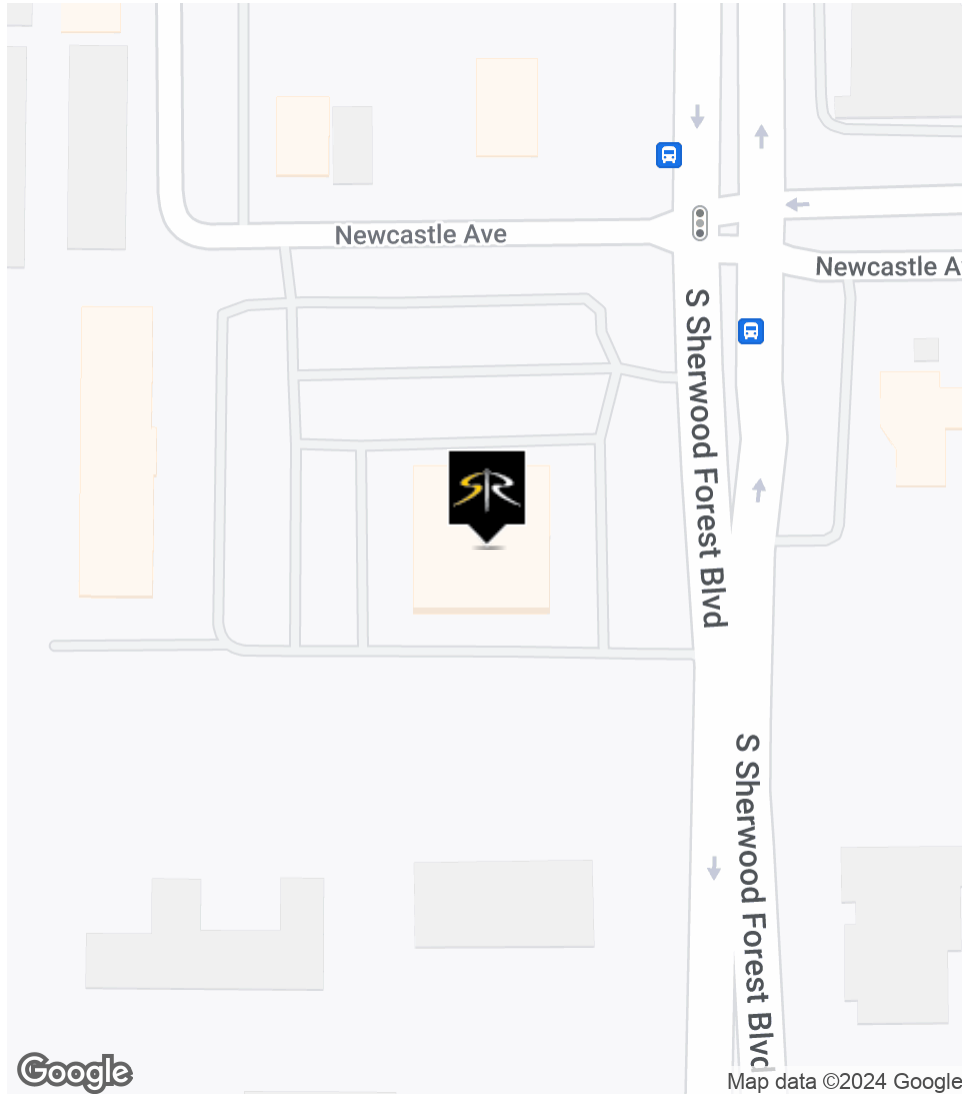
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LOCATION MAPS

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



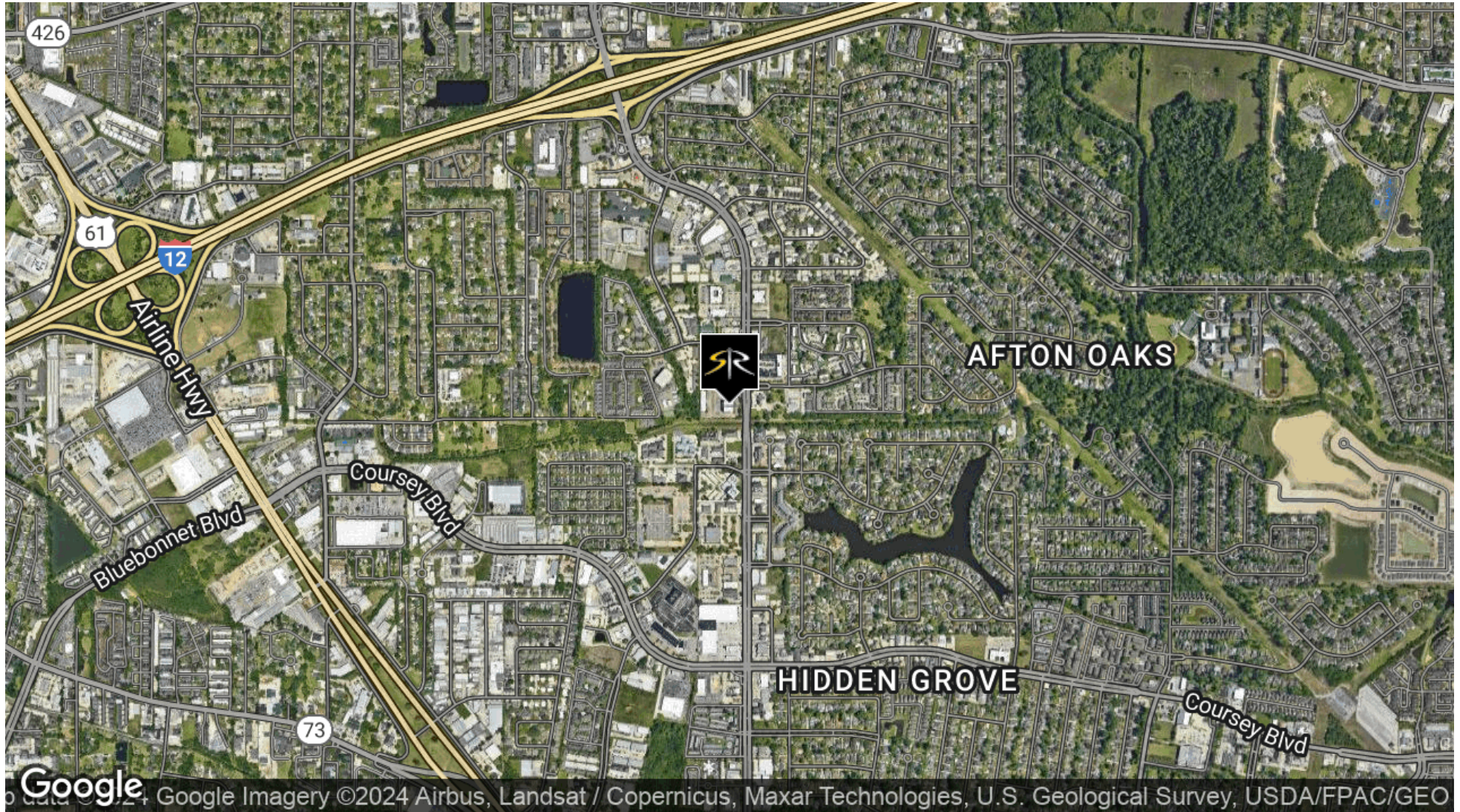
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL OVERVIEW

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

SHERWOOD TOWER I

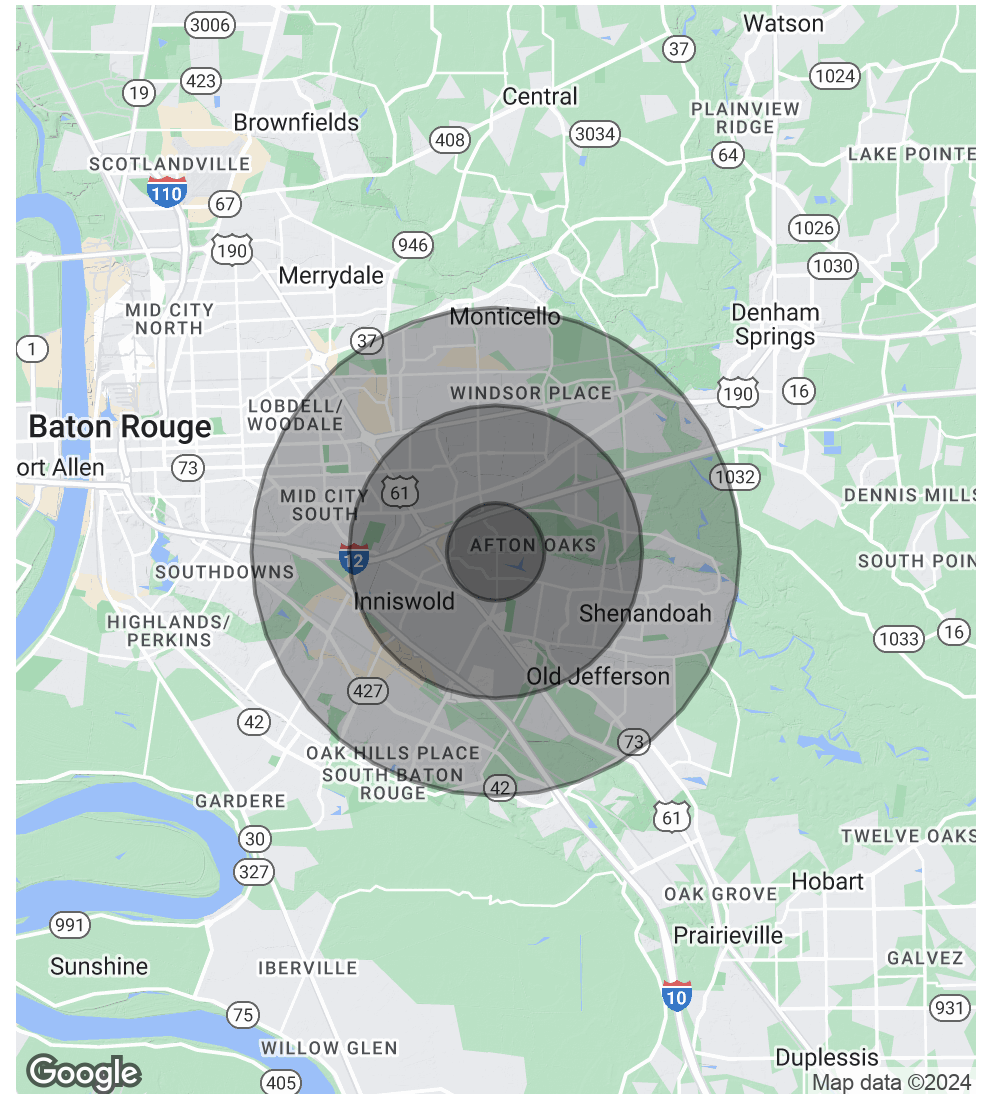
3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,234	83,157	180,302
Average Age	35.4	37.3	38.0
Average Age (Male)	31.1	35.0	35.8
Average Age (Female)	36.9	38.9	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,027	36,563	80,442
# Of Persons Per HH	2.0	2.3	2.2
Average HH Income	\$60,433	\$74,958	\$77,955
Average House Value	\$171,586	\$188,521	\$212,097

* Demographic data derived from 2020 ACS - US Census



LUKE GOMEZ

Commercial Sales & Leasing
(D)225.329.5498
luke@sr-cre.com

JACK HERRINGTON, CCIM

Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

For more information, please contact:

LUKE GOMEZ

Commercial Sales & Leasing

DIRECT: 225.329.5498
OFFICE: 225.766.0000
EMAIL: luke@sr-cre.com



JACK HERRINGTON, CCIM

Commercial Sales & Leasing

DIRECT: 610.563.9046
OFFICE: 225.766.0000
EMAIL: jack@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

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.

