



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

4021 W. E. HECK CT., BLDG. C, BATON ROUGE, LA 70816

FOR LEASE

898 SF



OFFERING SUMMARY

Building "C": NEW Construction!

Suite C-1: LEASED	1,499 SF
Suite C-2: LEASED	898 SF
Suite C-3: \$20.00 Per SF/Yr. + \$3.75 CAM (NNN)	898 SF

PROPERTY HIGHLIGHTS

- High-End NEW Construction with Custom Interior Finishes and Tall Ceilings
- Suites include welcoming Reception Area, 1 ADA Restroom, nice Kitchen/Breakroom, 3 to 6 Private Offices, Large Conference Room, and Ample Storage
- NEW construction Garden-Style Offices with Bluebonnet Level Custom Finishes at Coursey Blvd. Prices
- Delivery Date; Fall, 2025



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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MARKET PLAZA OFFICE PARK
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898 SF



Market Plaza Office Park



Market Plaza Office Park

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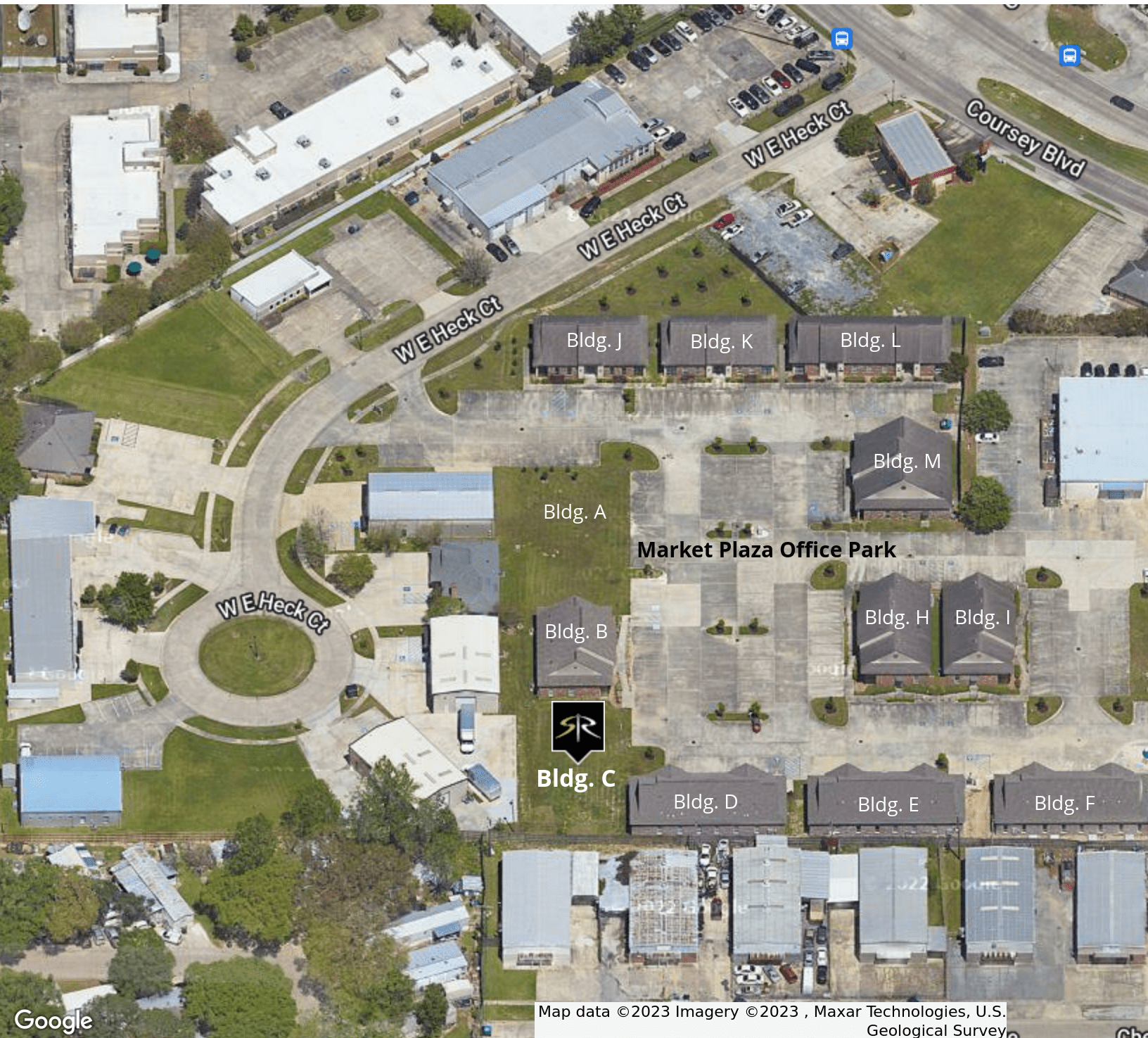
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AERIAL OVERVIEW

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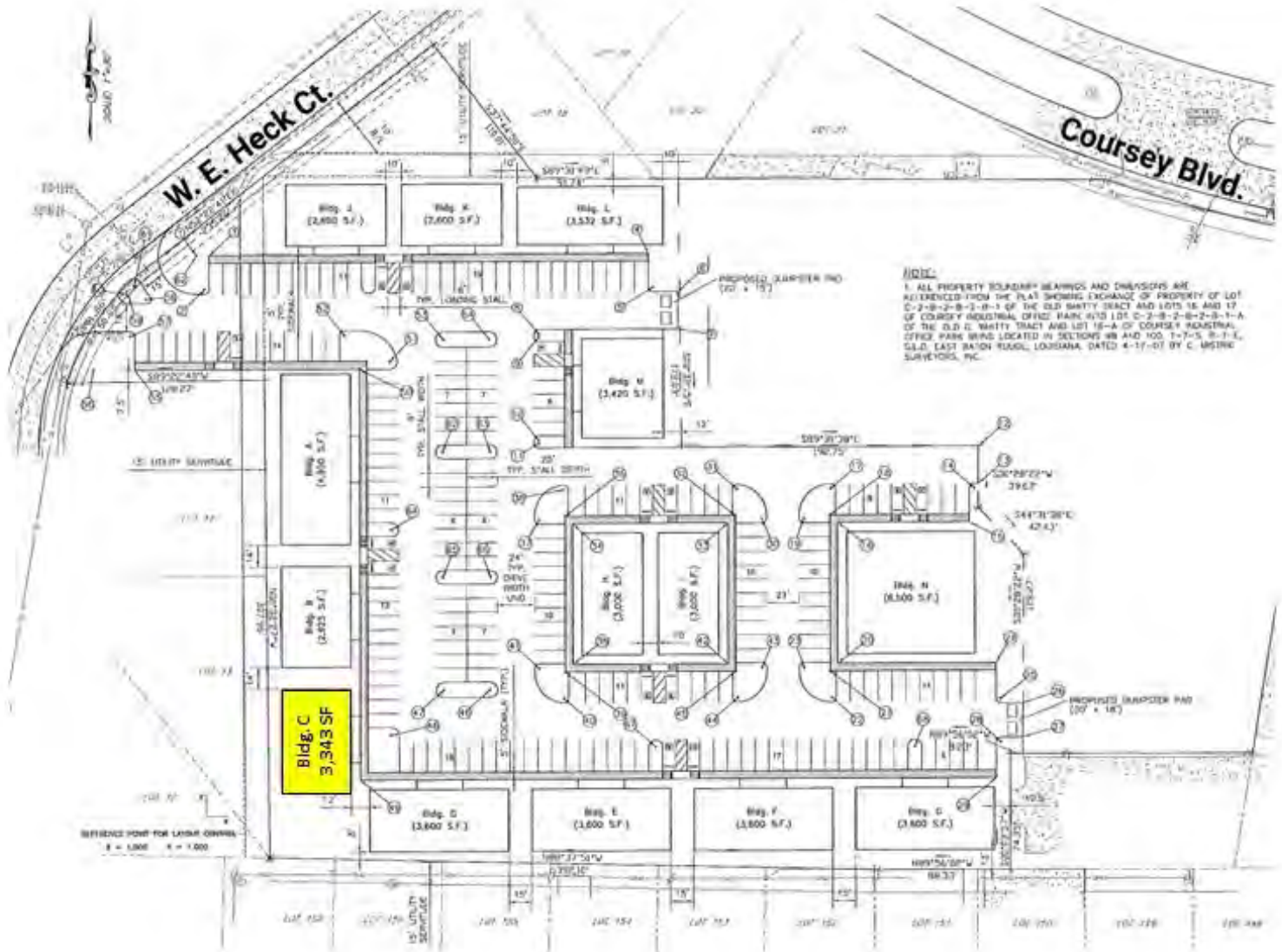


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898 SF



Market Plaza Site Plan: Building "C"

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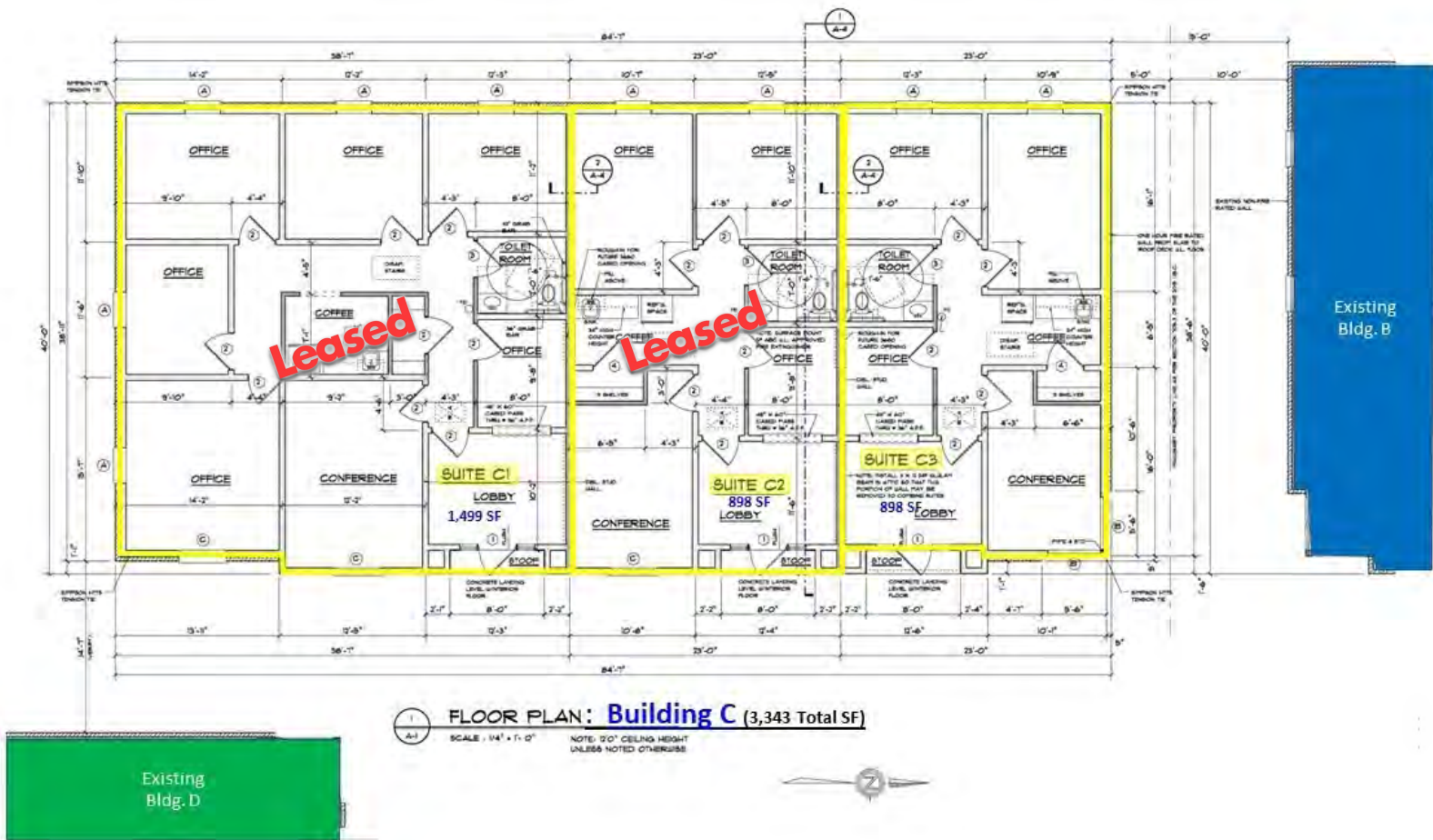


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FLOOR PLAN GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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898 SF



Building "C" Floor Plan

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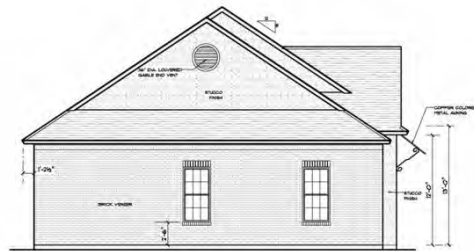
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ELEVATIONS

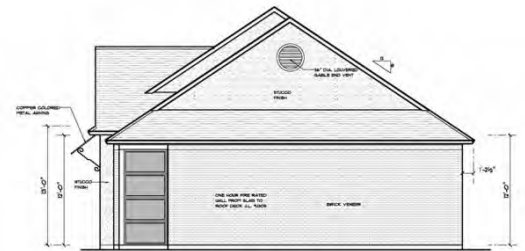
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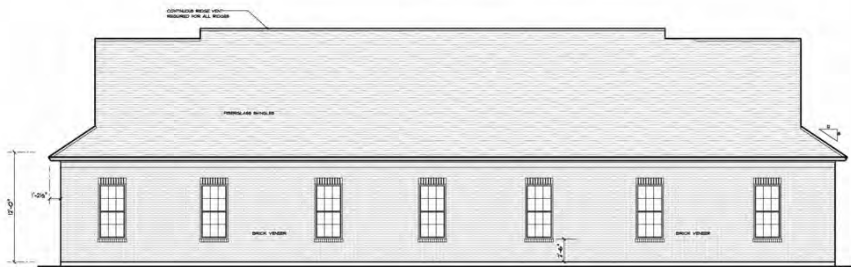
898 SF



3 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
SET - 07/20/21

Elevations Building "C"

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RETAIL MAP

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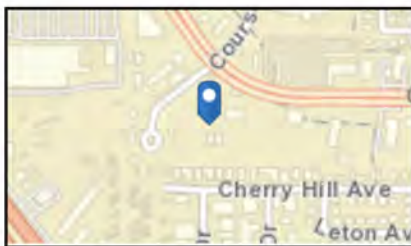
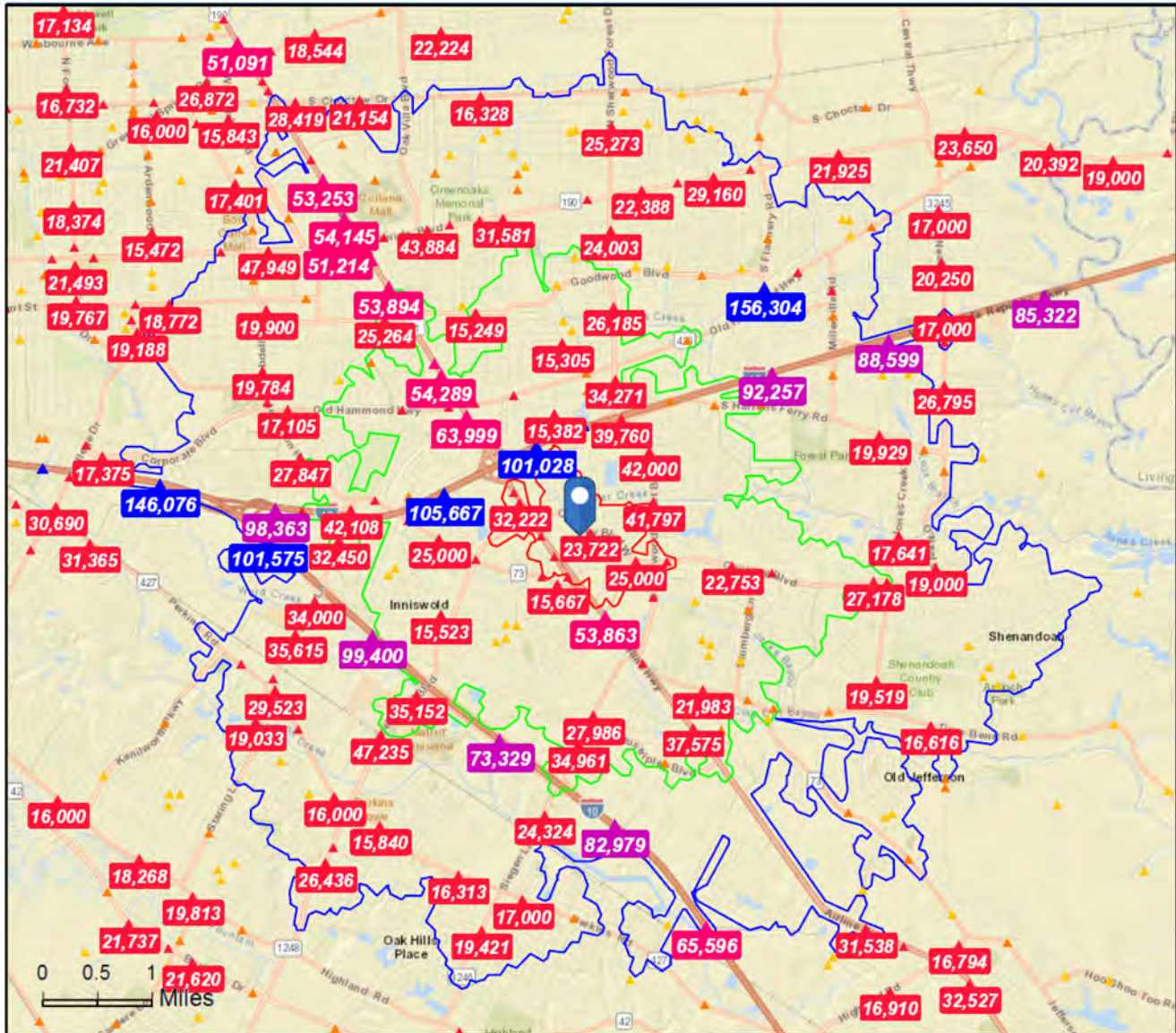
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TRAFFIC COUNT MAP

GARDEN-STYLE "NEW CONSTRUCTION" OFFICE

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898 SF



Source: ©2019 Kalibrate Technologies (Q3 2019).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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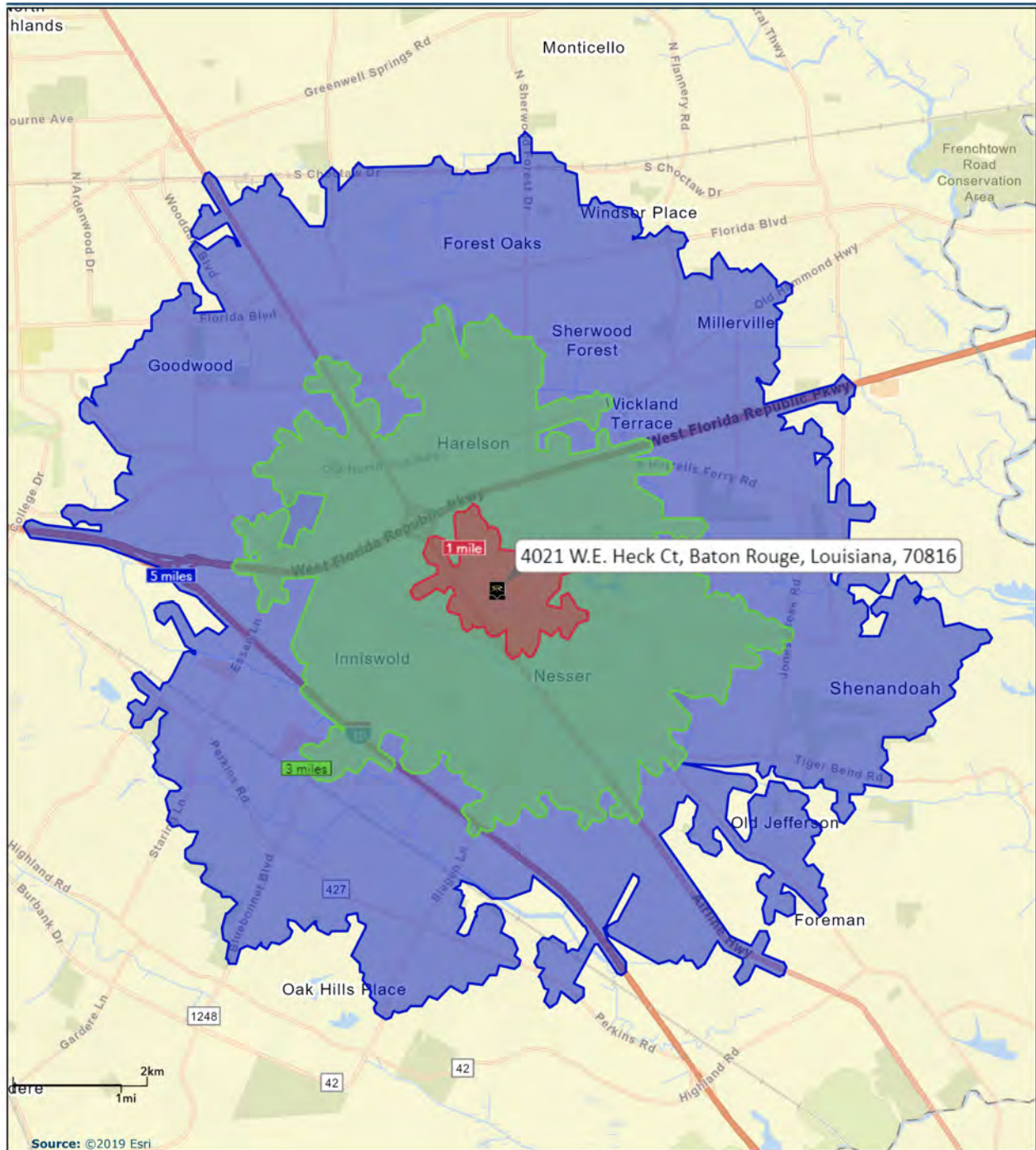
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DRIVE TIME MAP: 1, 3, 5 MILE RADII

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December 31, 2019

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Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010	2019	2024				
Population	3,241	3,321	3,332				
Households	1,416	1,394	1,390				
Families	722	684	673				
Average Household Size	2.28	2.38	2.39				
Owner Occupied Housing Units	348	326	332				
Renter Occupied Housing Units	1,068	1,068	1,058				
Median Age	29.2	29.9	29.2				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	0.07%	0.41%	0.77%				
Households	-0.06%	0.43%	0.75%				
Families	-0.32%	0.26%	0.68%				
Owner HHs	0.37%	0.73%	0.92%				
Median Household Income	2.60%	2.01%	2.70%				
		2019	2024				
Households by Income		Number	Percent	Number	Percent		
<\$15,000		113	8.1%	91	6.5%		
\$15,000 - \$24,999		174	12.5%	138	9.9%		
\$25,000 - \$34,999		181	13.0%	155	11.2%		
\$35,000 - \$49,999		187	13.4%	165	11.9%		
\$50,000 - \$74,999		293	21.0%	299	21.5%		
\$75,000 - \$99,999		180	12.9%	190	13.7%		
\$100,000 - \$149,999		155	11.1%	197	14.2%		
\$150,000 - \$199,999		98	7.0%	136	9.8%		
\$200,000+		14	1.0%	19	1.4%		
Median Household Income		\$52,436		\$59,621			
Average Household Income		\$65,427		\$76,500			
Per Capita Income		\$27,442		\$31,886			
		Census 2010	2019	2024			
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		274	8.4%	256	7.7%	268	8.0%
5 - 9		227	7.0%	216	6.5%	212	6.4%
10 - 14		165	5.1%	192	5.8%	180	5.4%
15 - 19		195	6.0%	211	6.4%	200	6.0%
20 - 24		405	12.5%	378	11.4%	439	13.2%
25 - 34		734	22.6%	730	22.0%	730	21.9%
35 - 44		425	13.1%	473	14.2%	433	13.0%
45 - 54		350	10.8%	337	10.1%	340	10.2%
55 - 64		231	7.1%	248	7.5%	249	7.5%
65 - 74		141	4.3%	159	4.8%	167	5.0%
75 - 84		73	2.3%	92	2.8%	83	2.5%
85+		23	0.7%	29	0.9%	32	1.0%
		Census 2010	2019	2024			
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		1,319	40.7%	1,194	36.0%	1,123	33.7%
Black Alone		1,388	42.8%	1,483	44.7%	1,509	45.3%
American Indian Alone		13	0.4%	13	0.4%	13	0.4%
Asian Alone		83	2.6%	105	3.2%	117	3.5%
Pacific Islander Alone		1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone		338	10.4%	404	12.2%	433	13.0%
Two or More Races		99	3.1%	121	3.6%	135	4.1%
Hispanic Origin (Any Race)		685	21.1%	790	23.8%	851	25.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

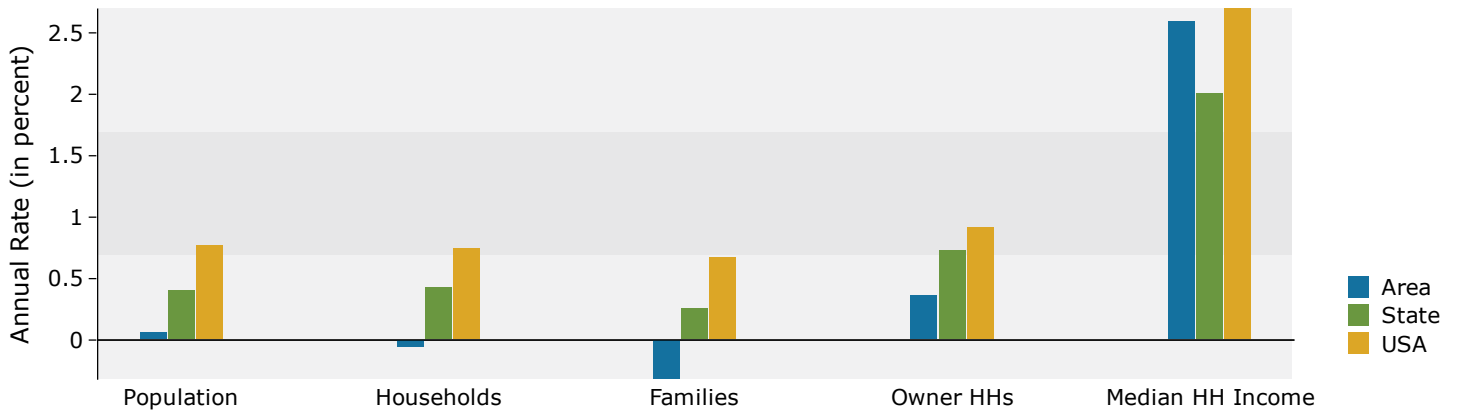


Demographic and Income Profile

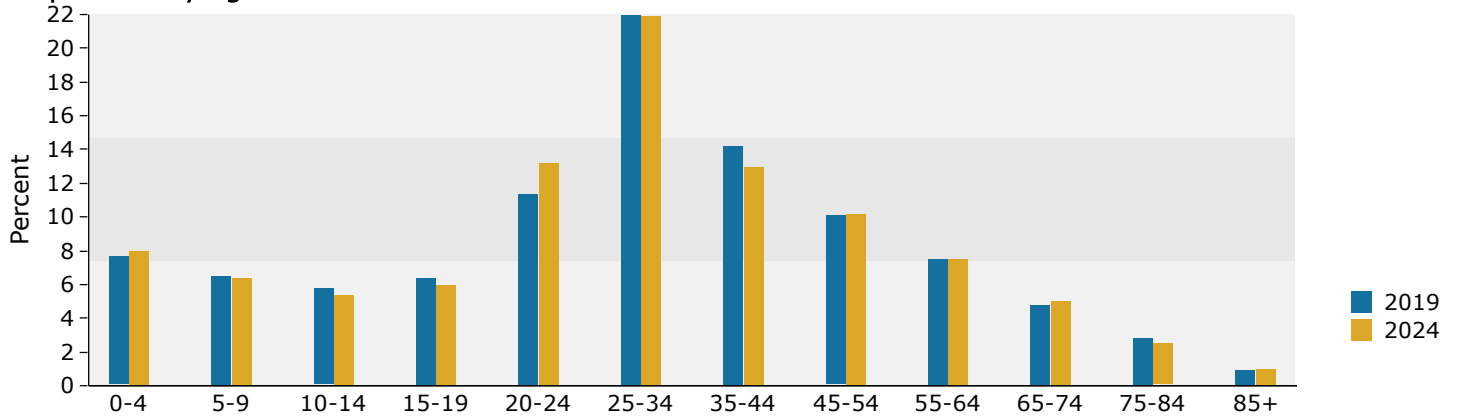
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Drive Distance: 1 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

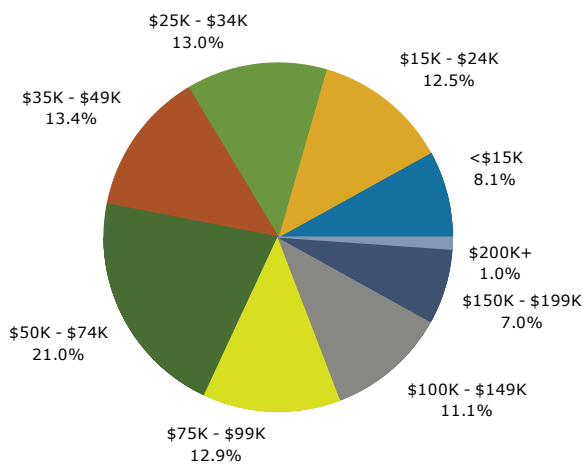
Trends 2019-2024



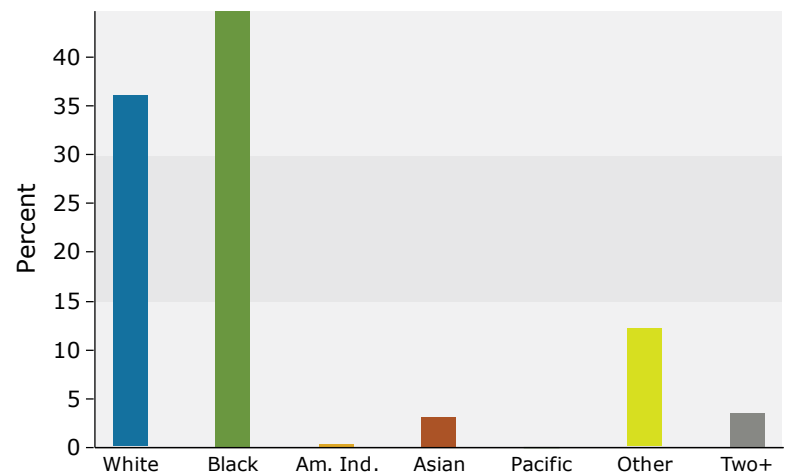
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019



Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 3 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010		2019		2024		
Population	39,740		40,598		41,251		
Households	17,799		18,098		18,354		
Families	10,116		9,946		9,971		
Average Household Size	2.20		2.21		2.22		
Owner Occupied Housing Units	10,354		9,891		10,252		
Renter Occupied Housing Units	7,445		8,207		8,102		
Median Age	36.6		38.6		39.6		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	0.32%		0.41%		0.77%		
Households	0.28%		0.43%		0.75%		
Families	0.05%		0.26%		0.68%		
Owner HHs	0.72%		0.73%		0.92%		
Median Household Income	2.39%		2.01%		2.70%		
Households by Income				2019		2024	
				Number	Percent	Number	Percent
	<\$15,000			1,344	7.4%	1,156	6.3%
	\$15,000 - \$24,999			1,468	8.1%	1,249	6.8%
	\$25,000 - \$34,999			1,638	9.1%	1,481	8.1%
	\$35,000 - \$49,999			2,313	12.8%	2,119	11.5%
	\$50,000 - \$74,999			3,348	18.5%	3,360	18.3%
	\$75,000 - \$99,999			2,413	13.3%	2,416	13.2%
	\$100,000 - \$149,999			3,214	17.8%	3,692	20.1%
	\$150,000 - \$199,999			1,272	7.0%	1,641	8.9%
\$200,000+			1,089	6.0%	1,240	6.8%	
Median Household Income			\$64,908		\$73,044		
Average Household Income			\$87,171		\$97,751		
Per Capita Income			\$38,712		\$43,316		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	2,440	6.1%	2,256	5.6%	2,311	5.6%
	5 - 9	2,193	5.5%	2,186	5.4%	2,220	5.4%
	10 - 14	2,044	5.1%	2,135	5.3%	2,151	5.2%
	15 - 19	2,075	5.2%	2,011	5.0%	2,035	4.9%
	20 - 24	3,332	8.4%	2,555	6.3%	2,659	6.4%
	25 - 34	7,017	17.7%	6,846	16.9%	6,334	15.4%
	35 - 44	4,697	11.8%	5,657	13.9%	6,209	15.1%
	45 - 54	5,203	13.1%	4,453	11.0%	4,501	10.9%
	55 - 64	4,962	12.5%	4,900	12.1%	4,499	10.9%
	65 - 74	2,944	7.4%	4,219	10.4%	4,459	10.8%
	75 - 84	1,942	4.9%	2,260	5.6%	2,721	6.6%
	85+	891	2.2%	1,119	2.8%	1,152	2.8%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	27,323	68.8%	25,732	63.4%	24,839	60.2%
	Black Alone	9,374	23.6%	10,825	26.7%	11,701	28.4%
	American Indian Alone	92	0.2%	90	0.2%	88	0.2%
	Asian Alone	1,492	3.8%	2,035	5.0%	2,405	5.8%
	Pacific Islander Alone	16	0.0%	16	0.0%	16	0.0%
	Some Other Race Alone	800	2.0%	1,014	2.5%	1,142	2.8%
	Two or More Races	644	1.6%	888	2.2%	1,060	2.6%
	Hispanic Origin (Any Race)	2,138	5.4%	2,639	6.5%	3,006	7.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019

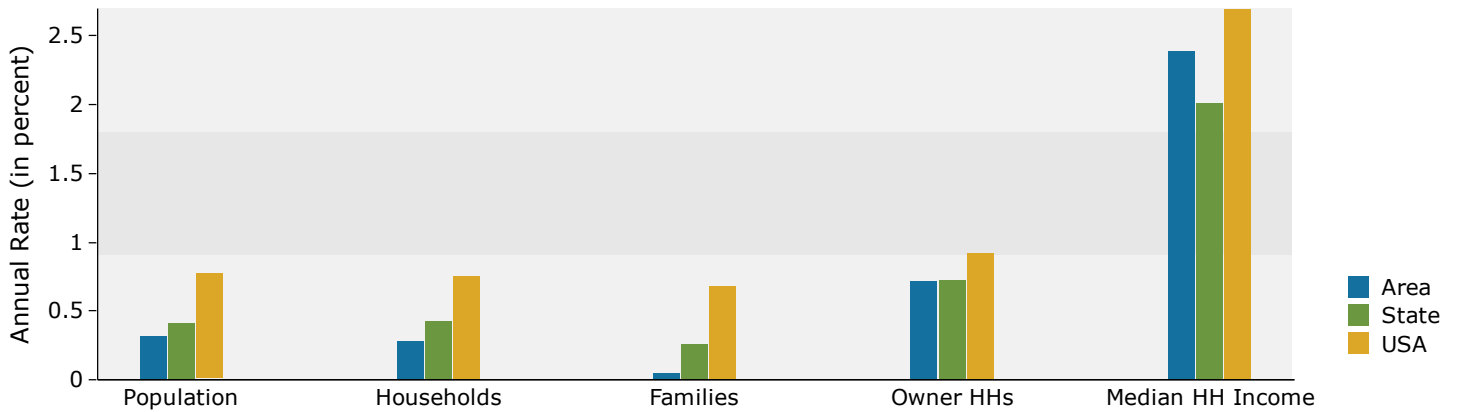


Demographic and Income Profile

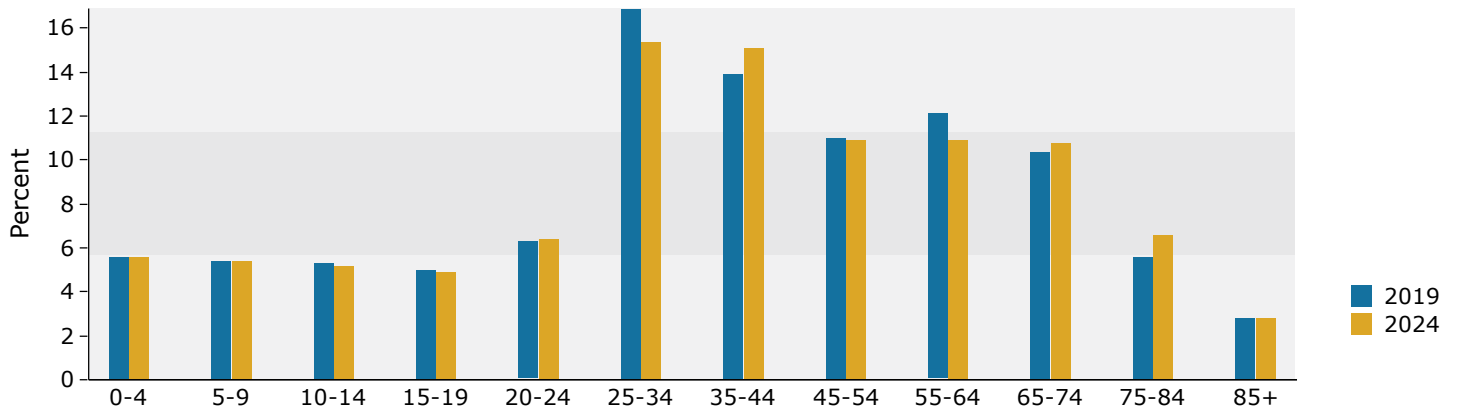
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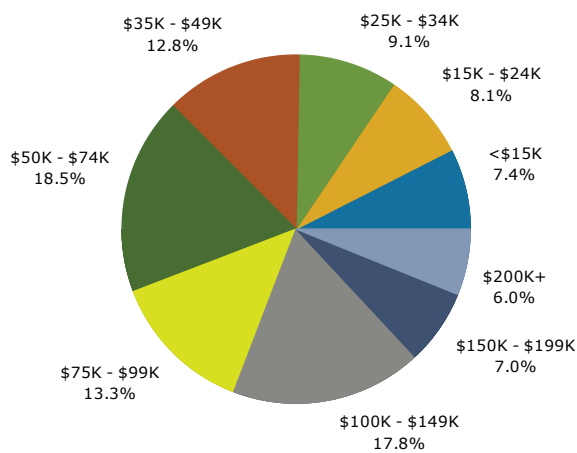
Trends 2019-2024



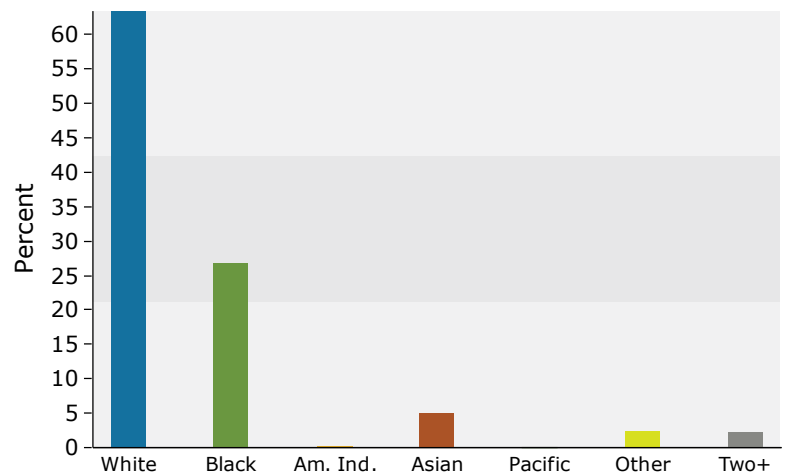
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

December 31, 2019



Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

Summary	Census 2010		2019		2024		
Population	122,836		127,560		129,654		
Households	52,231		53,961		54,768		
Families	31,272		31,315		31,425		
Average Household Size	2.33		2.34		2.35		
Owner Occupied Housing Units	31,577		30,947		32,066		
Renter Occupied Housing Units	20,654		23,014		22,701		
Median Age	35.8		37.6		38.5		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	0.33%		0.41%		0.77%		
Households	0.30%		0.43%		0.75%		
Families	0.07%		0.26%		0.68%		
Owner HHs	0.71%		0.73%		0.92%		
Median Household Income	2.39%		2.01%		2.70%		
Households by Income				2019		2024	
				Number	Percent	Number	Percent
	<\$15,000			5,032	9.3%	4,425	8.1%
	\$15,000 - \$24,999			4,214	7.8%	3,689	6.7%
	\$25,000 - \$34,999			4,692	8.7%	4,319	7.9%
	\$35,000 - \$49,999			6,328	11.7%	5,824	10.6%
	\$50,000 - \$74,999			9,213	17.1%	9,230	16.9%
	\$75,000 - \$99,999			7,079	13.1%	7,015	12.8%
	\$100,000 - \$149,999			10,113	18.7%	11,523	21.0%
	\$150,000 - \$199,999			3,595	6.7%	4,607	8.4%
\$200,000+			3,694	6.8%	4,137	7.6%	
Median Household Income			\$66,295		\$74,610		
Average Household Income			\$89,034		\$99,190		
Per Capita Income			\$37,614		\$41,856		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	7,890	6.4%	7,517	5.9%	7,721	6.0%
	5 - 9	7,278	5.9%	7,285	5.7%	7,393	5.7%
	10 - 14	7,209	5.9%	7,216	5.7%	7,230	5.6%
	15 - 19	7,381	6.0%	6,851	5.4%	6,774	5.2%
	20 - 24	9,842	8.0%	8,587	6.7%	8,384	6.5%
	25 - 34	20,565	16.7%	21,407	16.8%	20,600	15.9%
	35 - 44	14,872	12.1%	16,968	13.3%	18,797	14.5%
	45 - 54	16,398	13.3%	14,202	11.1%	14,122	10.9%
	55 - 64	14,969	12.2%	15,625	12.2%	14,355	11.1%
	65 - 74	8,449	6.9%	12,443	9.8%	13,360	10.3%
	75 - 84	5,510	4.5%	6,403	5.0%	7,791	6.0%
	85+	2,471	2.0%	3,056	2.4%	3,125	2.4%
	Race and Ethnicity	Census 2010		2019		2024	
Number		Percent	Number	Percent	Number	Percent	
White Alone		76,303	62.1%	72,654	57.0%	69,969	54.0%
Black Alone		35,966	29.3%	41,035	32.2%	43,713	33.7%
American Indian Alone		361	0.3%	352	0.3%	345	0.3%
Asian Alone		5,611	4.6%	7,504	5.9%	8,716	6.7%
Pacific Islander Alone		46	0.0%	46	0.0%	47	0.0%
Some Other Race Alone		2,634	2.1%	3,300	2.6%	3,691	2.8%
Two or More Races		1,916	1.6%	2,670	2.1%	3,173	2.4%
Hispanic Origin (Any Race)		6,603	5.4%	8,140	6.4%	9,230	7.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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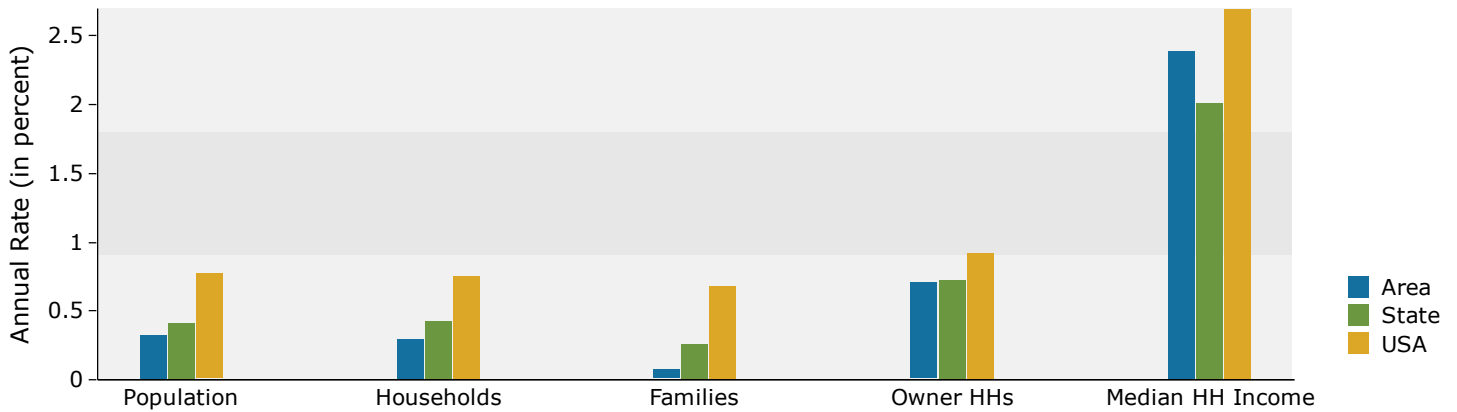


Demographic and Income Profile

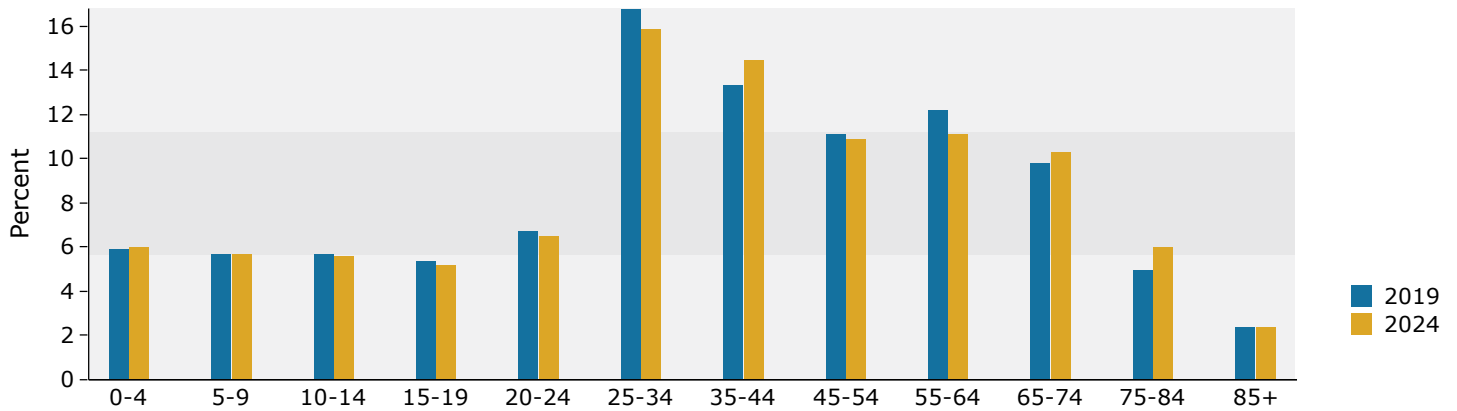
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816
Drive Distance: 5 mile radius

Prepared by Esri
Latitude: 30.41445
Longitude: -91.06265

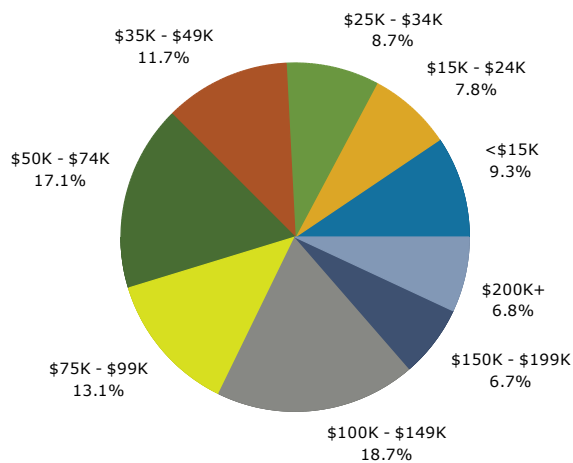
Trends 2019-2024



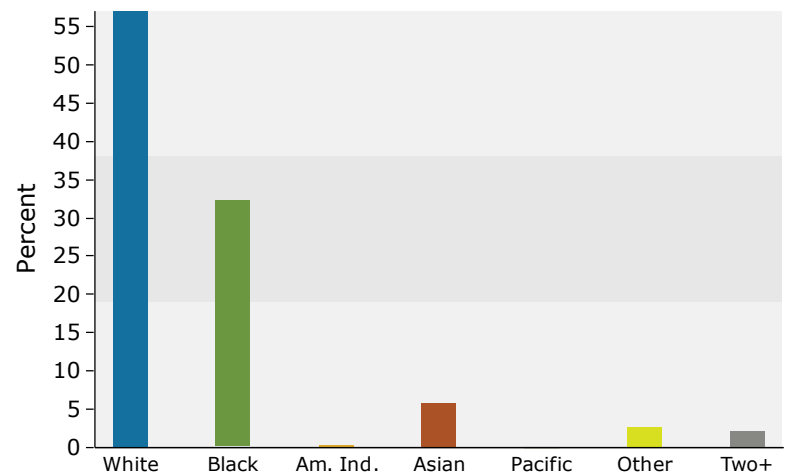
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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