

Office Space Near Downtown Baton Rouge

For Sale or Lease
1364 Nicholson Drive



Water Campus

200 Water Street
Residences

CBD

River House Apartments

NAL Latter & Blum

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Table of Contents

03

Executive Summary

04

Property Description

Location Maps

Zoning Map

Flood Map

Property Aerials

12

Market Analysis

14

Conclusion

Retail Development Parcels for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to lease 10,500 SF of office space or acquire 62,977 SF of vacant land available near Downtown Baton Rouge.

Solid Location – Great space for someone looking to have an affordable presence near the new Water Campus, BR Central Business District (CBD), and on the Nicholson Coordinator between Downtown Baton Rouge and the LSU Campus. Located on a major thoroughfare right next to a major I-10 Exit (155A), and less than one mile from both LSU and the Baton Rouge CBD.

Opportunity – Lease 10,500 SF of office space situated between Downtown Baton Rouge & LSU. Purchase 62,977 SF of vacant land prime for redevelopment on a major thoroughfare.

Financing – Property shall be delivered free and clear.



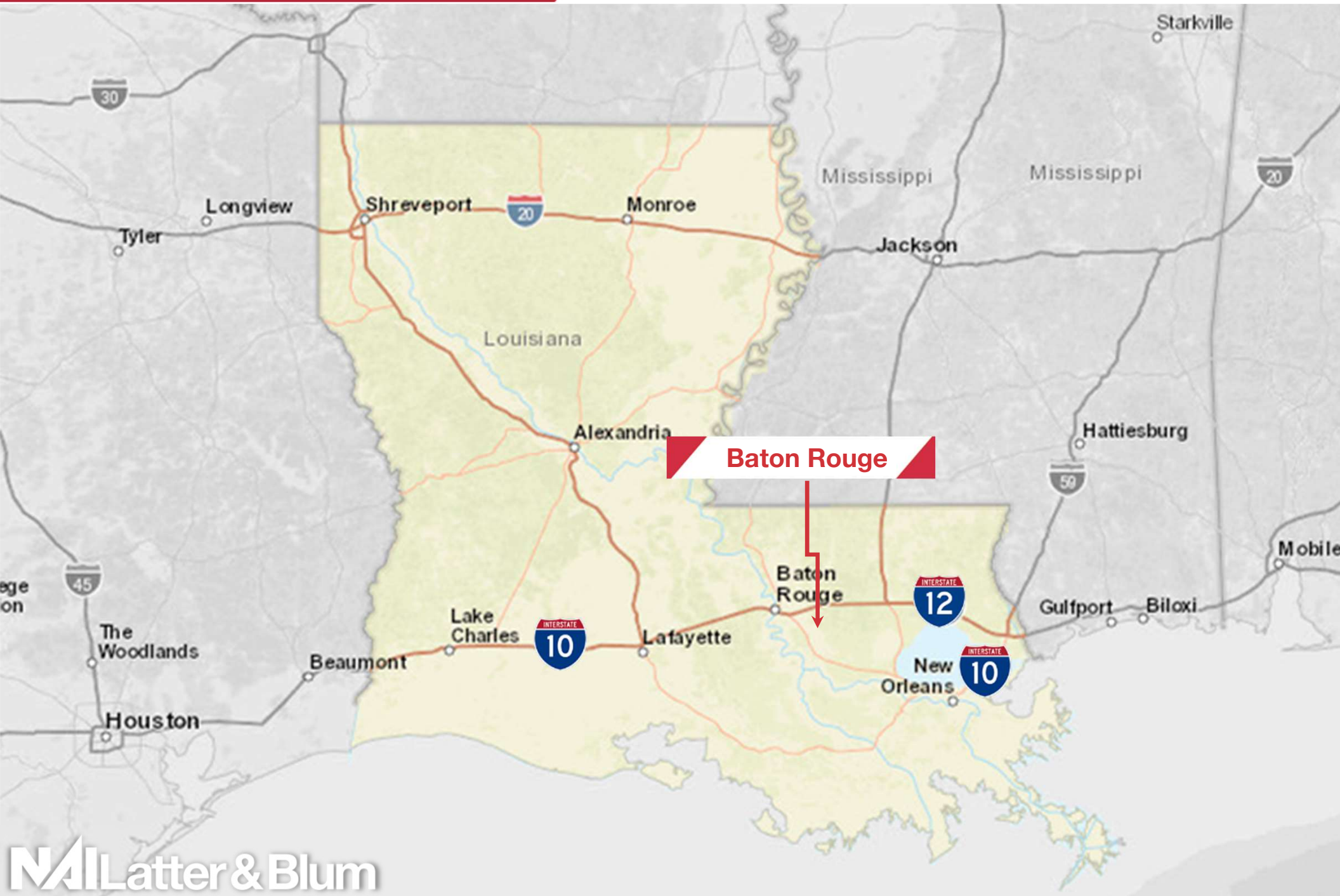
Offering Summary

Property Location:	1364 Nicholson Drive
Total Building Size	10,500 SF
Available Land Size:	62,977
Zoning:	C2
Lease Rate:	\$12.00 / SF (Annual)
Sales Price:	\$32 / SF (Based on Land SF)

Office Space Near Downtown Baton Rouge

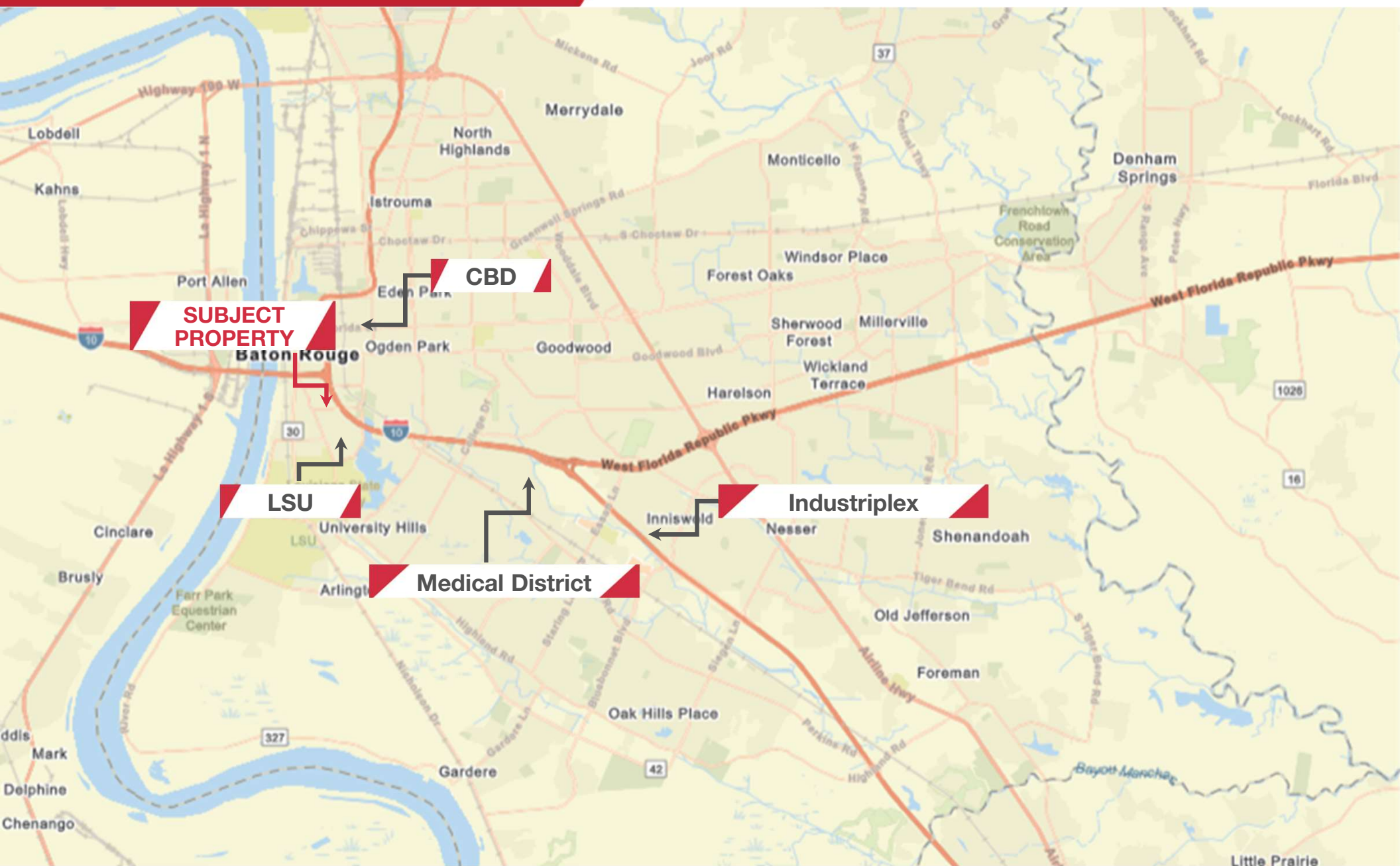
For Sale or Lease
1364 Nicholson Drive

Location **Map**



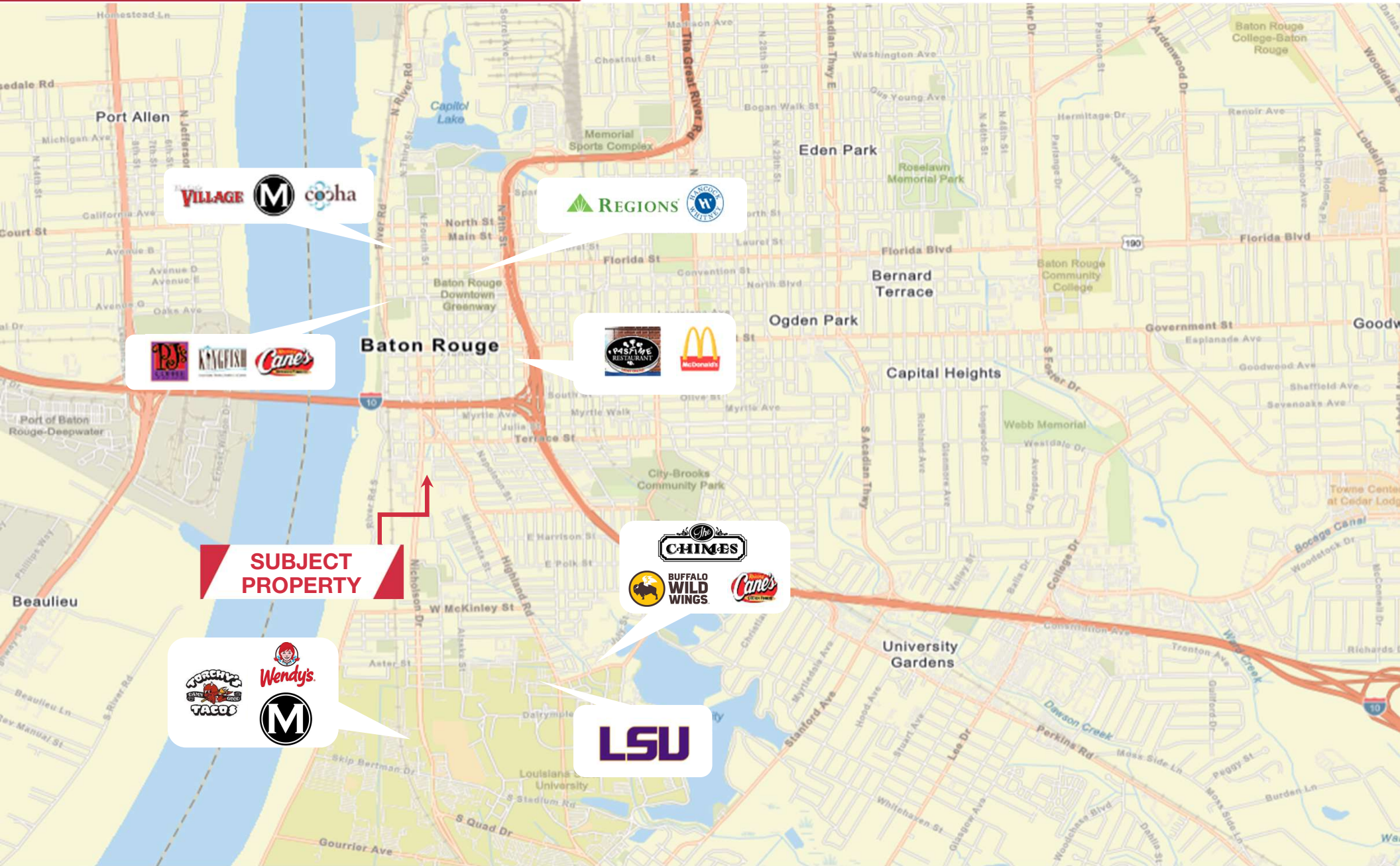
Office Space Near Downtown Baton Rouge
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Metro **Map**



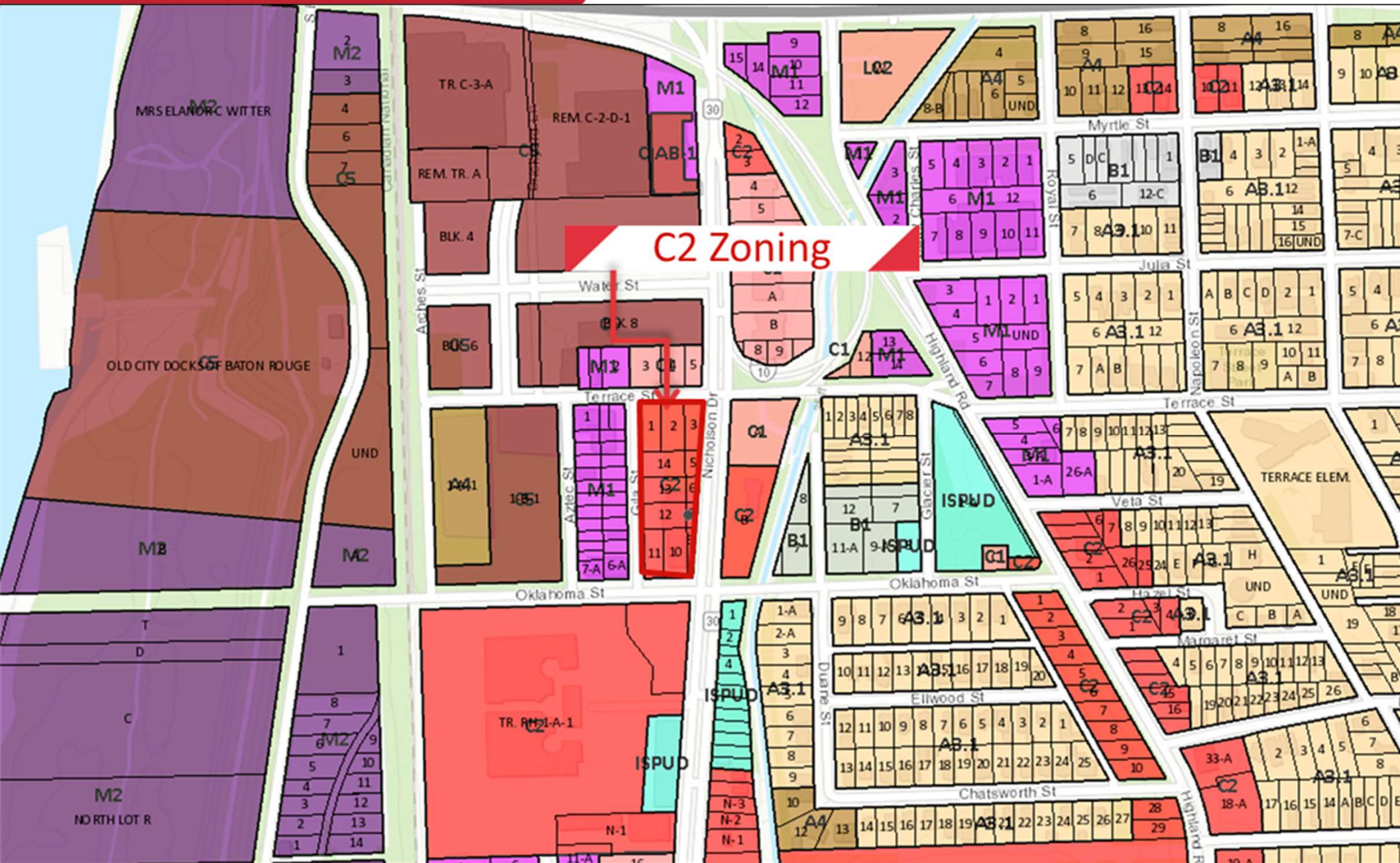
Office Space Near Downtown Baton Rouge
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Neighborhood Map



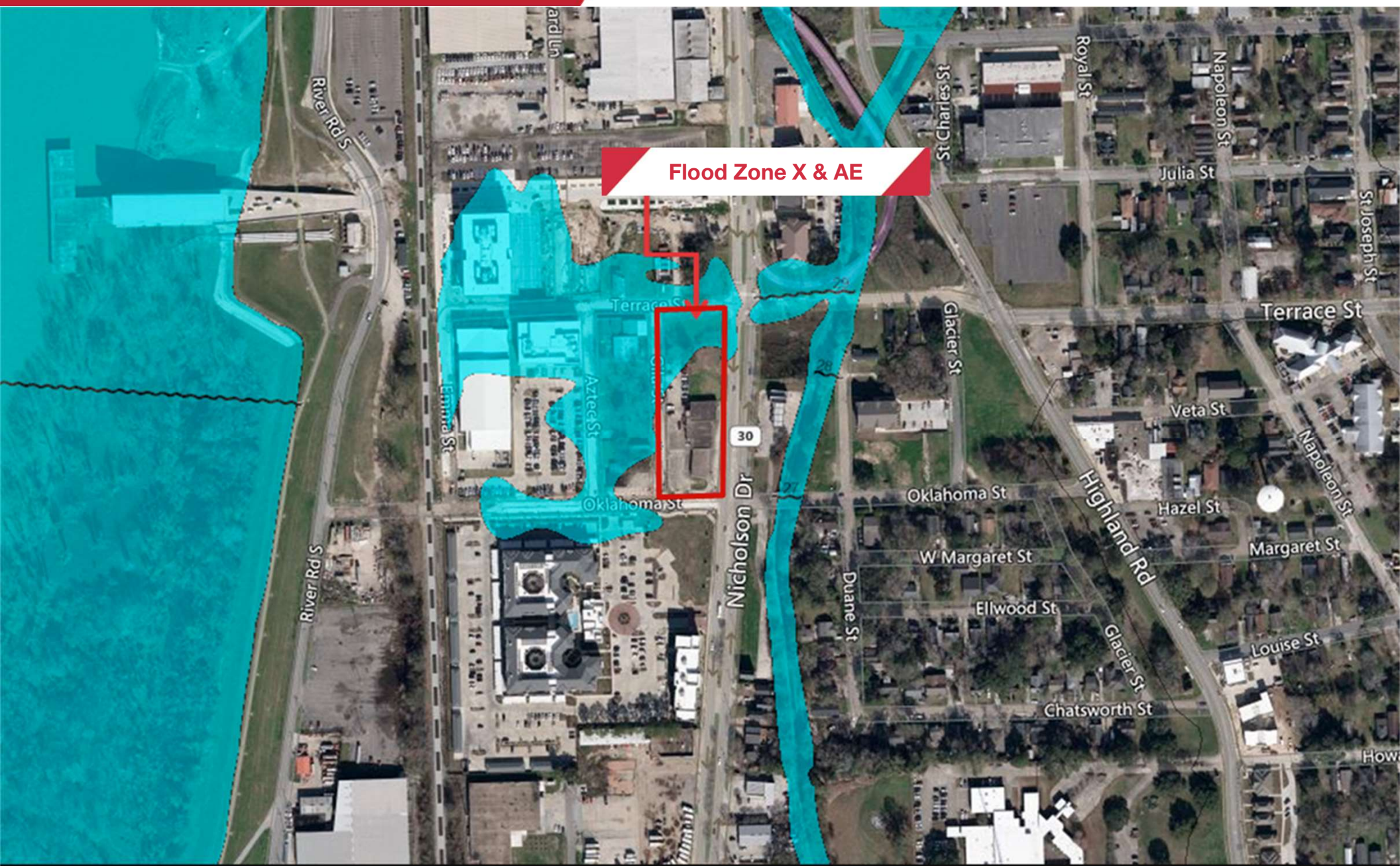
**SUBJECT
PROPERTY**

Zoning Map



Office Space Near Downtown Baton Rouge
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Flood Map



Flood Zone X & AE

Office Space Near Downtown Baton Rouge
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1364 Nicholson Drive

Property **Aerial**



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1364 Nicholson Drive

Property **Aerial**



LDC.
Louis Dreyfus Company

THE
WATER
CAMPUS

RH RiverHOUSE
APARTMENTS

COASTAL PROTECTION AND RESTORATION AUTHORITY
CPRA

2000
WATER
STREET
RESIDENCES

Nicholson Drive

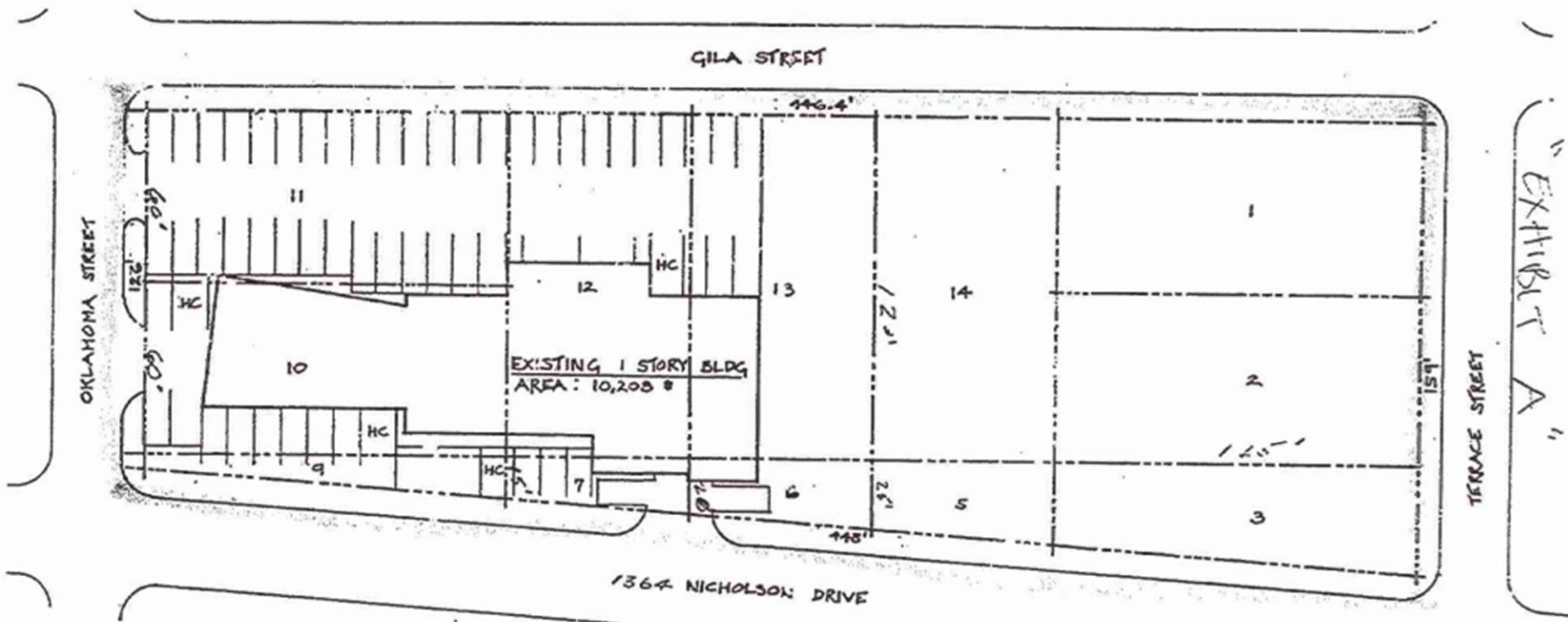


EXHIBIT A



SITE PLAN
SCALE: 1" = 40'-0"

61 EXISTING PARKING SPACES
35 REQUIRED PARKING SPACES

SUBD'N : SQUARE 282, SUBURB MAGNOLIA
CITY OR PSH: E. BATON ROUGE PSH.
ZONING: C-2

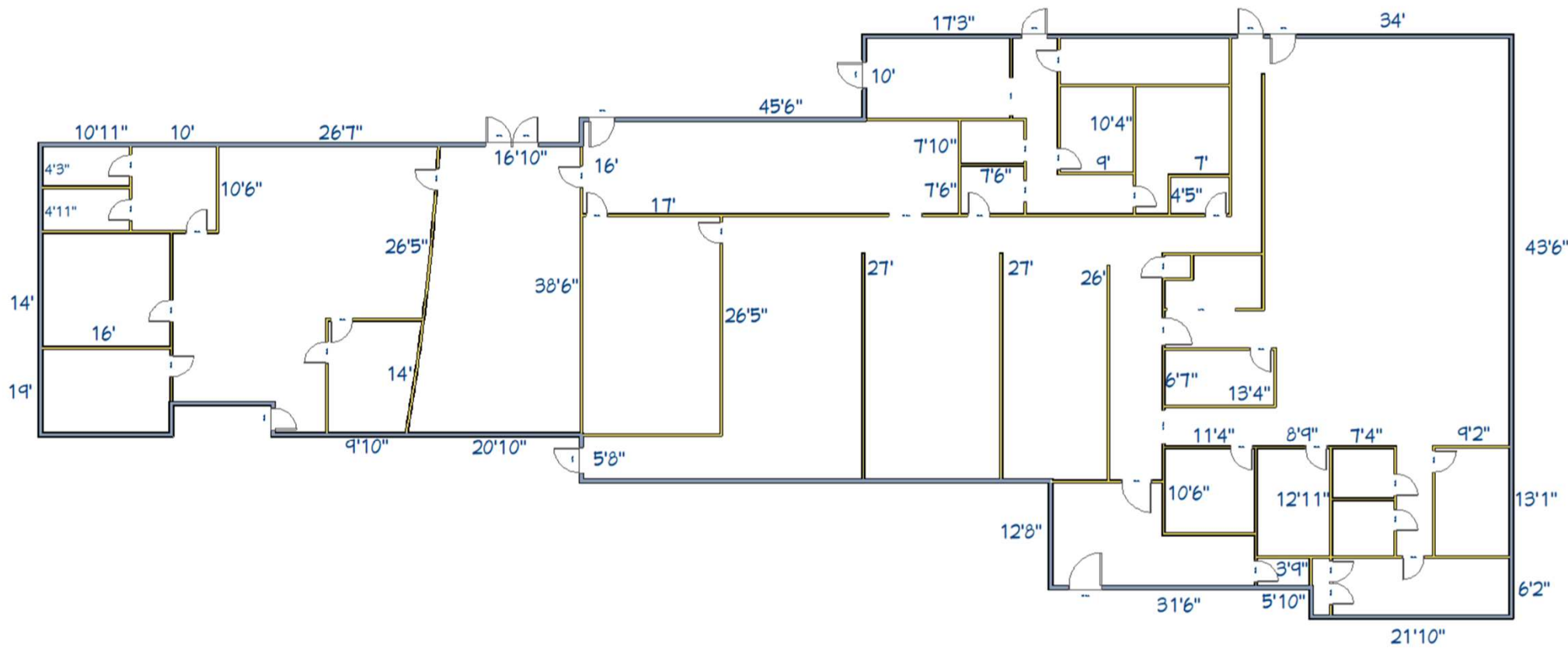
ARCHITECTS ONE PLUS, INC.
AN ARCHITECTURAL CORPORATION
8251 SUMMA DRIVE, SUITE C
BATON ROUGE, LOUISIANA 70809
JOB NO. 1-09-85



5600000

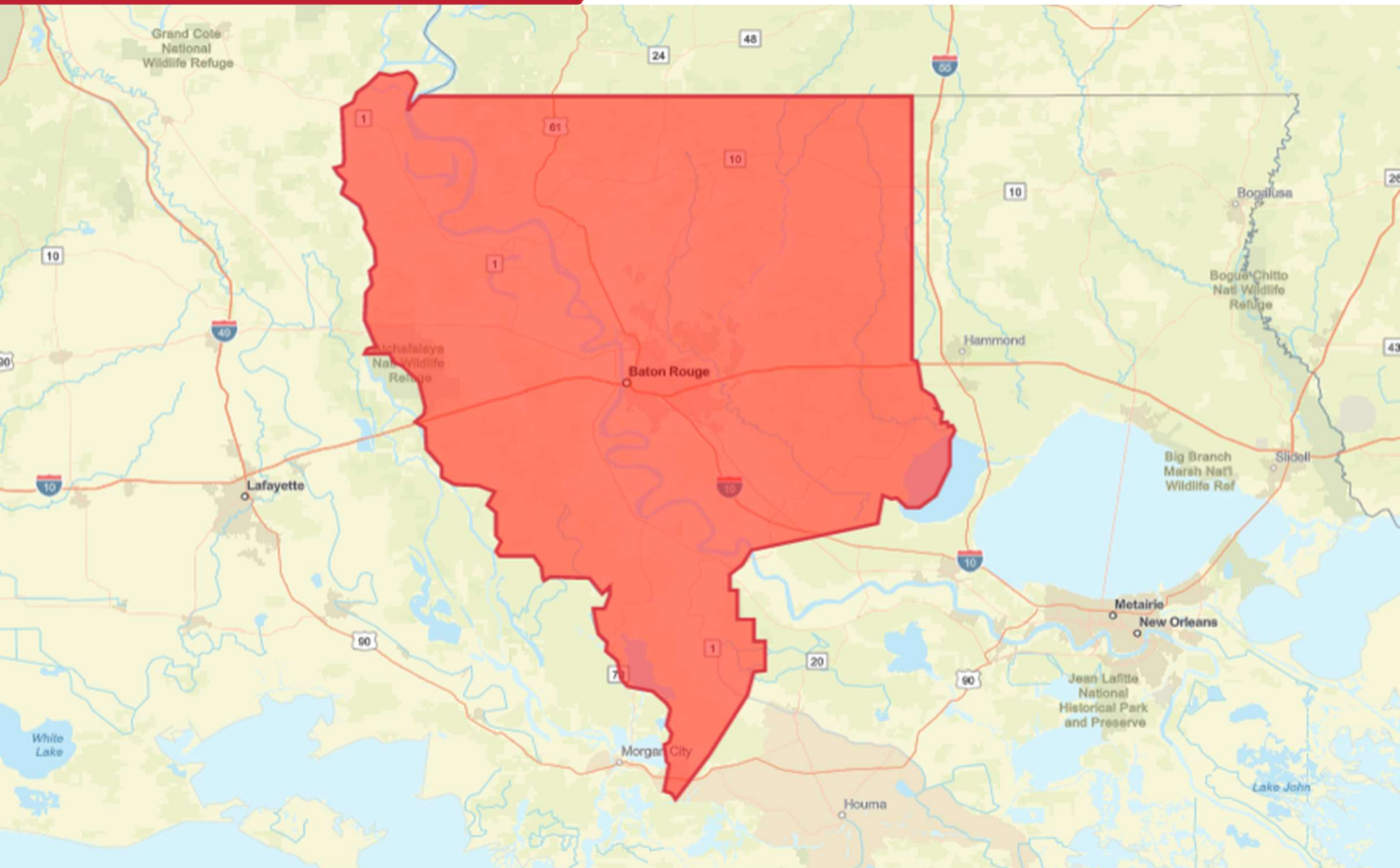
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Floor Plan



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Market **Analysis**



KEY FACTS

877,590

Population



Average Household Size



Median Age

\$66,146

Median Household Income

EDUCATION



No High School Diploma



33%

High School Graduate



26%

Some College



30%

Bachelor's/Grad/Pr of Degree

BUSINESS



38,619

Total Businesses



448,005

Total Employees

EMPLOYMENT



White Collar

60.4%



Blue Collar

22.9%



Services

16.7%



Unemployment Rate

INCOME



\$66,146

Median Household Income



\$36,186

Per Capita Income



\$129,543

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.2%)

The smallest group: \$200,000+ (7.4%)

Indicator ▲	Value	Diff	
<\$15,000	12.6%	-2.3%	
\$15,000 - \$24,999	8.0%	-2.3%	
\$25,000 - \$34,999	7.8%	-1.1%	
\$35,000 - \$49,999	9.9%	-1.0%	
\$50,000 - \$74,999	16.3%	+0.1%	
\$75,000 - \$99,999	13.0%	+0.6%	
\$100,000 - \$149,999	17.2%	+2.6%	
\$150,000 - \$199,999	7.8%	+1.7%	
\$200,000+	7.4%	+1.7%	

Bars show deviation from

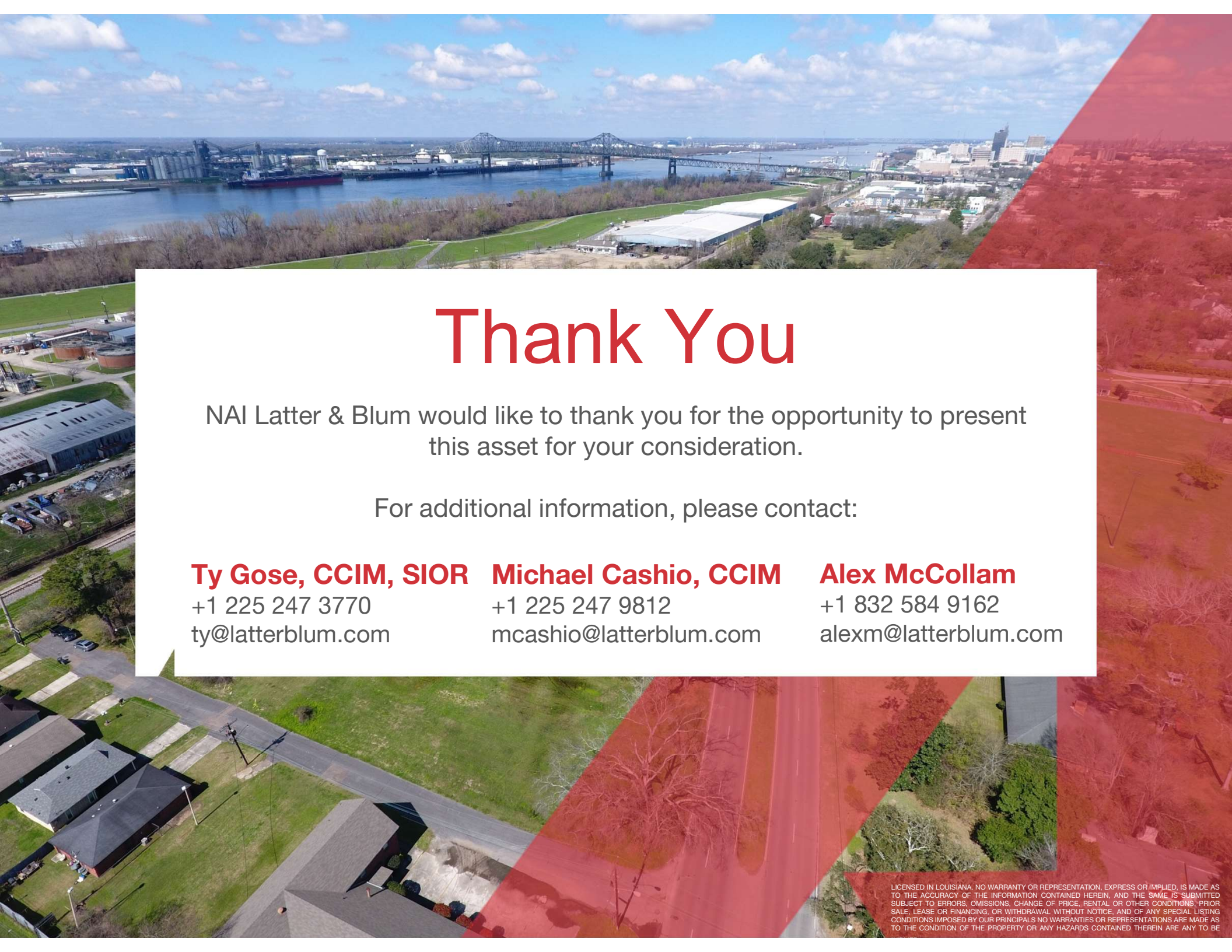
Louisiana

OVERVIEW

Baton Rouge MSA – The Greater Baton Rouge area is located in the southeast portion of the state comprised of nine parishes. The city is located along the banks of the Mississippi River and I-10, which connects Baton Rouge to key southern cities such as New Orleans, Jacksonville, Mobile, Houston, and San Antonio. Baton Rouge is the capital city in the state of Louisiana and the metropolitan statistical area, as of 2018, has a population estimate of 854,000 and has an average growth rate of about 1% per year.

Baton Rouge offers all the amenities of a big city, while maintaining tightknit parishes within the region. The Baton Rouge area has over 20,000 businesses that draw from a wide variety of disciplines making the area very diverse. The Baton Rouge area has a strong presence in industries such as petrochemicals and specialty chemicals, creative and digital media, and advanced and light manufacturing.

The Baton Rouge region accounts for 65% of the states petrochemicals operations with company plants that include ExxonMobil, Dow Chemical, Shell, and BASF. The Baton Rouge Area Digital Industries Consortium is a growing field that is comprised of both public and private sector organizations that collaborate to develop a digital media hotbed in the area. The Shaw Group (now CB&I), and Albemarle Corporation both headquarter in Baton Rouge along with several regional offices that include IBM, Turner Industries and Lamar Advertising. The area is also home to educational institutions that include Louisiana State University (LSU) and Southern University.

An aerial photograph of a river scene. In the background, a large steel truss bridge spans the river. To the left, there are industrial buildings and a large ship. The middle ground shows a green grassy area with some trees and a large white industrial building. The foreground shows a residential area with houses and a road. A large red semi-transparent triangle is on the right side of the image.

Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

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