

LA Cap Class A Office Space for Lease in Baton Rouge



700 Main St, Baton Rouge, LA 70802

Listing ID: 30800115
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 8,100 - 8,173 SF
Total Available: 16,273 SF
Lease Rate: \$20 - 22 PSF (Annual)
Base Monthly Rent: \$13,500 - 14,983
Lease Type: Full Service

Overview/Comments

The La Capitol Federal Credit Union Building is a four-story Class A office building in downtown Baton Rouge within quick access to I-10. It provides convenient walkability to other offices, state agencies, the State Capitol, eateries, and hotels.

Office space available ranges in size from 1,000 - 33,000+ SF. A portion of this space is furnished and ready for immediate occupancy. All spaces on a floor share a common break area. Onsite surface parking is readily available for both tenants and guests.

There is a shared break room on each floor as well as ATM and branch credit union in building.



More Information Online

<https://www.lacdb.com/listing/30800115>

QR Code

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General Information

Tax ID/APN: 001-8970-7
Office Type: Office Building
Building Name: La Capitol Federal Credit Union Building

Class of Space: Class A
Building/Unit Size (RSF): 75,000 SF

Available Space

Suite/Unit Number: 300A
Suite Floor/Level: 3
Space Available: 8,100 SF
Minimum Divisible: 8,100 SF
Maximum Contiguous: 8,100 SF
Space Subcategory 1: Office Building

Space Type: Relet
Date Available: 04/25/2022
Lease Rate: \$20 - 22 PSF (Annual)
Lease Type: Full Service
Conference Rooms: 1
Kitchen/Breakroom: Yes

Available Space

Suite/Unit Number: 400
Suite Floor/Level: 4
Space Available: 8,173 SF
Minimum Divisible: 8,173 SF
Maximum Contiguous: 8,173 SF
Space Subcategory 1: Office Building

Space Type: Relet
Date Available: 04/25/2022
Lease Rate: \$20 - 22 PSF (Annual)
Lease Type: Full Service
Conference Rooms: 1
Kitchen/Breakroom: Yes

Area & Location

Property Located Between: N 7th St and N 8th St
Property Visibility: Good
Highway Access: I-110 connects to I-10

Airports: Baton Rouge
Site Description: Class A office building located in downtown Baton Rouge. Plentiful surface parking for tenants and visitors.

Area Description Bustling downtown location that still provides easy access to interstate. Within five blocks of the building are various major banks, hotels, restaurants, numerous state and federal buildings, and more.

Building Related

Total Number of Buildings:	1	Parking Description:	3:1,000 rsf - free surface
Number of Stories:	4	Passenger Elevators:	0
Typical SF / Floor:	12,672 SF	Freight Elevators:	0
Parking Type:	Surface		

Location

Address:	700 Main St, Baton Rouge, LA 70802	MSA:	Baton Rouge
County:	East Baton Rouge	Submarket:	50



Property Images



Office 1



Office 2



Office 3



Lobby



Office 4



Office 5



La Cap Exterior



La Cap Exterior 2

Property Contacts



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One American Place

301 Main St, Baton Rouge, LA 70801

Marcus & Millichap

Listing ID: 1834890
 Status: Active
 Property Type: Office For Lease
 Office Type: Office Building
 Contiguous Space: 791 - 14,378 SF
 Total Available: 70,219 SF
 Lease Rate: \$12 - 22 PSF (Annual)
 Base Monthly Rent: \$1,318 - 26,359
 Lease Type: Full Service



Overview/Comments

One American Place is a 24 story Class A office building located in the heart of the CBD. The building provides on-site management, a full service bank, panoramic views, on-site courtesy guard, and covered parking. One American Place is in walking distance to state/local government and a variety of restaurants, hotels, and other amenities. Available spaces offer high quality finishes and move in ready floor plans. The property is located 2 blocks east from the Mississippi River on Main Street.

- *On-site management
- *Two restaurants located in the building
- *Garage parking
- *Flexible floor plans
- *Excellent skyline and river views

More Information Online

<https://www.lacdb.com/listing/1834890>

QR Code

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General Information

Tax ID/APN:	000-0236-4	Class of Space:	Class A
Office Type:	Office Building	Gross Building Area:	333,364 SF
Building Name:	One American Place	Core Factor:	15.29%

Available Space

Suite/Unit Number:	101	Space Subcategory 1:	Office Building
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	2,428 SF	Date Available:	04/14/2022
Minimum Divisible:	2,428 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	2,428 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	161	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	06/26/2019
Space Available:	2,513 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	2,513 SF	Lease Type:	Full Service
Maximum Contiguous:	2,513 SF		

Space Description Exterior access to the building Plaza. Space would require reconfiguration for access and proper demising from adjacent tenant.

Available Space

Suite/Unit Number:	630	Space Type:	Relet
Space Available:	2,702 SF	Date Available:	07/06/2023
Minimum Divisible:	2,702 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	2,702 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	710	Date Available:	07/01/2014
Space Available:	9,063 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	1,500 SF	Lease Type:	Full Service
Maximum Contiguous:	9,063 SF	Parking Spaces:	0
Space Type:	Relet		

Available Space

Suite/Unit Number:	810	Space Type:	Relet
Space Available:	3,968 SF	Date Available:	03/02/2023
Minimum Divisible:	3,968 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	3,968 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	900	Space Subcategory 1:	Office Building
Suite Floor/Level:	9	Space Type:	Relet
Space Available:	6,000 SF	Date Available:	12/01/2022
Minimum Divisible:	6,000 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	6,000 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	930	Space Type:	Relet
Suite Floor/Level:	9	Date Available:	08/31/2022
Space Available:	2,058 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	2,058 SF	Lease Type:	Full Service
Maximum Contiguous:	2,058 SF	Offices:	3
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes

Available Space

Suite/Unit Number:	1018	Space Type:	Relet
Suite Floor/Level:	10	Date Available:	08/31/2021
Space Available:	3,007 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	3,007 SF	Lease Type:	Full Service
Maximum Contiguous:	3,007 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Office Building		

Available Space

Suite/Unit Number:	1020	Space Subcategory 1:	Office Building
Suite Floor/Level:	10	Space Type:	Relet
Space Available:	1,880 SF	Date Available:	08/31/2022
Minimum Divisible:	1,880 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	1,880 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	1160	Space Type:	Relet
Suite Floor/Level:	11	Date Available:	03/04/2022
Space Available:	2,382 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	2,382 SF	Lease Type:	Full Service
Maximum Contiguous:	2,382 SF		

Available Space

Suite/Unit Number:	1210	Space Type:	Relet
Suite Floor/Level:	12	Date Available:	03/04/2022
Space Available:	2,186 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	2,186 SF	Lease Type:	Full Service
Maximum Contiguous:	2,186 SF		

Available Space

Suite/Unit Number:	1510	Minimum Divisible:	1,267 SF
Suite Floor/Level:	15	Maximum Contiguous:	1,267 SF
Space Available:	1,267 SF	Space Subcategory 1:	Office Building

Space Type:	Relet	Conference Rooms:	1
Date Available:	05/01/2021	Offices:	1
Lease Rate:	\$20 - 22 PSF (Annual)	Kitchen/Breakroom:	Yes
Lease Type:	Full Service	Parking Spaces:	2

Available Space

Suite/Unit Number:	161 A	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/04/2022
Space Available:	1,770 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	1,770 SF	Lease Type:	Full Service
Maximum Contiguous:	1,770 SF		

Space Description Exterior access to the building Plaza. Space would require reconfiguration for access and proper demising from adjacent tenant.

Available Space

Suite/Unit Number:	1630	Space Type:	Relet
Suite Floor/Level:	16	Date Available:	10/01/2023
Space Available:	791 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	791 SF	Lease Type:	Full Service
Maximum Contiguous:	791 SF		

Available Space

Suite/Unit Number:	1630	Space Type:	Relet
Space Available:	791 SF	Date Available:	07/06/2023
Minimum Divisible:	791 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	791 SF	Lease Type:	Full Service

Available Space

Status:	Pending	Maximum Contiguous:	14,378 SF
Suite/Unit Number:	1800	Space Type:	Relet
Suite Floor/Level:	18	Date Available:	03/01/2022
Space Available:	14,378 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Minimum Divisible:	14,378 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	1930	Space Type:	Relet
Space Available:	1,237 SF	Date Available:	07/07/2023
Minimum Divisible:	1,237 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	1,237 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	2030	Space Subcategory 1:	Office Building
Suite Floor/Level:	20	Space Type:	Relet
Space Available:	1,242 SF	Date Available:	01/01/2018
Minimum Divisible:	1,242 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	1,242 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	2050	Space Type:	Relet
Space Available:	2,618 SF	Date Available:	08/31/2023
Minimum Divisible:	2,618 SF	Lease Rate:	\$20 - 22 PSF (Annual)
Maximum Contiguous:	2,618 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	S130	Space Type:	Relet
Space Available:	7,938 SF	Date Available:	06/27/2014
Minimum Divisible:	7,938 SF	Lease Rate:	\$12 - 20 PSF (Annual)
Maximum Contiguous:	7,938 SF	Lease Type:	Full Service
Space Subcategory 1:	Office Building	Parking Spaces:	0

Area & Location

Property Located Between: This building is located 2 blocks east from the Mississippi River on Main Street.

Location

Address: 301 Main St, Baton Rouge, LA 70801 MSA: Baton Rouge
County: East Baton Rouge Submarket: 50



Property Images



Skyline



Evening



Skyline 2



Lobby



4th Street



Lobby 2



3rd @ Main

Property Contacts



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Office Warehouse with Yard

1716 S Sonny Ave, Gonzales, LA 70737

Marcus & Millichap

Listing ID: 30844714
 Status: Active
 Property Type: Industrial For Lease
 Industrial Type: Flex Space, Industrial-Business Park
 Contiguous Space: 5,000 SF
 Total Available: 5,000 SF
 Lease Rate: \$5,500 (Monthly)
 Unit Price: \$13.20 PSF (Annual)
 Base Monthly Rent: \$5,500
 Lease Type: Modified Gross
 Office SF: 1,700 SF



Overview/Comments

Built in 2017 the space has 3,300 SF of warehouse, 1,700 SF of office space and a yard that is approximately 9,000 SF. The office space consists of reception, 5 offices, conference room, break room, 2 bathrooms, 1 with a shower.

More Information Online

<https://www.lacdb.com/listing/30844714>



QR Code

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General Information

Taxing Authority:	Ascension Parish Sheriff's Office	Industrial Type:	Flex Space, Industrial-Business Park, Light Industrial, Warehouse/Distribution
Tax ID/APN:	4092300	Gross Building Area:	5,000 SF

Available Space

Suite/Unit Number:	A	Lease Term (Months):	60 Months
Space Available:	5,000 SF	Lease Rate:	\$5,500 (Monthly)
Minimum Divisible:	5,000 SF	Lease Type:	Modified Gross
Maximum Contiguous:	5,000 SF	Conference Rooms:	1
Space Subcategory 1:	Office Building	Offices:	4
Space Subcategory 2:	Warehouse/Distribution	Office SF:	1,700 SF
Space Type:	Relet	Kitchen/Breakroom:	Yes
Date Available:	10/01/2019	Parking Spaces:	0

Space Description Building has 1700 sf of office space and 3300 square feet of warehouse space. There is an 9,000 SF equipment yard. This property includes : Office Space (1700 sf) 2 bathrooms(1 has a shower) Breakroom 5 offices 1 Conference Room Reception Area

Area & Location

Property Located Between: Interstate 10 and Highway 30 near Tanger Mall
 Highway Access: The property is off of Hwy 30, very close to Interstate 10. Airline Highway is a few miles away as is Highway 44.

Building Related

Tenancy:	Single Tenant	Number of Stories:	1
Total Number of Buildings:	1	Office Space SF:	1,700 SF

Property Condition: Excellent
Year Built: 2017
Construction/Siding: Brick/Aluminum Siding

Passenger Elevators: 0
Freight Elevators: 0

Location

Address: 1716 S Sonny Ave, Gonzales, LA 70737
County: Ascension
MSA: Baton Rouge
Submarket: 91



Property Images



2-Interior Warehouse



3-Interior Office 1



4-BreakRoom



5-Bathroom



7-Equipment Yard



6-Interior Office 2

Property Contacts



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Office Space in Central Baton Rouge

Location



5420 Corporate Blvd, Baton Rouge, LA 70808

Listing ID: 30812598
 Status: Active
 Property Type: Office For Lease
 Office Type: Office Building
 Contiguous Space: 696 - 5,069 SF
 Total Available: 13,438 SF
 Lease Rate: \$17.50 PSF (Annual)
 Base Monthly Rent: \$1,015 - 2,839
 Lease Type: Full Service



Overview/Comments

This 30,078-sf Class B office building is centrally located along one of Baton Rouge's major office corridors. Visible from I-10, it also provides quick connections to some of the city's most well-traveled roads, including I-12, College Drive, and Jefferson Highway and convenient access to LSU, downtown, and major health care institutions.

The three-story building features an interior atrium. The office suites are newly renovated and updated and are available in a variety of sizes and floor plans. Branding on the monument signage facing Corporate Blvd is available to tenants in spaces of 2,500 sf or more. There is ample surface parking for both tenants and guests.

More Information Online

<https://www.lacdb.com/listing/30812598>



QR Code

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General Information

Tax ID/APN:	006-5075-7	Class of Space:	Class B
Office Type:	Office Building, Other	Building/Unit Size (RSF):	30,078 SF

Available Space

Suite/Unit Number:	105	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	08/01/2022
Space Available:	1,947 SF	Lease Rate:	\$17.50 PSF (Annual)
Minimum Divisible:	1,947 SF	Lease Type:	Full Service
Maximum Contiguous:	5,069 SF	Offices:	6
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Description:	private offices, kitchen; can be combined with Suite 107		

Available Space

Suite/Unit Number:	107	Space Description:	Can be combined with Suite 105
Suite Floor/Level:	1	Space Type:	Relet
Space Available:	3,122 SF	Date Available:	12/01/2022
Minimum Divisible:	3,122 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	5,069 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	205	Space Description:	private offices and private bathroom
Suite Floor/Level:	2	Space Type:	Relet
Space Available:	2,024 SF	Date Available:	08/01/2022
Minimum Divisible:	2,024 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	2,024 SF	Lease Type:	Full Service
Space Subcategory 1:	Office Building		

Available Space

Suite/Unit Number:	301-02	Space Description:	private offices
Suite Floor/Level:	3	Space Type:	Relet
Space Available:	3,041 SF	Date Available:	08/01/2022
Minimum Divisible:	3,041 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	3,041 SF	Lease Type:	Full Service
Space Subcategory 1:	Office Building		

Available Space

Suite/Unit Number:	304	Space Subcategory 1:	Office Building
Suite Floor/Level:	3	Space Type:	Relet
Space Available:	696 SF	Date Available:	08/01/2022
Minimum Divisible:	696 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	696 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	306	Space Subcategory 1:	Office Building
Suite Floor/Level:	3rd	Space Type:	Relet
Space Available:	1,545 SF	Date Available:	05/14/2023
Minimum Divisible:	1,545 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	1,545 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	309	Space Subcategory 1:	Office Building
Suite Floor/Level:	3	Space Type:	Relet
Space Available:	1,063 SF	Date Available:	08/01/2022
Minimum Divisible:	1,063 SF	Lease Rate:	\$17.50 PSF (Annual)
Maximum Contiguous:	1,063 SF	Lease Type:	Full Service

Area & Location

Property Visibility:	Excellent
Highway Access:	I-10, I-12

Site Description Interior atrium, ample parking, on a visible professional corridor. Walkability to area shops, near retail areas Towne Centre, Bocage, and College Drive.

Area Description Centrally located along one of Baton Rouge's major office corridors. Visible from I-10, it also provides quick connections to some of the city's most well-traveled roads, including I-12, College Drive, and Jefferson Highway and convenient access to LSU, downtown, and major health care institutions.

Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	3	Freight Elevators:	0
Parking Description:	ample parking around building		

Location

Address:	5420 Corporate Blvd, Baton Rouge, LA 70808	MSA:	Baton Rouge
County:	East Baton Rouge	Submarket:	61



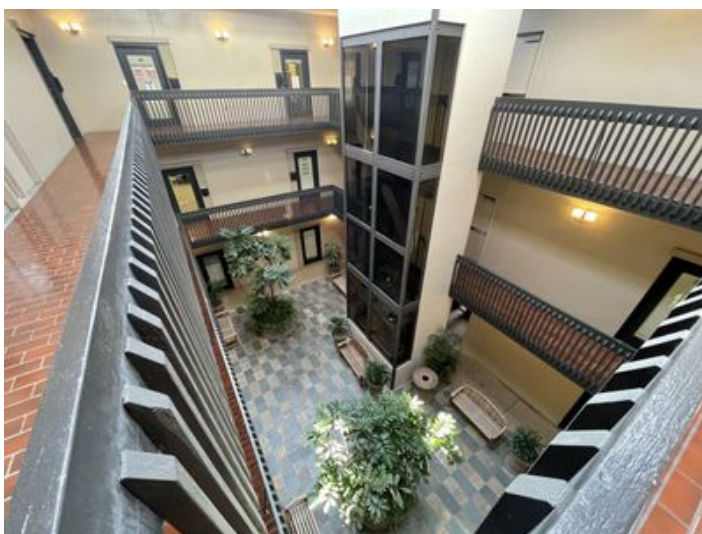
Property Images



5420 atrium 1



5420 office 1



5420 atrium 2



5420 exterior 2



5420 sign

Property Contacts



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3854 American Way

3854 American Way, Baton Rouge, LA 70816

Marcus & Millichap

Listing ID: 30679484
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 25,000 SF
Total Available: 25,000 SF
Lease Rate: \$18.50 PSF (Annual)
Base Monthly Rent: \$38,541
Lease Type: Full Service
Loading: 1 Dock, 1 Door



Overview/Comments

This centrally located one-story, 128,328-sf Class B office complex is in the Sherwood Forest corridor of Baton Rouge with convenient access to I-12 and Airline Highway. It features ample parking, with a total of 483 spaces for the two tenants and their guests.

This newly renovated office suite features an open floor plan with approximately 165 cubicles, 10 private offices, 7 conference rooms, and 3 training rooms, ideal for a high-density client. It has a break room with sink and seating area, its own exterior entrance, and a loading dock with an overhead door. This space comes fully furnished.

More Information Online

<https://www.lacdb.com/listing/30679484>



QR Code

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General Information

Taxing Authority:	East Baton Rouge Parish	Building Name:	3854 American Way
Tax ID/APN:	000-3652-8	Class of Space:	Class B
Office Type:	Office Building	Gross Building Area:	124,037 SF
Zoning:	B-1/RURAL	Building/Unit Size (RSF):	25,000 SF

Available Space

Suite/Unit Number:	B	Lease Rate:	\$18.50 PSF (Annual)
Space Available:	25,000 SF	Lease Type:	Full Service
Minimum Divisible:	25,000 SF	Conference Rooms:	7
Maximum Contiguous:	25,000 SF	Offices:	10
Space Type:	Relet	Kitchen/Breakroom:	Yes
Date Available:	06/05/2023	Parking Spaces:	483

Space Description This newly renovated office suite features an open floor plan with approximately 165 cubicles, 10 private offices, 7 conference rooms, and 3 training rooms. It also has a break room with sink and seating area. Free parking shared. Signage can be installed.

Area & Location

Property Located Between: Sherwood Forest & Coursey Blvd.
Property Visibility: Good
Highway Access: I-12 and US 61

Building Related

Total Number of Buildings:	1	Construction/Siding:	Concrete - Tilt up
Number of Stories:	1	Exterior Description:	Brick one-story building
Typical SF / Floor:	124,000 SF	Parking Ratio:	483 (per 1000 SF)
Year Renovated:	2016	Parking Type:	Surface
Roof Type:	Flat	Parking Description:	483 surface spaces shared with other tenant

Total Parking Spaces:	483	Passenger Elevators:	0
Loading Doors:	1	Freight Elevators:	0
Loading Docks:	1		

Interior Description This newly renovated office suite features an open floor plan with approximately 165 cubicles, 10 private offices, 7 conference rooms, and 3 training rooms. It also has a break room with sink and seating area.

Location

Address:	3854 American Way, Baton Rouge, LA 70816	MSA:	Baton Rouge
County:	East Baton Rouge	Submarket:	43



Property Images



cubicles 2



private office



side of building 1



conference room

Property Contacts



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Class A Office Space in Sherwood Forest Area of Baton Rouge



4000 S Sherwood Forest Blvd, Baton Rouge, LA 70816

Listing ID: 30812250
Status: Active
Property Type: Office For Lease
Office Type: Office Building
Contiguous Space: 2,697 - 3,032 SF
Total Available: 5,729 SF
Lease Rate: \$19.95 PSF (Annual)
Base Monthly Rent: \$4,483 - 5,040
Lease Type: Full Service



Overview/Comments

4000 S. Sherwood Forest Blvd is a two-building, multi-story, glass-clad Class-A office complex. Located in the Sherwood Forest area of Baton Rouge along a professional corridor, it is conveniently equidistant between I-12 and US Hwy 61 (Airline Hwy).

The property features options for office suites ranging in size, and tenant improvements are available for qualified tenant and term. A formal reception area and landscaped courtyard connect the two buildings. New cooling towers and HVACs were installed throughout both buildings in 2019. There is 24-hour access via a fob system.

Ample surface parking connects via canopied sidewalks to buildings, and Capital Area Transit System (CATS) services this area.

More Information Online

<https://www.lacdb.com/listing/30812250>



QR Code

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General Information

Tax ID/APN:	020-8215-2	Class of Space:	Class A
Office Type:	Office Building	Building/Unit Size (RSF):	78,183 SF

Available Space

Suite/Unit Number:	304	Space Type:	Relet
Space Available:	2,697 SF	Date Available:	08/16/2023
Minimum Divisible:	2,697 SF	Lease Rate:	\$19.95 PSF (Annual)
Maximum Contiguous:	2,697 SF	Lease Type:	Full Service

Available Space

Suite/Unit Number:	404	Space Subcategory 1:	Office Building
Suite Floor/Level:	4	Space Type:	Relet
Space Available:	3,032 SF	Date Available:	08/03/2022
Minimum Divisible:	3,032 SF	Lease Rate:	\$19.95 PSF (Annual)
Maximum Contiguous:	3,032 SF	Lease Type:	Full Service

Area & Location

Property Located Between:	S Sherwood Forest Blvd and Coursey Blvd	Highway Access:	Convenient access to I-12 and US Hwy 61.
Property Visibility:	Excellent	Site Description:	Two building office complex.

Building Related

Total Number of Buildings:	2	Parking Type:	Surface
Number of Stories:	6	Parking Description:	Plentiful surface parking connected to buildings by covered walkways.
Parking Ratio:	4.1 (per 1000 SF)		

Passenger Elevators: 0
Freight Elevators: 0

Location

Address: 4000 S Sherwood Forest Blvd, Baton Rouge, LA 70816
County: East Baton Rouge
MSA: Baton Rouge
Submarket: 43



Property Images



4000 Exterior 1



4000 Exterior 2



4000 Exterior 3



4000 Reception



4000 Interior 1



4000 Courtyard 1



4000 Courtyard 2



4000 Courtyard 3

Property Contacts



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Office Building in Prime Baton Rouge

Location



5420 Corporate Blvd, Baton Rouge, LA 70808

Listing ID: 30849575
Status: Active
Property Type: Office For Sale
Office Type: Office Building
Size: 30,776 SF
Sale Price: \$2,400,000
Unit Price: \$77.98 PSF
Sale Terms: Cash to Seller



Overview/Comments

Introducing a prime investment opportunity: a 30,776-square-foot, three-story office property located at 5420 Corporate Blvd, Baton Rouge. Priced at \$2,400,000, this property not only offers excellent investment potential but also serves as an ideal owner-occupancy space or redevelopment opportunity. This property is well-suited for redevelopment due to its existing occupancy rate of 54%, presenting an exceptional opportunity for investors to reimagine and revitalize this prime location for maximum returns.

Located in the desirable Acadian/College submarket with easy access to I-10, connecting to Lafayette, New Orleans, Hammond, and downtown Baton Rouge, the building is strategically positioned on Baton Rouge's sought-after Corporate Boulevard. This prime location offers valuable facade signage and naming rights, guaranteeing remarkable exposure. It is a short drive away from the Towne Center Marketplace, providing numerous shopping and dining options, and is within walking distance of various hotels, restaurants, and banks, offering convenience for employees and clients.

The 40-year-old building is situated on a spacious 1.08-acre C-2 (Heavy Commercial) zoned site. It's constructed with stucco over concrete/steel and remains in good condition with no significant deferred maintenance issues. Accessibility is provided by an elevator and two exterior stairs, and the property boasts ample parking with 180 surface spaces on a concrete lot. Recent improvements have enhanced the property's value, including a new roof and parapet wall in 2014, elevator modernization and upgrade in 2021, and the installation of four new HVAC units in 2022, ensuring comfort and energy efficiency.

In summary, this 30,776-square-foot Class B office building is strategically positioned along Baton Rouge's major office corridors, offering visibility from I-10 and convenient access to key transportation routes, LSU, downtown, and major health care institutions. The property features newly renovated office suites with various floor plans, competitive lease rates, full-service janitorial, and 24/7 building access. Monument signage is available for tenants with 2,500 square feet or more, and ample surface parking is provided for both tenants and guests.

More Information Online

<https://www.lacdb.com/listing/30849575>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 006-5075-7
Office Type: Office Building

Zoning: C-2 (HEAVY COMMERCIAL)
Property Use Type: Investment

Class of Space: Class B
Building/Unit Size (RSF): 30,776 SF
Sale Terms: Cash to Seller

Area & Location

Property Visibility: Excellent

Building Related

Parking Type: Surface Passenger Elevators: 0
Total Parking Spaces: 180 Freight Elevators: 0

Location

Address: 5420 Corporate Blvd, Baton Rouge, LA 70808 MSA: Baton Rouge
County: East Baton Rouge Submarket: 61



Property Images



upper floors into lobby



elevator and atrium



pylon



renovated suite 1



aerial



renovated suite 4

Property Contacts



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Walk-On's Sports Bistreaux Gonzales, LA

14569 Airline Hwy, Gonzales, LA 70737

Marcus & Millichap

Listing ID: 30862625
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Restaurant
Size: 8,000 SF
Sale Price: \$6,977,143
Unit Price: \$872.14 PSF
Sale Terms: Cash to Seller



Overview/Comments

Marcus & Millichap is pleased to offer the opportunity to acquire the fee-simple interest (land & building) in a triple-net Walk-On's Sports Bistreaux located in Gonzales, Louisiana. Gonzales is one of the fastest growing cities in Ascension Parish and is projected to experience continued growth in both residential and commercial sectors. The city is home to a variety of industries driving its economy. Most notably, petrochemical, manufacturing, healthcare, and education. Gonzales is also known as the ?Jambalaya Capital of the World.?

The Property sits on a large 2.58 acre lot along the main north/south artery Airline Highway. The 8,000 square foot building was constructed in 2019 and was the first prototype built of the new stores moving forward. It is also situated amongst a newer, grocery-anchored shopping center called Lagniappe Centre. Some of its tenants include: Rouse's Market, Starbucks, Petco, AT&T, Bumble Lane, Ochsner Health, and many more. Directly across the street is a newer Neighborhood Wal-Mart, and a brand-new McDonald's and Take 5 Car Wash currently under construction.

Approximately 95% of all Walk-On's are franchised-owned. The franchisee, Geaux Eat Restaurants, is a fast-growing operator out of Louisiana backed by a management team with a combined 40 years of experience with Walk-On's. Most recently, they have acquired 7 existing locations, have 2 sites under contract, and 4 future locations in its pipeline.

This Lease will continue to be backed by the #1 operator in the country, DBMC Restaurants, whom have 20+ Walk-On's and several more in the development stages. DBMC has territory rights within Louisiana, Mississippi, Alabama, Florida, Tennessee, and Oklahoma. Aside from their Walk-Ons, they also own and operate several Cody's Roadhouses and Santa Fe Cattle Co restaurants.

INVESTMENT HIGHLIGHTS:

NNN Lease (Limited LL Responsibilities) | 2019 Construction

10.9 years remaining w/ Four (5-yr) Options

10% Rent Increase every 5 years | Next increase in 2024

Strong Guarantor | #1 Franchisee in the US

General Information

Tax ID/APN: 5449600
Retail-Commercial Type: Restaurant
Property Use Type: Net Leased Investment (NNN), Investment
Building/Unit Size (RSF): 8,000 SF

Land Area: 2.58 Acres
Sale Terms: Cash to Seller
Cap Rate: 7.0%
Average Occupancy Rate: 100

More Information Online

<https://www.lacdb.com/listing/30862625>

QR Code

Scan this image with your mobile device:



Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist,
Recreation, Convention
Property Visibility: Excellent
Largest Nearby Street: Airline Hwy South

Building Related

Tenancy:	Single Tenant	Year Built:	2019
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	8,000 SF	Freight Elevators:	0
Property Condition:	Excellent		

Financials

Finance Data Year: 2023
Net Operating Income: \$488,400 (Annual)
Actual or Proforma Year: Actual

Tenant Profile

Tenant Business Name:	Geaux Eat Restaurants	SF of Space Occupied:	8,000 SF
Industry Type:	Accommodation and Food Services	Current Rent:	\$488,400 PSF (Annual)
Is Renting?:	Yes	Escalations:	10% Every 5 Years
Annual Revenue:	\$0 (Annual)	Options:	Four (5-Yr) Renewal Options

Tenant Notes LEASE SUMMARY Lease Type: NNN Tenant: Geaux Eat Restaurants Guarantor: DBMC Restaurants Roof & Structure: Landlord Primary Term: 15 Years Lease Commencement: 05/17/2019 Lease Expiration: 05/16/2034 Term Remaining: 10 Yrs 8 Mo Rental Increases: 10% every 5 Yrs Renewal Options: Four (5-Yr) Options OPERATING DATA Lease Years Annual Rent Yield: 05/17/19 ? 05/16/24 \$444,000 6.36% 05/17/24 ? 05/16/29 \$488,400 7.00% 05/17/29 ? 05/16/34 \$537,240 7.70% Options Annual Rent Yield: thru May 2039 \$537,240 7.70% thru May 2044 \$590,964 8.47% thru May 2049 \$650,064 9.32% thru May 2054 \$715,068 10.25%

Location

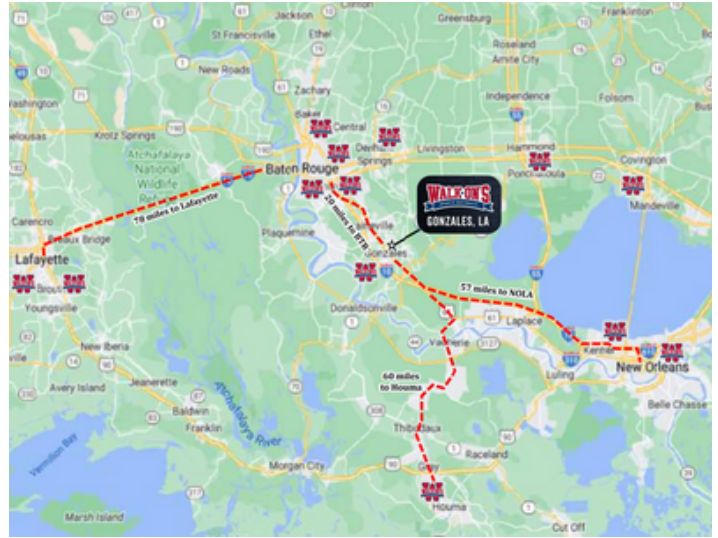
Address: 14569 Airline Hwy, Gonzales, LA 70737 MSA: Baton Rouge
County: Ascension Submarket: 90



Property Images



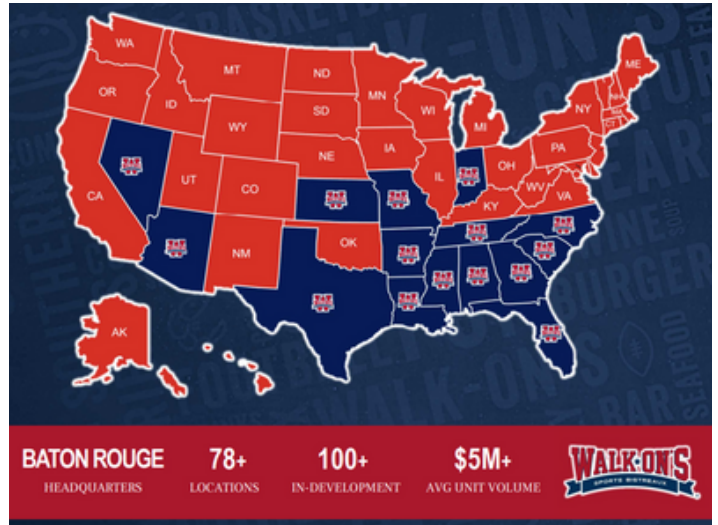
walk ons aerial



map view



retailers



walk ons profile



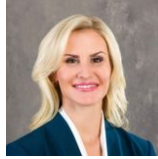
walk mart view

Property Contacts



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