



FOR SALE & LEASE

Newcastle Offices

11736 Newcastle Avenue, Baton Rouge, LA 70816

Presented By:

Bryant J. Cheely

Advisor
225.933.5482
bcheely@rampartcre.com

Chris A. Town

Advisory | Investments
225.202.2789
ctown@rampartcre.com

Blake Howard

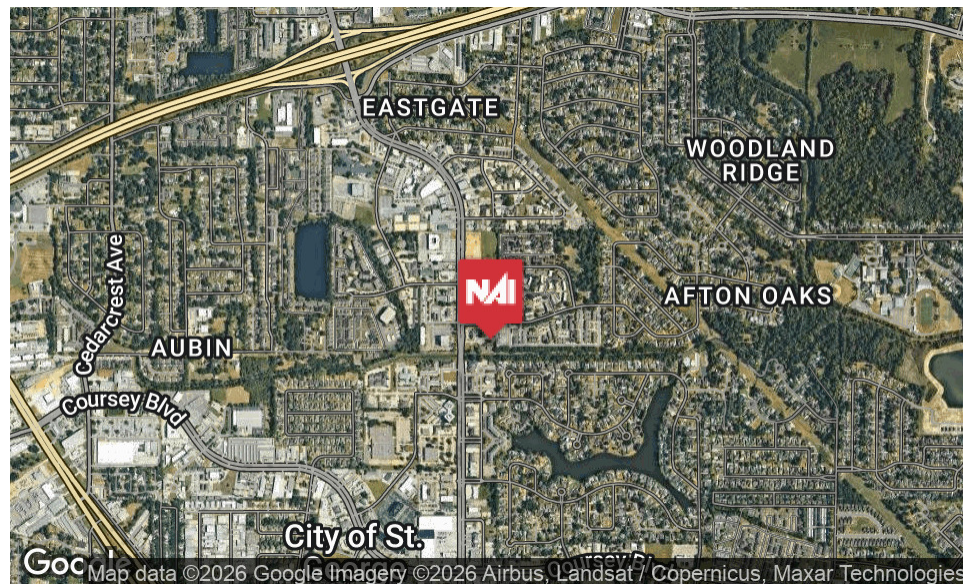
Commercial Advisor
501.416.4538
bhoward@rampartcre.com

PROPERTY DESCRIPTION

11736 Newcastle Avenue is a two-building office opportunity located in the South Sherwood Forest corridor of Baton Rouge. The property is positioned at the busy intersection of South Sherwood Forest Boulevard and Newcastle Avenue, with controlled traffic light access and entrances from both Newcastle Avenue and South Sherwood Forest. The location benefits from strong visibility, with approximately 30,000+ vehicles per day on South Sherwood Forest and 3,900+ vehicles per day on Newcastle Avenue, along with convenient access to I-12, Airline Highway, and Coursey Boulevard.

Building A offers 2,815 SF of office space on a 0.54-acre lot and was formerly used as a law office. Building A is also available for lease at \$12.00/SF/year on a modified gross lease structure, making it suitable for an owner-user, investor, or tenant seeking a full-building office presence in a visible Baton Rouge business corridor. Building B totals 2,815 SF and is configured with three separate suites of approximately 806 SF, 935 SF, and 1,074 SF, allowing for multiple tenant spaces within one building. In addition to the sale offering, there is currently 770 SF available for lease in the complex at \$12.86/SF/year on a modified gross lease structure. This setup gives a buyer flexibility to pursue a range of strategies, including leasing the suites individually, occupying a portion of the building while collecting income from the remaining space, or holding the property as a multi-tenant office investment.

Together, Buildings A and B create a flexible office investment or owner-occupant opportunity in a corridor that is seeing continued mobility improvements. The surrounding South Sherwood Forest area is part of active MOVEBR infrastructure work, including sidewalk improvements from Coursey Boulevard to I-12 and a multi-use path project from I-12 to Old Hammond Highway, both intended to improve pedestrian and bicycle mobility along Sherwood Forest Boulevard. Recent reporting also noted that pedestrian upgrades near I-12 are nearing completion, including new sidewalks, crosswalk improvements, and upgraded pedestrian signals. These improvements may benefit a tenant or buyer by improving area accessibility, enhancing connectivity, and supporting long-term visibility in an already high-traffic



OFFERING SUMMARY

Sale Price:	\$420,220
Total SF:	5,630
Lot Size:	1.09 Acres
Building Size:	2,815 SF Per Building
Cap Rate:	9.0%
Parking Ratio:	3.5/1000
Zoning:	R
Access	Newcastle Ave. & S Sherwood Forest

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	3,585	Lease Rate:	\$12 - \$12.86/SF

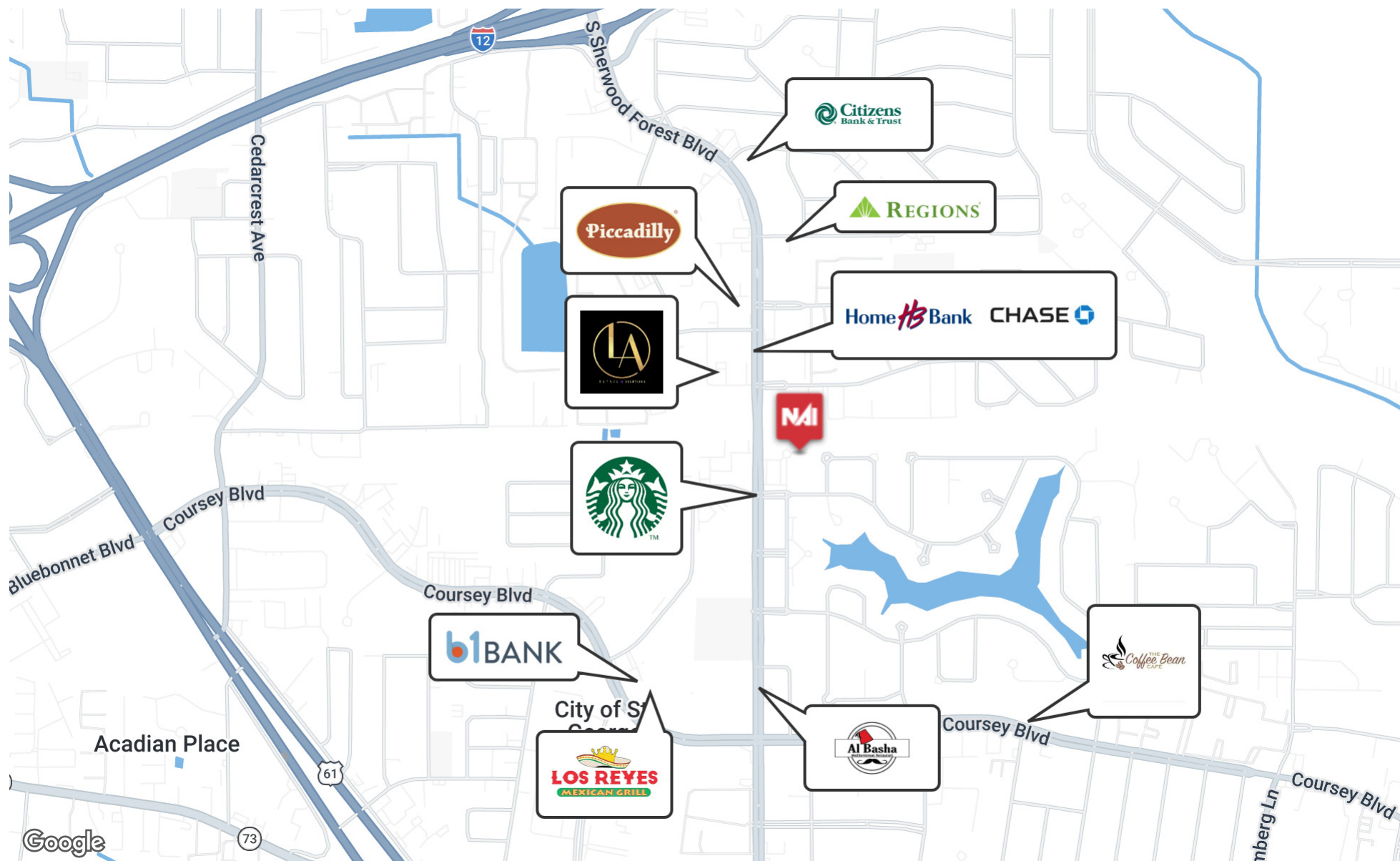
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 2 Suite B	770 SF	Modified Gross	\$12.86 SF/yr
Building A	2,815 SF	Modified Gross	\$12.00 SF/yr

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A floor plan of a building with a main rectangular area and several smaller rooms. The left wall is labeled 43' and the bottom wall is labeled 68'. The plan shows a large central space with a smaller room at the top left, a room at the top right, and a room at the bottom right. There are also several smaller rooms and corridors. The walls are drawn with a double line, and the rooms are separated by single lines. The dimensions 43' and 68' are written in blue text.

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NAI RAMPART // 225.295.0800 // 1700 CITY FARM DRIVE, BATON ROUGE, LA 70806 // RAMPARTCRE.COM



For More Information:

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