



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

O'NEAL SQUARE OFFICE PARK - BLDG. F

2798 O'NEAL LN, BLDG. F, BATON ROUGE, LA 70816

5,000 SF

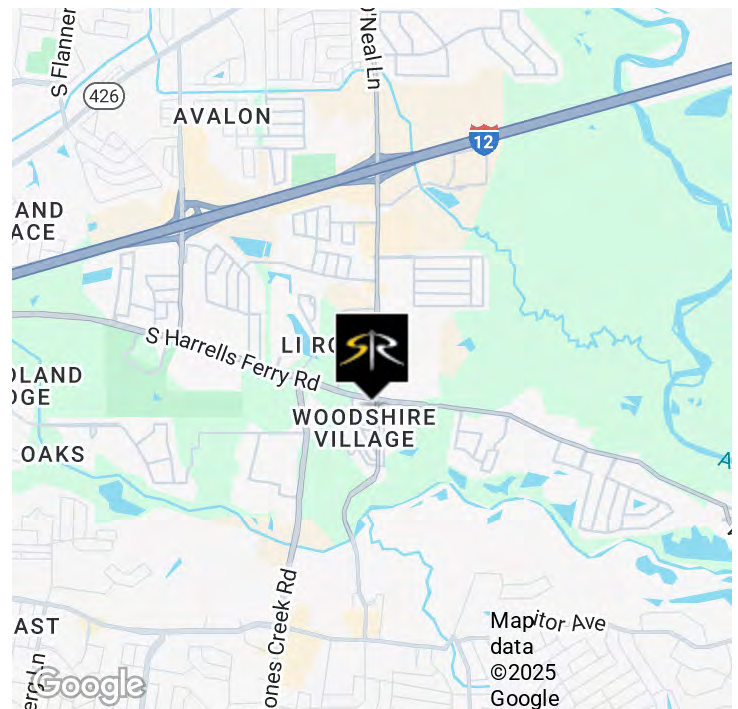


OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Building Size:	2,500 - 5,000 SF
Zoning:	C-2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- O'Neal Square Office Park, Building F:
- 5,000 SF Office Condo For Lease
- 14 Spacious Offices
- Conference Room
- Large Copy/Utility Room
- Full Kitchen
- Large Reception Area
- Building originally designed for Two Tenants so can be divided into two spaces of 2,500 SF each



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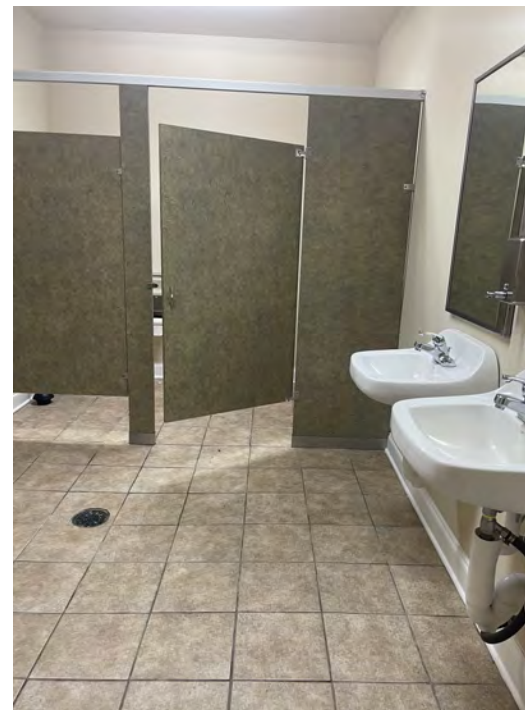
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AERIAL

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Google

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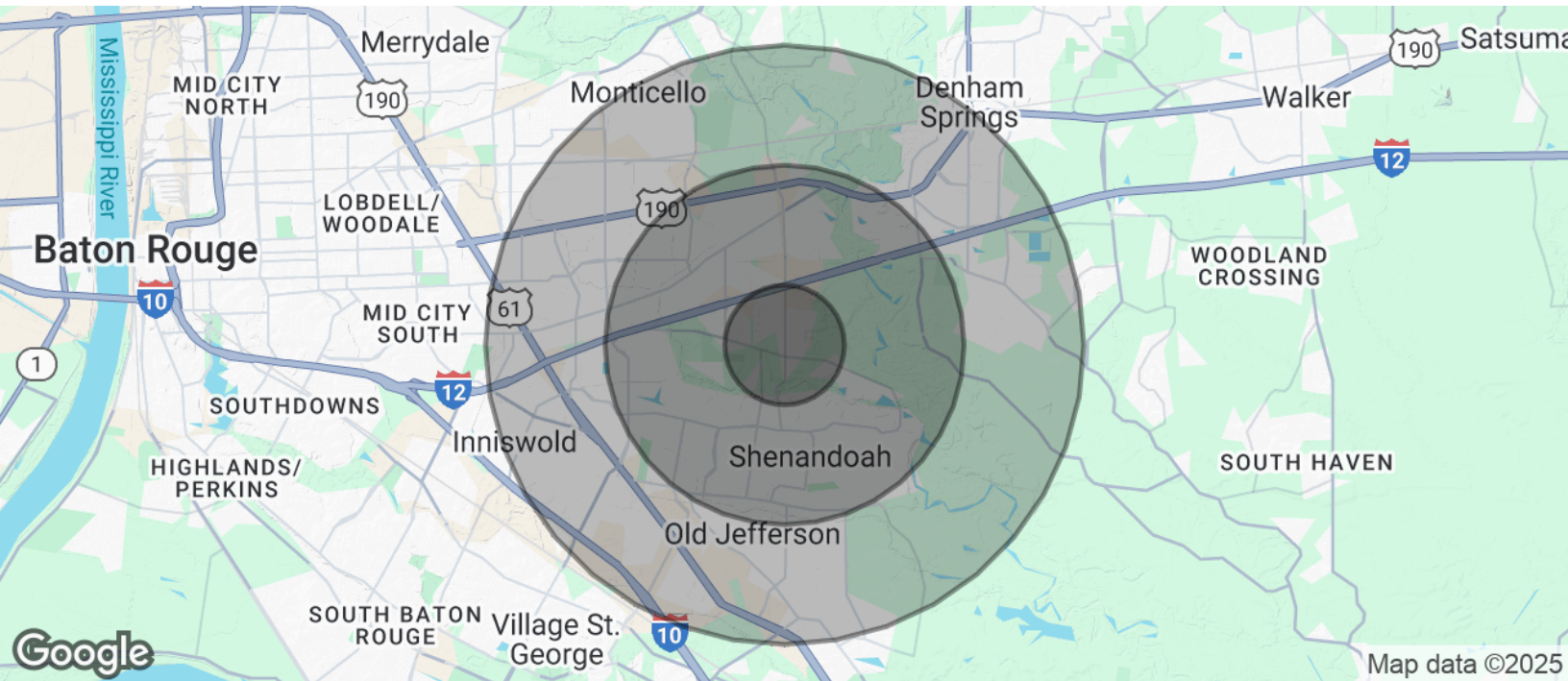
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,673	66,242	139,943
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,058	26,532	55,858
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$93,603	\$97,989	\$97,065
Average House Value	\$341,652	\$293,619	\$277,087

Demographics data derived from AlphaMap

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