



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

FOR LEASE

2,500 - 15,000 SF

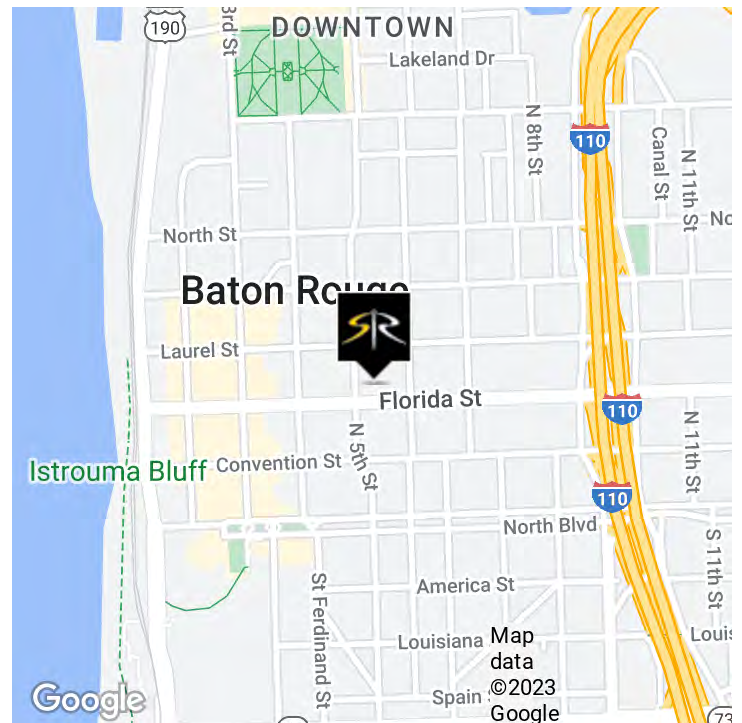


OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Building Size:	30,000 SF
Available 2nd Floor:	+/- 7,500 SF
Available 4th Floor:	+/- 7,500 SF
Zoning:	C-5

PROPERTY HIGHLIGHTS

- Downtown Office Space for Lease, Parking Included
- 2nd Floor Space Available: +/- 7,500 SF, \$18.00/SF Full-Service Lease. Parking included. Tenant responsible for Janitorial
- 4th Floor Space Available: +/- 7,500 SF, \$18.00/SF Full-Service Lease. Parking included. Tenant responsible for Janitorial
- Building has Parking Lot Adjacent, and Two Others for Use by Tenants Formerly used by State of LA Office of Elderly Affairs
- Landlord Flexible on Buildout, Layout, and for Right Tenant(s), will Contribute Buildout, Architect, Etc.
- Naming Rights Available
Extra Parking can be Purchased/Negotiated, Landlord Owns Parking Lot across the street
- Perfect for State or Government Agencies Office



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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

FOR LEASE DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

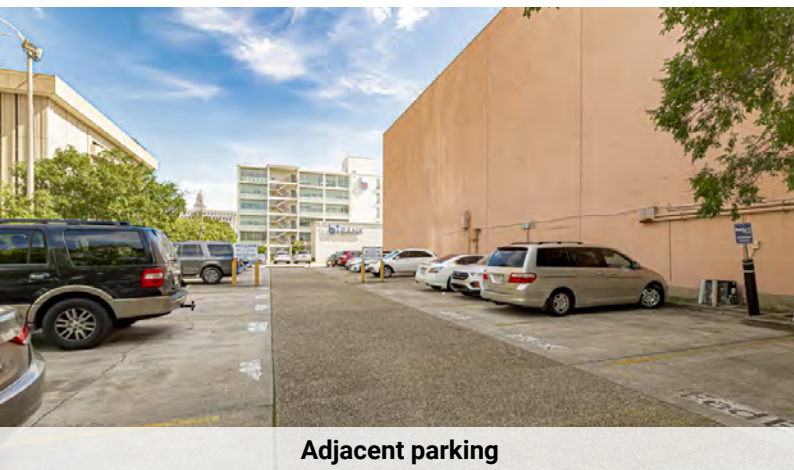
2,500 - 15,000 SF



525 Florida St.



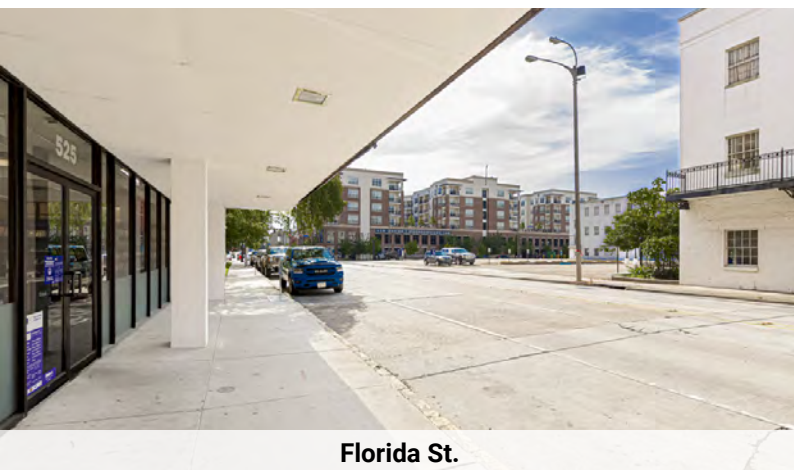
FedEx Office



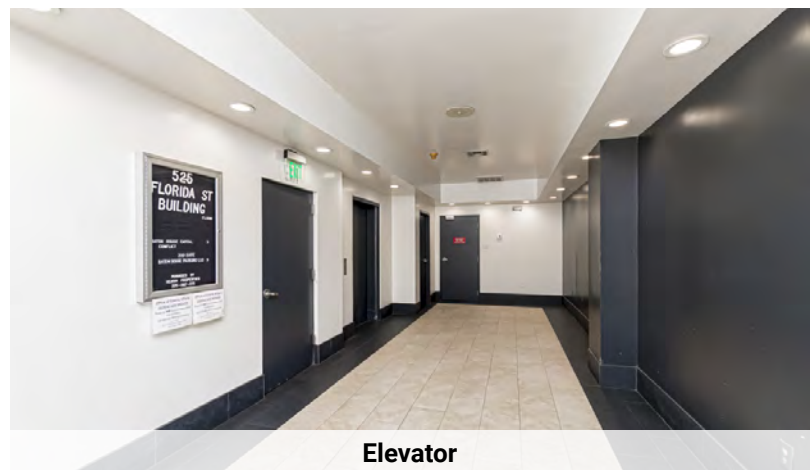
Adjacent parking



FedEx Office



Florida St.



Elevator

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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

FOR LEASE

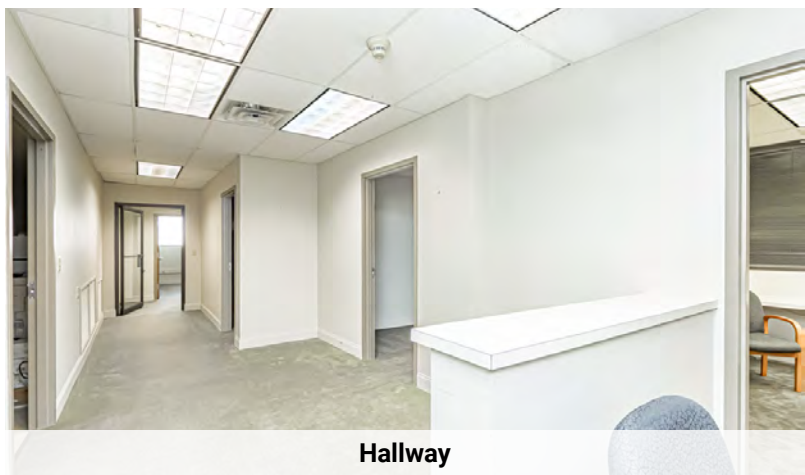
DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

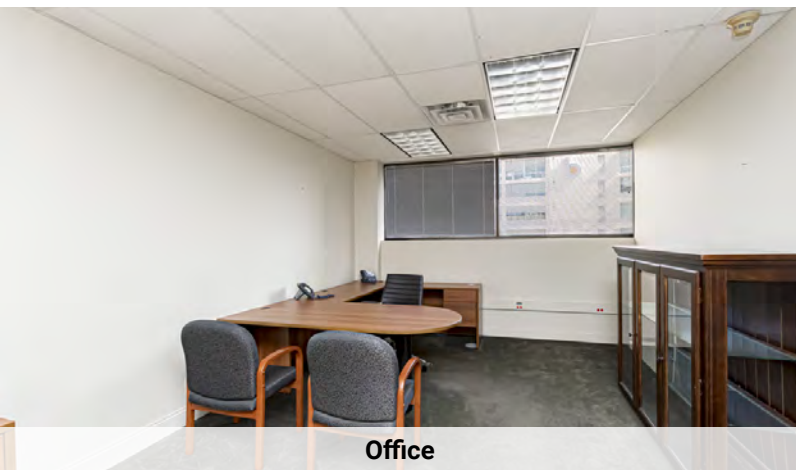
2,500 - 15,000 SF



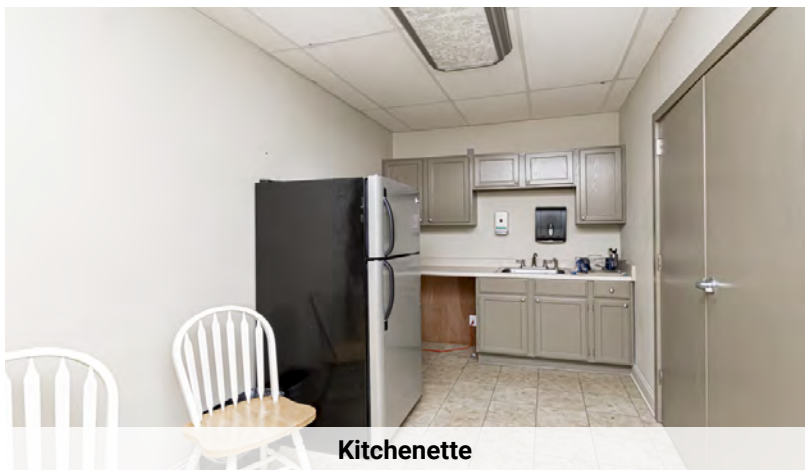
Open Area



Hallway



Office



Kitchenette



Supply/Copy Room



Kitchen

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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

FOR LEASE

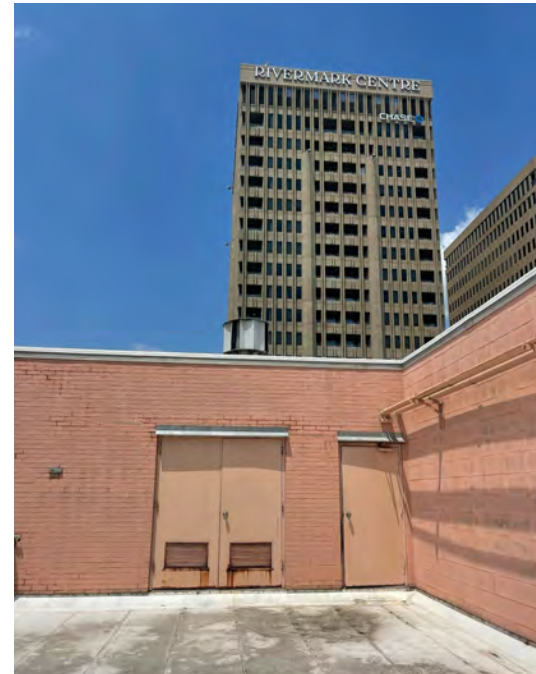
DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

2,500 - 15,000 SF



Roof Top Views



Rivermark Centre (Chase Tower)



The Heron Downtown Apartments

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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.



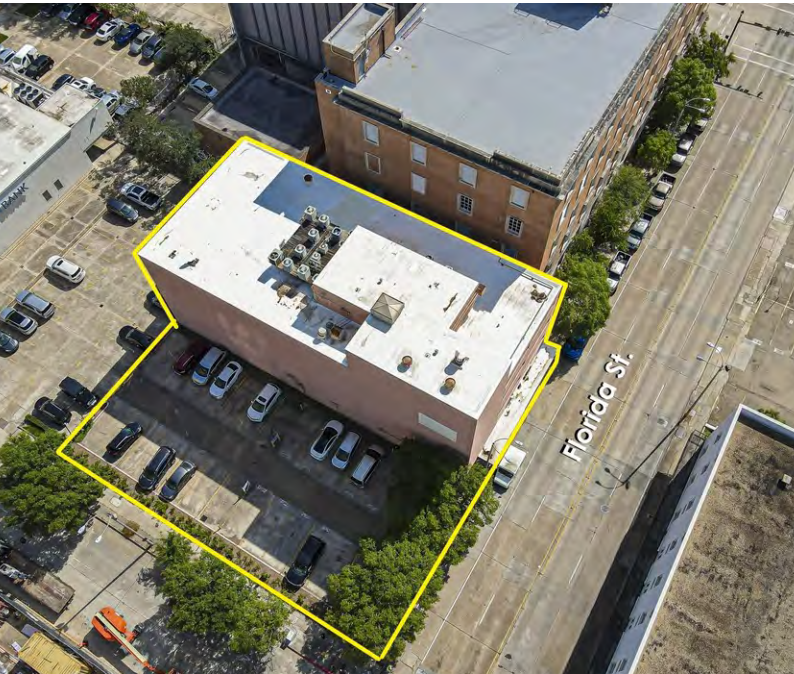
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

FOR LEASE

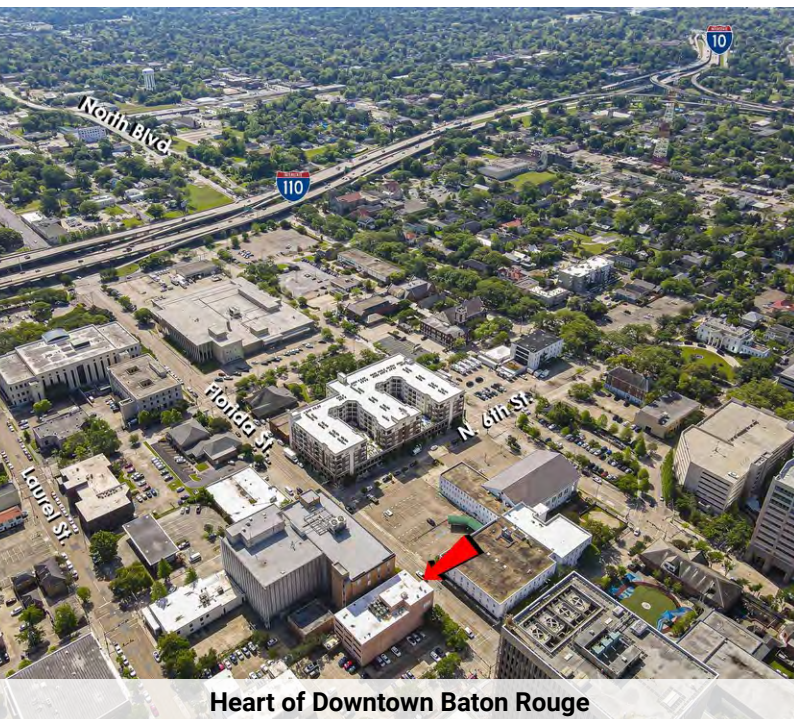
2,500 - 15,000 SF



4-Story, 30,000 SF Bldg. with Adjacent parking



Additional Parking Lot (Corner of 5th & Laurel)



Heart of Downtown Baton Rouge



5 Blocks from Mississippi River

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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

FOR LEASE

DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

2,500 - 15,000 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@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.



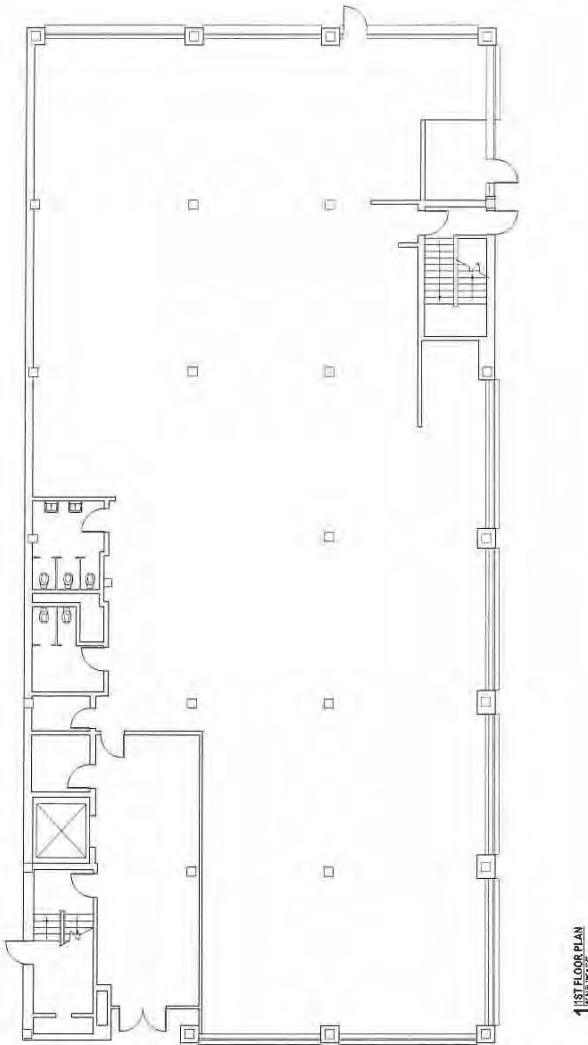
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

DOWNTOWN OFFICE SPACE WITH PARKING

525 FLORIDA ST, BATON ROUGE, LA 70801

2,500 - 15,000 SF



First Floor - Floor Plan



Second Floor - Floor Plan

CARMEN AUSTIN, MBA, CCIM, SIOR MIKE STINSON, CCIM
Associate Broker & Retail Specialist Commercial Sales & Leasing
(D)225.930.6256 | (C)225.328.1778 (D)225.907.7793
carmen@sr-cre.com mike@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.



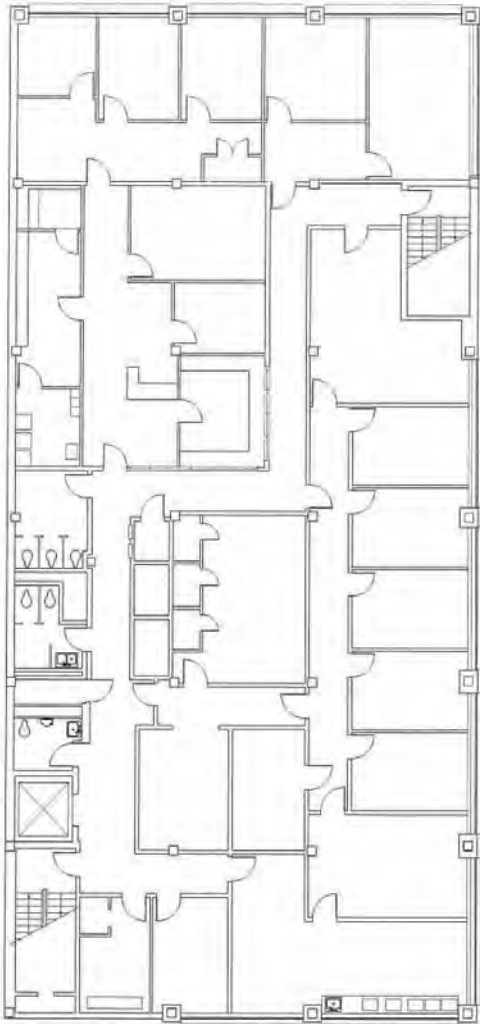
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

DOWNTOWN OFFICE SPACE WITH PARKING

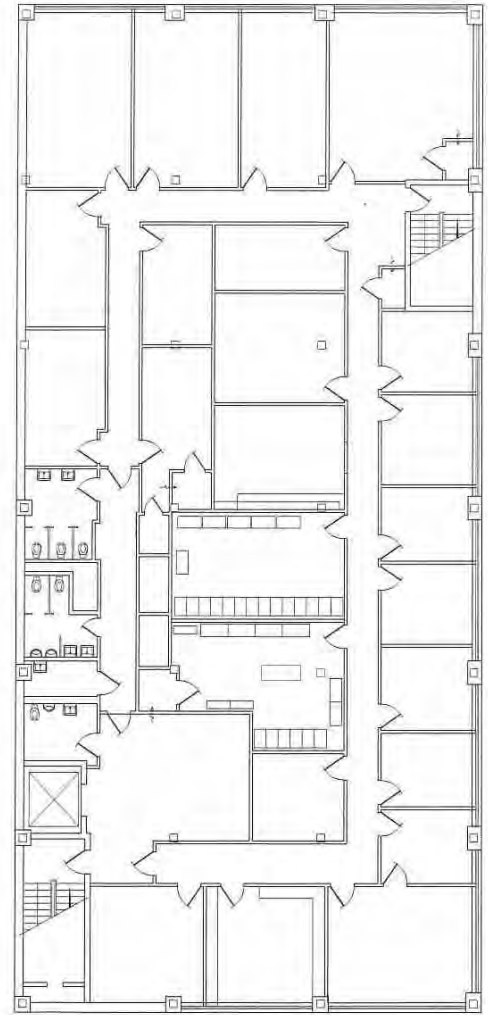
525 FLORIDA ST, BATON ROUGE, LA 70801

2,500 - 15,000 SF



3RD FLOOR PLAN
SCALE 1/8" = 1'-0"

Third Floor - Floor Plan



4TH FLOOR PLAN
SCALE 1/8" = 1'-0"

Fourth Floor - Floor Plan

CARMEN AUSTIN, MBA, CCIM, SIOR MIKE STINSON, CCIM
Associate Broker & Retail Specialist Commercial Sales & Leasing
(D)225.930.6256 | (C)225.328.1778 (D)225.907.7793
carmen@sr-cre.com mike@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.