SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD TOWER I FOR SALE

3636 S Sherwood Forest Blvd
Baton Rouge, LA 70816

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FOR SALE

SHERWOOD TOWER I

3636 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

84,727 SF

OFFERING SUMMARY

Sale Price:	$6,250,000.00
Building Size:	84,727 SF
Floors:	6
Available SF:	782 - 4,903 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.

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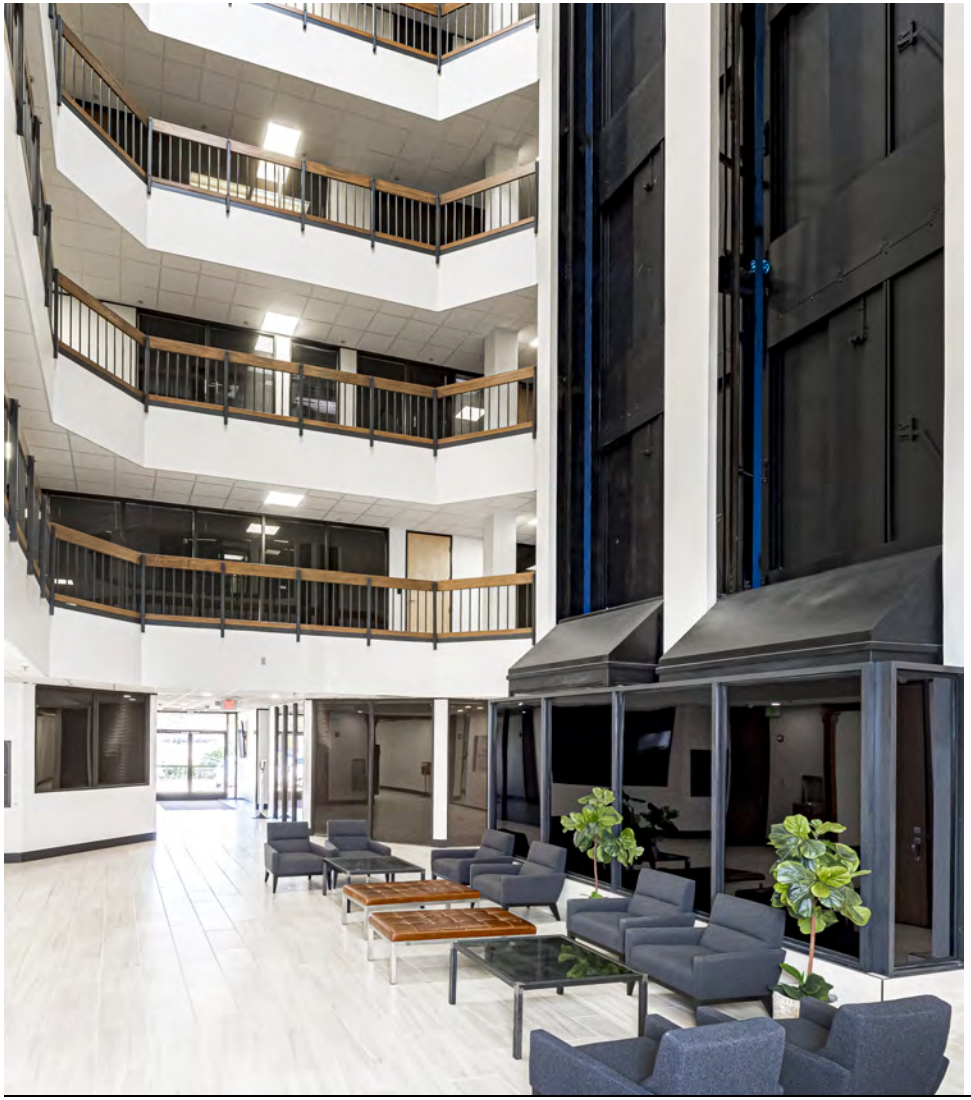

COMPLETE HIGHLIGHTS

- **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**

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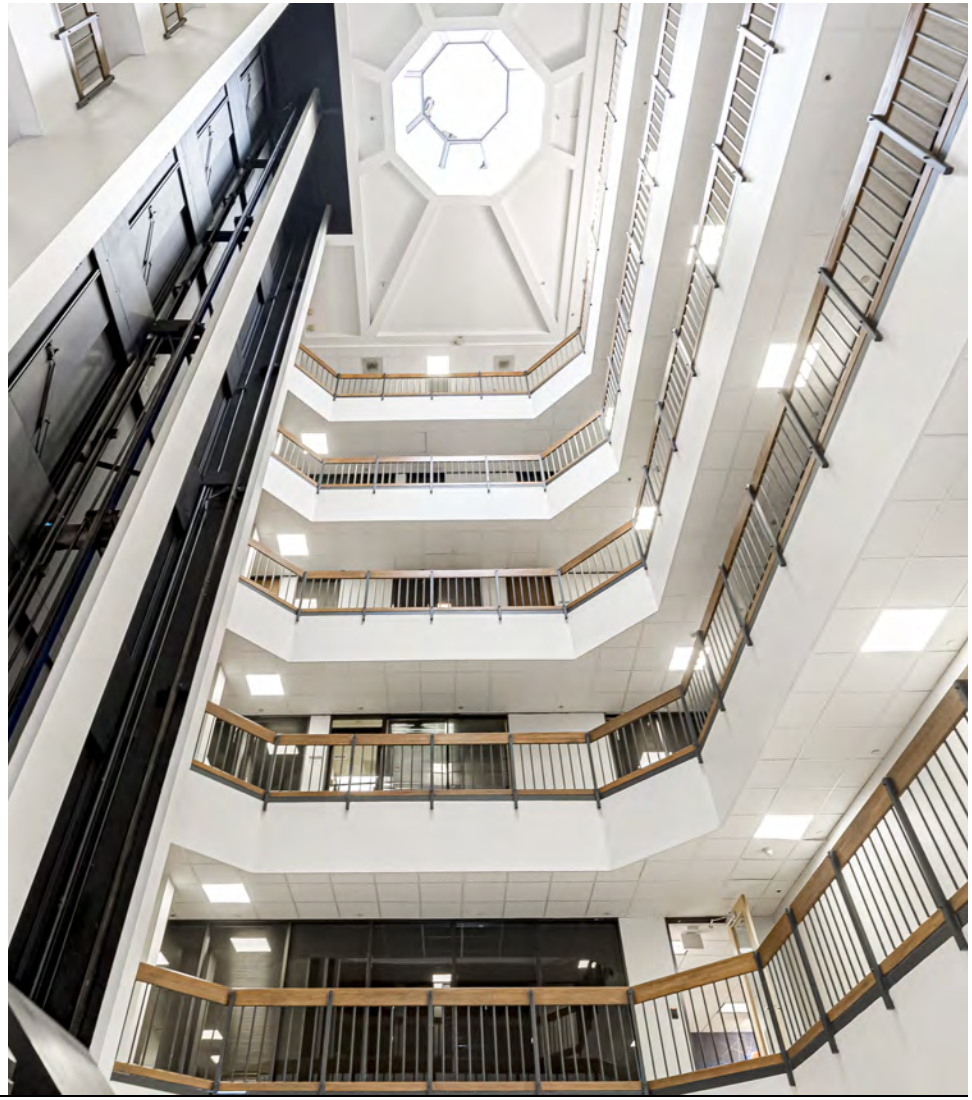

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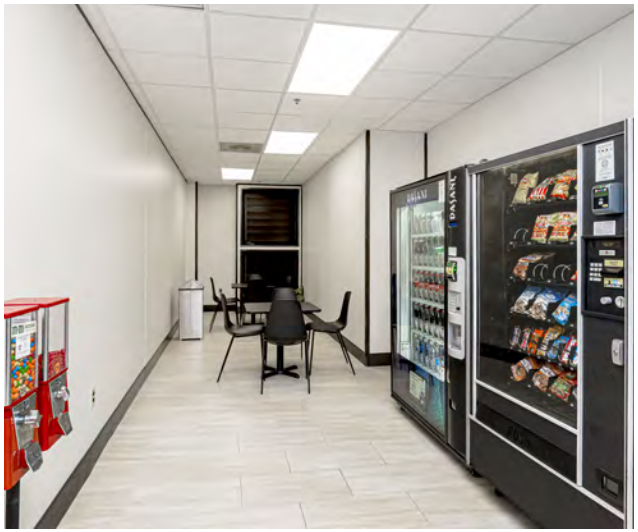

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Sherwood Towers I and II (Additional Square Footage Also Available in Tower II)

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FLOOR PLAN - FIRST FLOOR AND SECOND FLOOR

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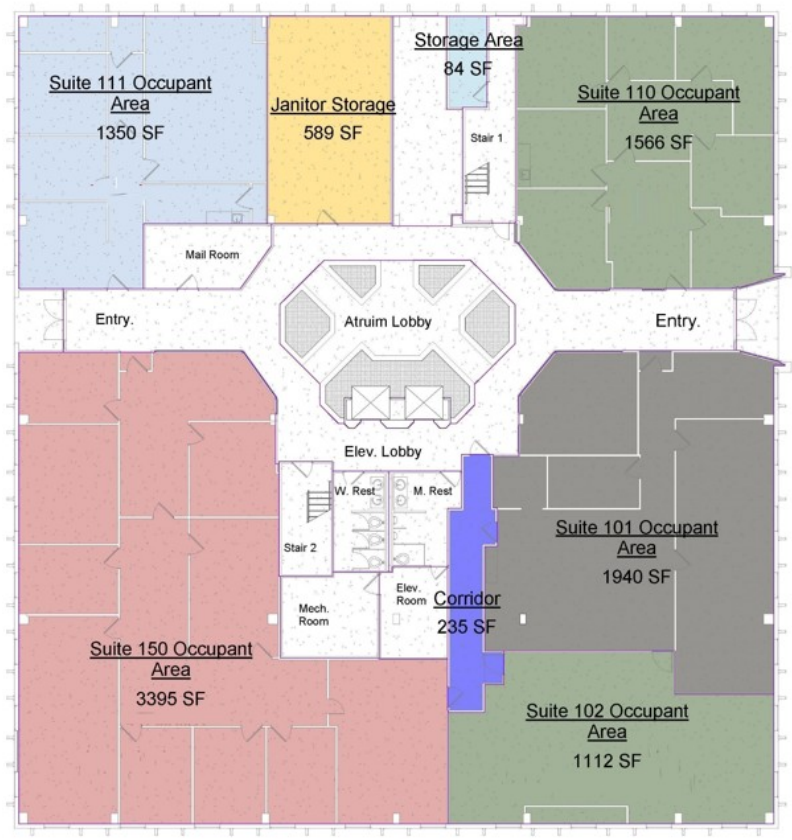
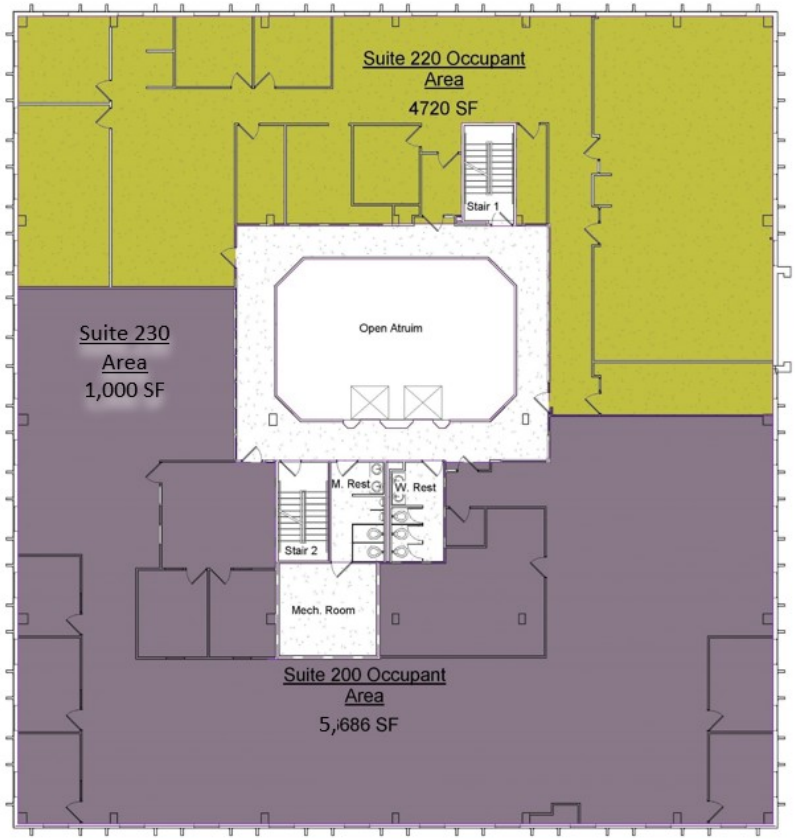


FIRST FLOOR AREA PLAN
1/16" = 1'-0"



SECOND FLOOR AREA PLAN
1/16" = 1'-0"

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FLOOR PLAN - THIRD FLOOR AND FOURTH FLOOR

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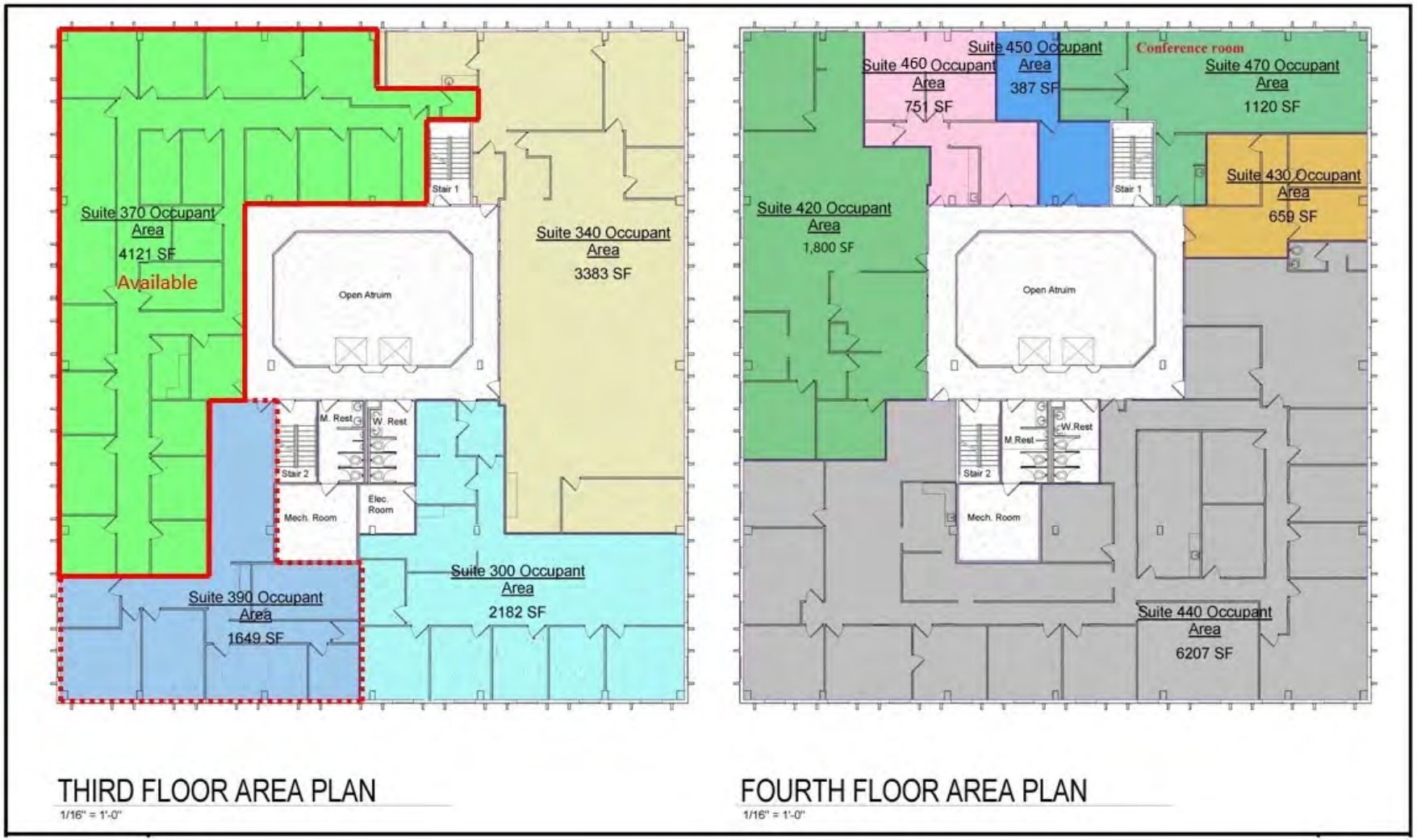

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FLOOR PLAN - FIFTH FLOOR AND SIXTH FLOOR

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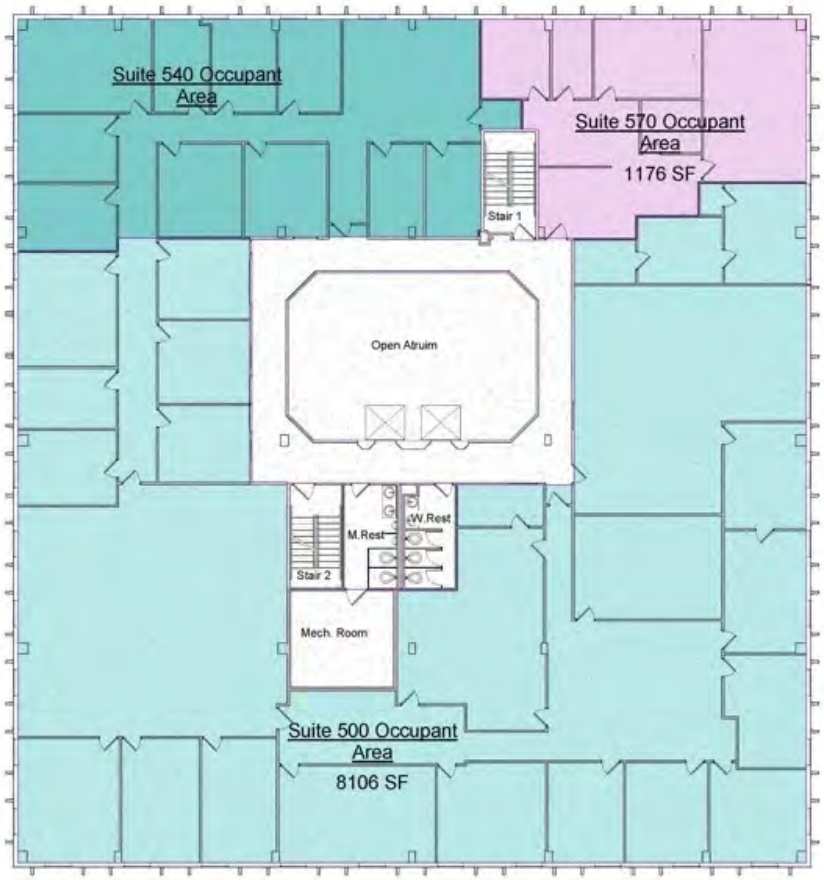
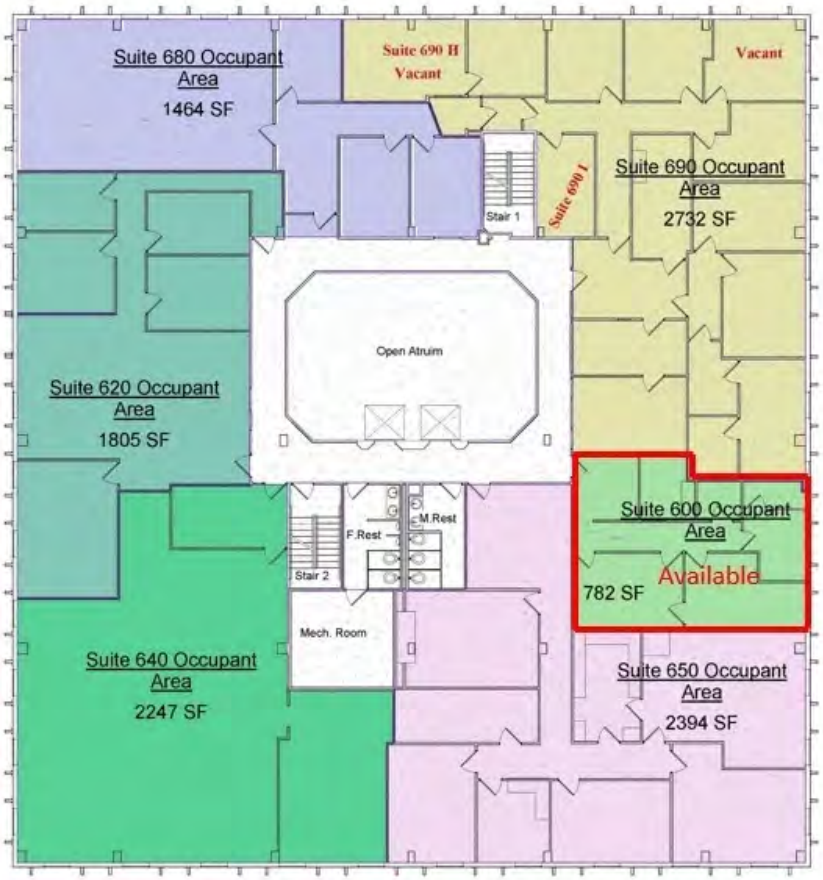


FIFTH FLOOR AREA PLAN

1/16" = 1'-0"



SIXTH FLOOR AREA PLAN

1/16" = 1'-0"

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LOCATION MAPS

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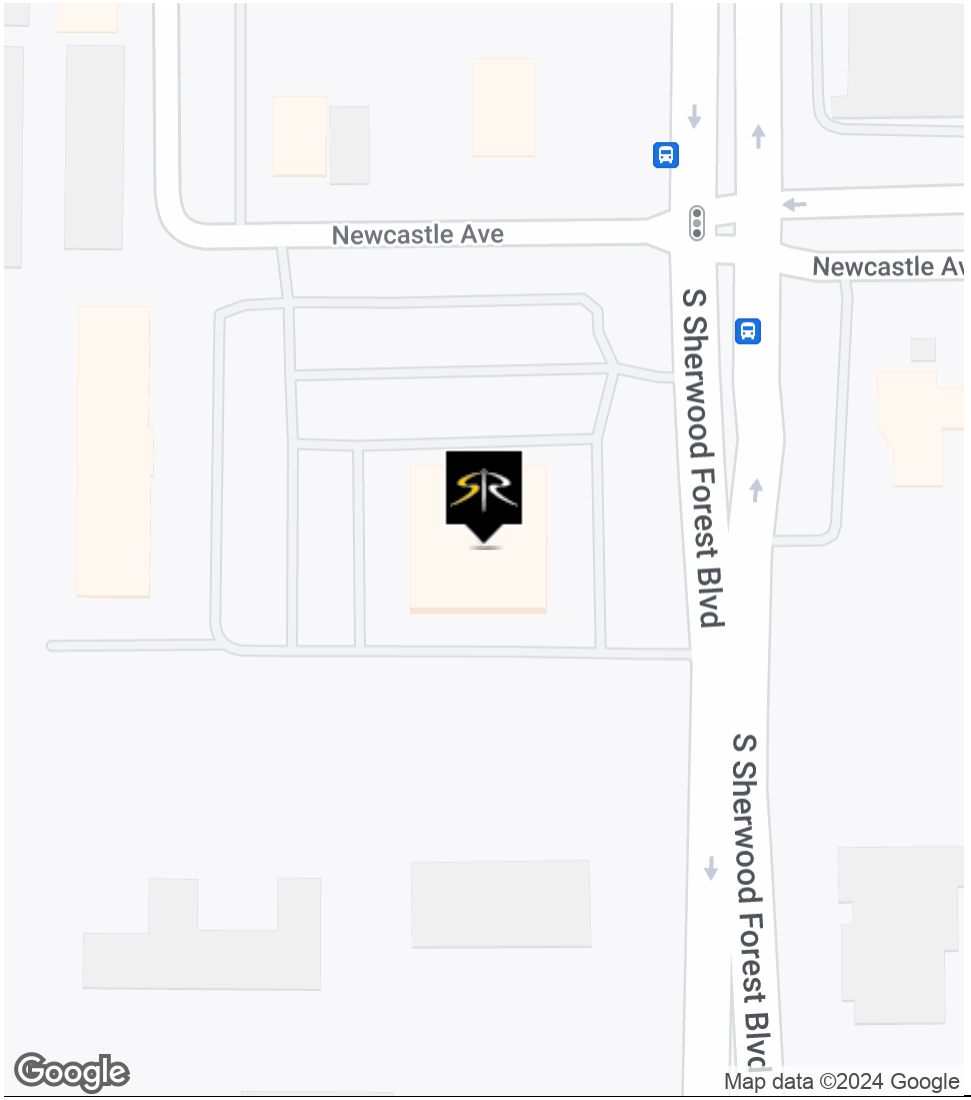

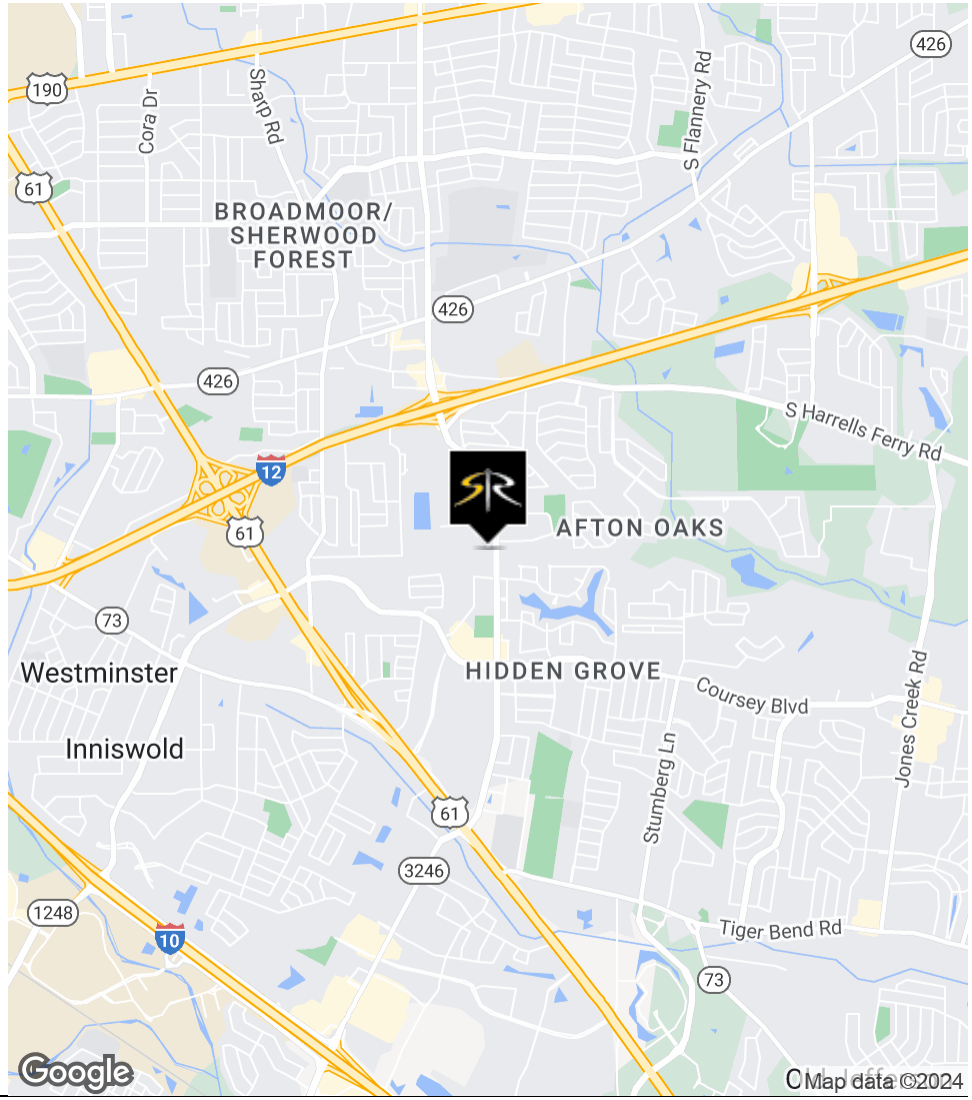

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AERIAL OVERVIEW

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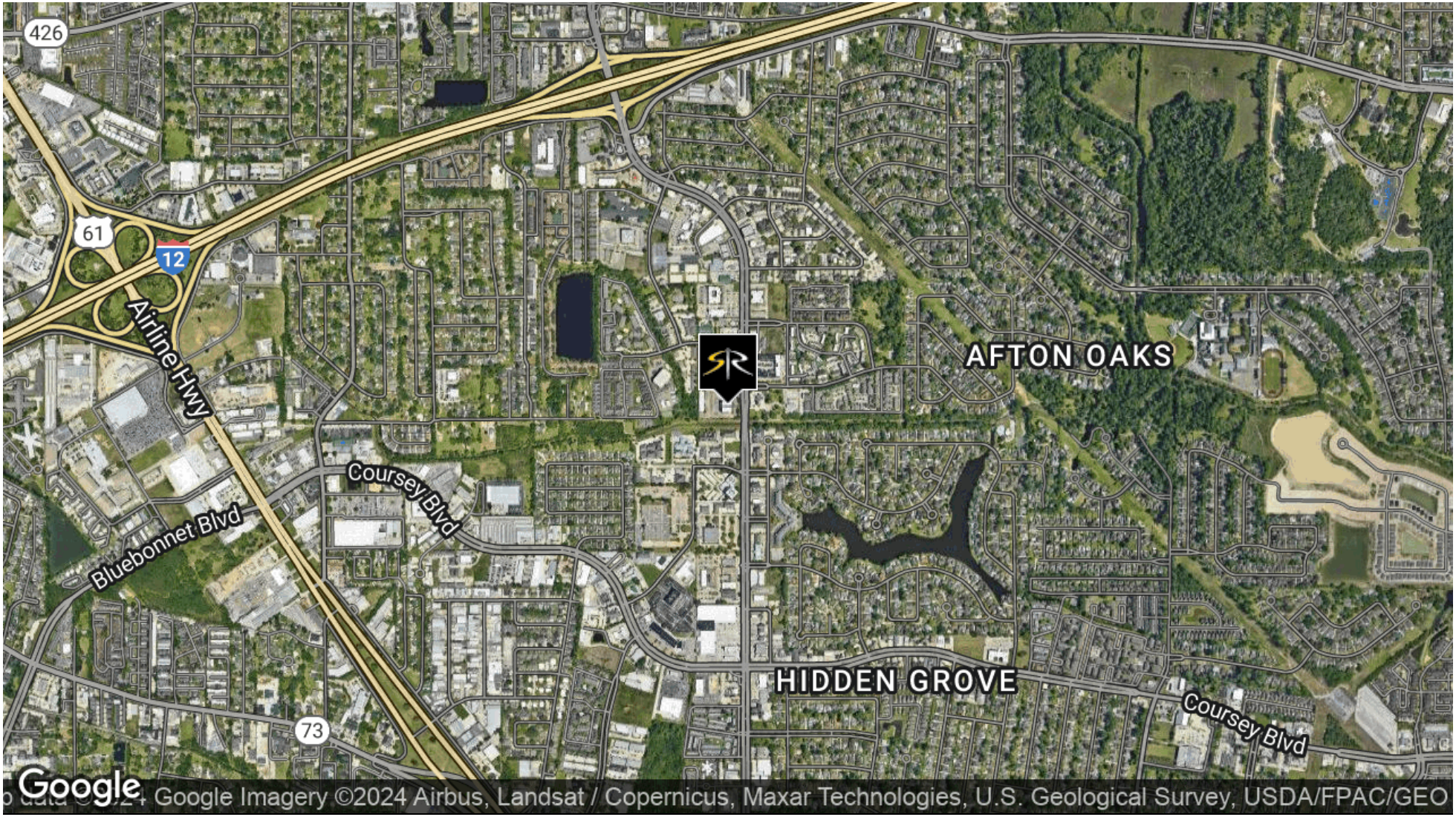

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DEMOGRAPHICS

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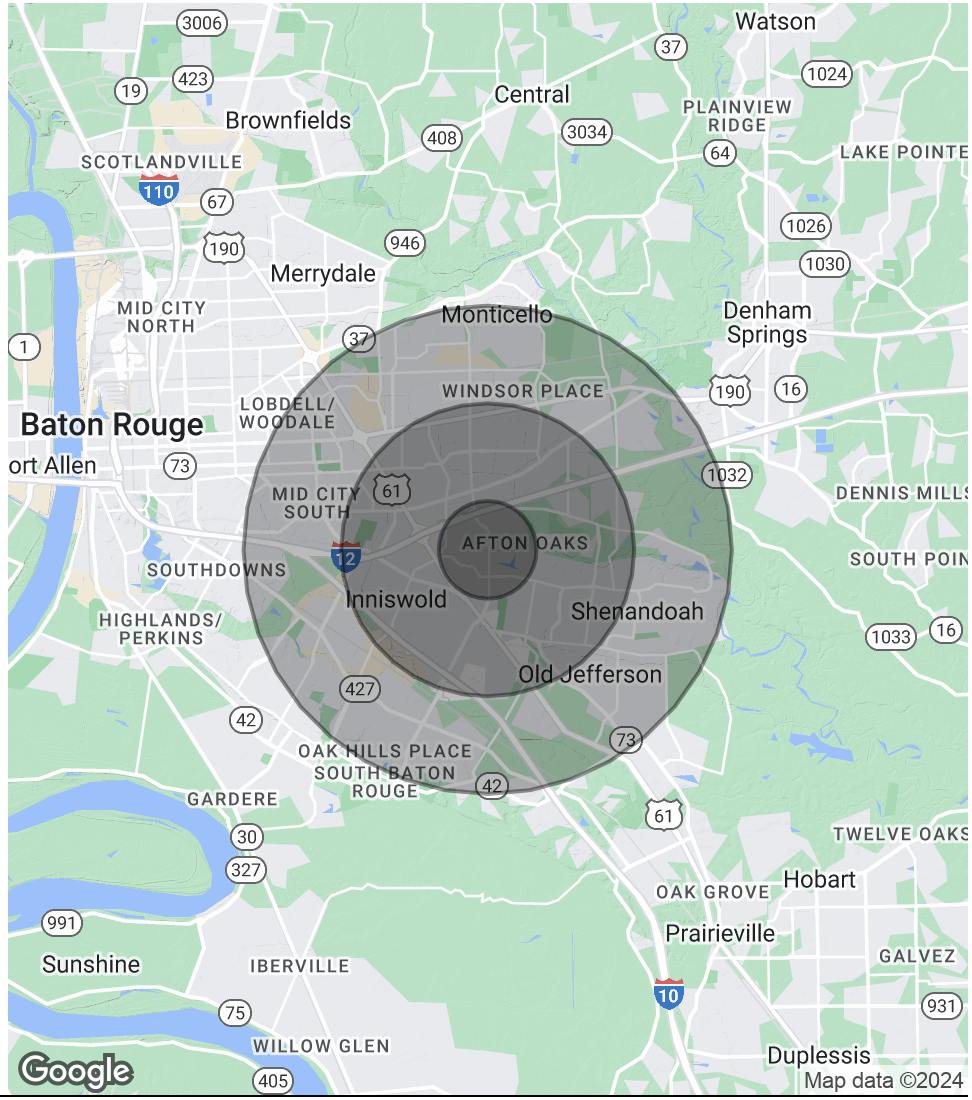
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,234	83,157	180,302
Average Age	35.4	37.3	38.0
Average Age (Male)	31.1	35.0	35.8
Average Age (Female)	36.9	38.9	39.6

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*



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