



**SITE +
STRATEGY**
CRE ADVISORS

225.933.2044 • 6932 Joliet Ave, Baton Rouge, LA 70806

205 N. 4TH STREET BATON ROUGE, LA

HIGHLY VISIBLE OFFICE OR RETAIL SPACE AVAILABLE

FOR LEASE

\$24 PSF GROSS



PROPERTY INFO

- Florida St. and 4th Downtown Baton Rouge
- Total SF: 1,850
- Floor: 1st
- Parking: available on site

Available for lease is this visible space at the intersection of Florida and 4th Street. Exterior Signage opportunities will allow prospective tenants to establish a strong presence and a unique branding opportunity in downtown Baton Rouge. The space is in shell condition and its tall ceilings, large windows, and industrial finishes create a wide range of build-out options.

ANDY McCALL | andy@siteandstrategy | 225.933.2044

All information herein is believed to be accurate, but is not warranted, and no liability for errors or omissions is assumed by either the property owner or Site and Strategy Commercial Real Estate, LL and/or its agents and employees. Prices as stated herein and property Availability is subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction. Broker Of Record, Robert A. McCall, Site and Strategy Commercial Real Estate, LL; Licensed by the Louisiana Real Estate Commission.





**SITE +
STRATEGY**
CRE ADVISORS

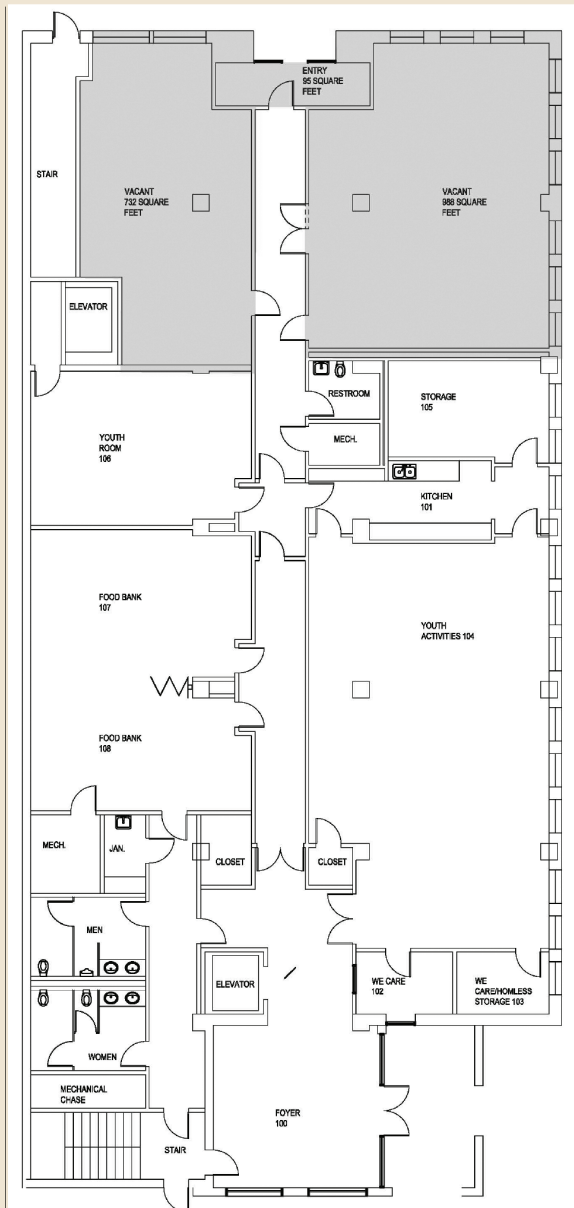
225.933.2044 • 6932 Joliet Ave, Baton Rouge, LA 70806

205 N. 4TH STREET BATON ROUGE, LA

HIGHLY VISIBLE OFFICE OR RETAIL SPACE AVAILABLE

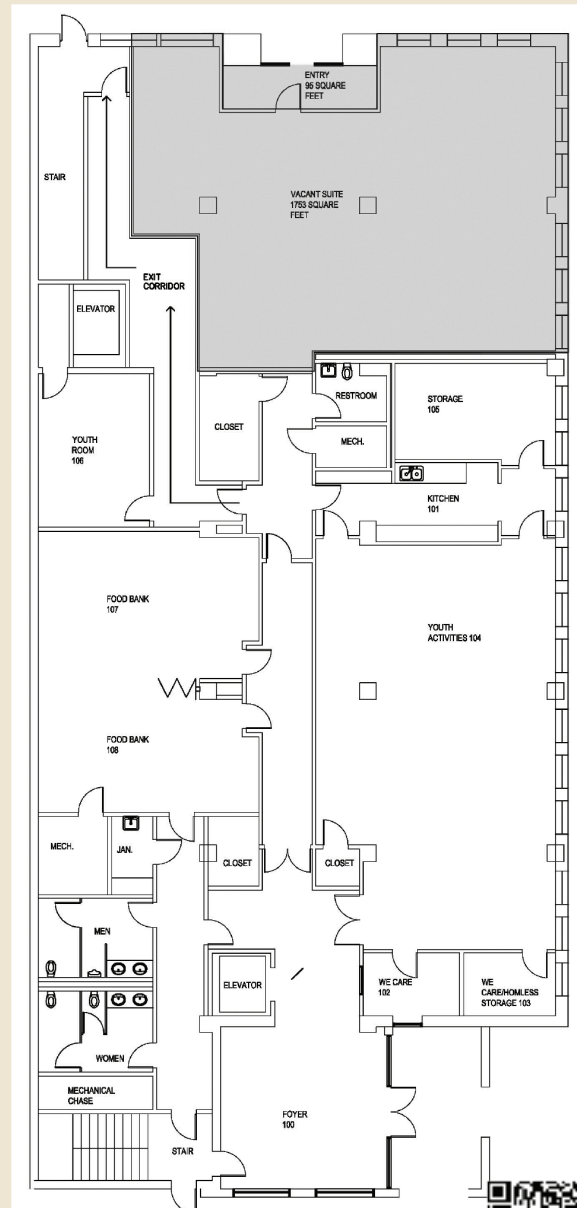
FOR LEASE

\$24 PSF GROSS



FIRST FLOOR - OPTION 1

AREA 8,410 S.F.



FIRST FLOOR - OPTION 2

AREA 8,410 S.F.



ANDY McCALL | andy@siteandstrategy | 225.933.2044

All information herein is believed to be accurate, but is not warranted, and no liability for errors or omissions is assumed by either the property owner or Site and Strategy Commercial Real Estate, LL and/or its agents and employees. Prices as stated herein and property Availability is subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction. Broker Of Record, Robert A. McCall, Site and Strategy Commercial Real Estate, LL; Licensed by the Louisiana Real Estate Commission.





**SITE +
STRATEGY**
CRE ADVISORS

225.933.2044 • 6932 Joliet Ave, Baton Rouge, LA 70806

205 N. 4TH STREET BATON ROUGE, LA

HIGHLY VISIBLE OFFICE OR RETAIL SPACE AVAILABLE

FOR LEASE

\$24 PSF GROSS



*Rendering of inside

ANDY McCALL | andy@siteandstrategy | 225.933.2044

All information herein is believed to be accurate, but is not warranted, and no liability for errors or omissions is assumed by either the property owner or Site and Strategy Commercial Real Estate, LL and/or its agents and employees. Prices as stated herein and property availability is subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction. Broker Of Record, Robert A. McCall, Site and Strategy Commercial Real Estate, LL; Licensed by the Louisiana Real Estate Commission.

