



Premier Downtown Baton Rouge Office for Sale | ±6,304 SF

640 Main St, Baton Rouge, LA 70801



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The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Broker Contact

Fabian H.C. Edwards, JD/DCL
Senior Associate – Office Sales & Leasing
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Property Summary

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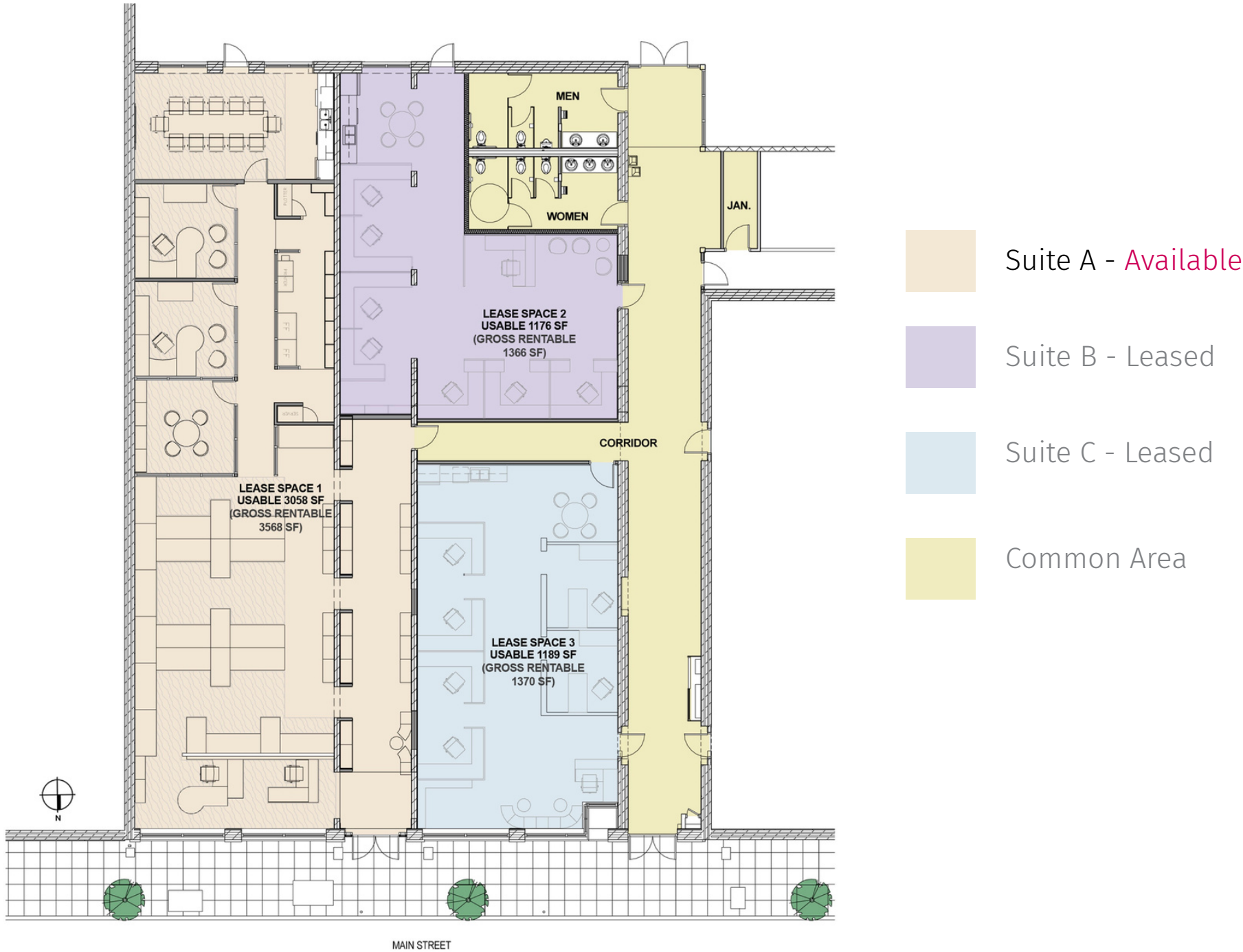


Sale Price	\$1,400,000
SF	±6,304 SF

- **Now available for sale** 640 Main St offers a ±6,304 SF modern office building divided into three suites, two of which are currently leased. The other suite is available for lease.
- Located in the heart of downtown, the property is surrounded by premier amenities including the LSU Museum of Art, the Old Governor's Mansion, and Capitol Park Museum.
- The site is just ±3 minutes from the Louisiana State Capitol and Capitol Gardens, offering unmatched convenience in a vibrant business district.
- Existing lease terms and property financials available upon request.



Floor Plan



Exterior Photos

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Interior Photos (Suite A)

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Interior Photos (Suite B)

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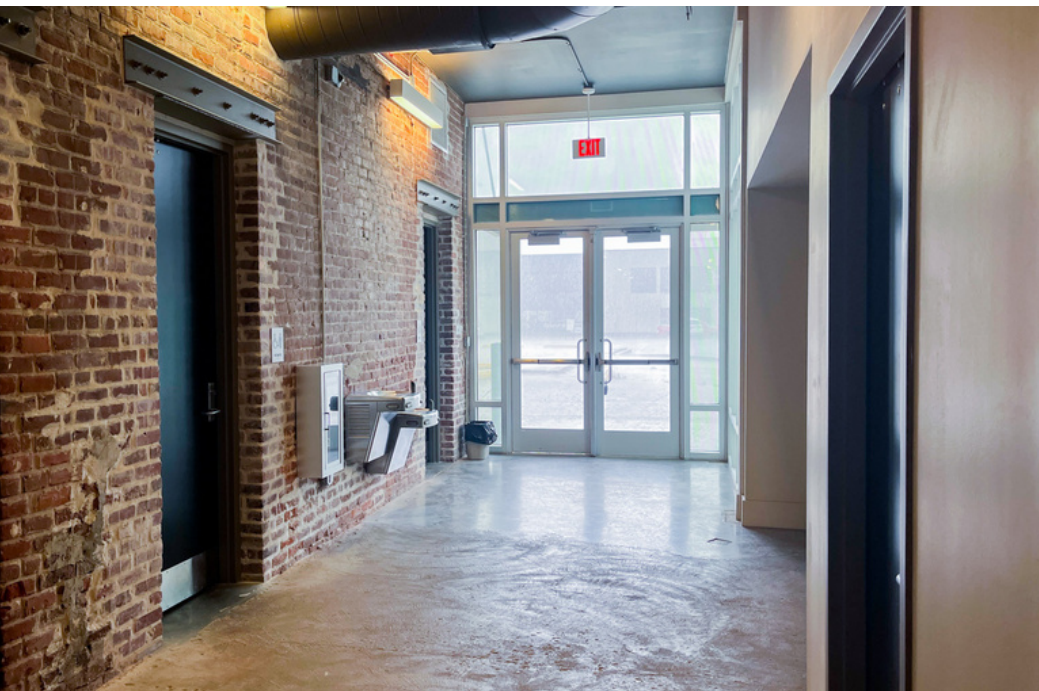
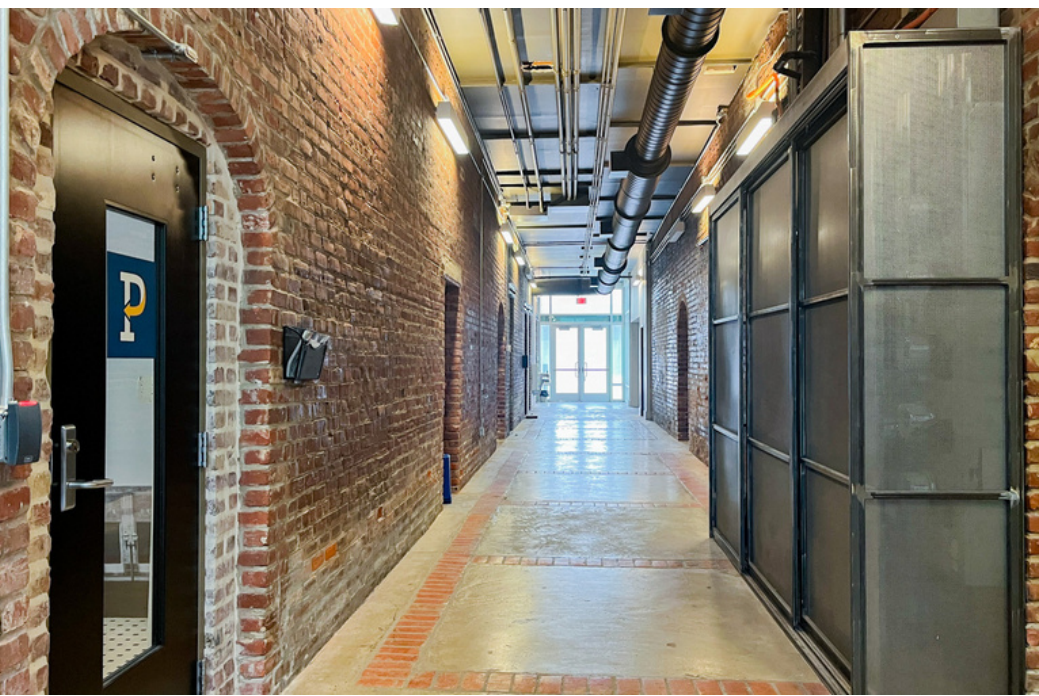


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Interior Photos (Common Area)

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Aerial Photos, continued

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Tourism in Baton Rouge

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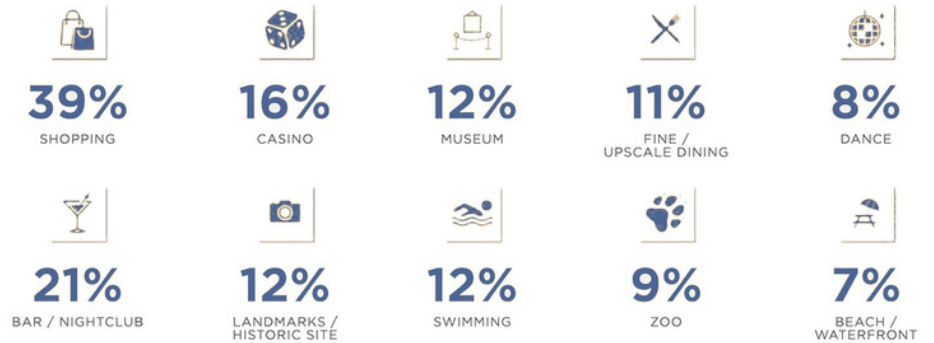


Entertainment in Baton Rouge–Louisiana’s Capital City

As Louisiana’s Capital City, Baton Rouge is the heart and soul of the state’s eclectic culture. With over 300 years of history, Baton Rouge has a colorful story to tell, which can be tasted through our culinary offerings, seen through the picturesque views of the Mississippi River and historical landmarks and experienced through the vibrant arts and culture scene. In the “Red Stick,” every day is worth celebrating, even more so through our festivals and events held throughout the year. So, sit back, relax and let us make the planning easy – we’ll be waiting to welcome you with Southern hospitality and an authentic Louisiana experience!

- ★ **11 million+** visitors per year
- ★ **\$958,000,000** spent by visitors
- ★ **340 Yearly** meetings, conventions, & events
- ★ **38,200 Jobs** supported by Tourism
- ★ **870,569** Population in MSA
- ★ **305,441** Households in MSA
- ★ **\$270,000** Median Home Sale Price

Activities & Experiences (Top 10)

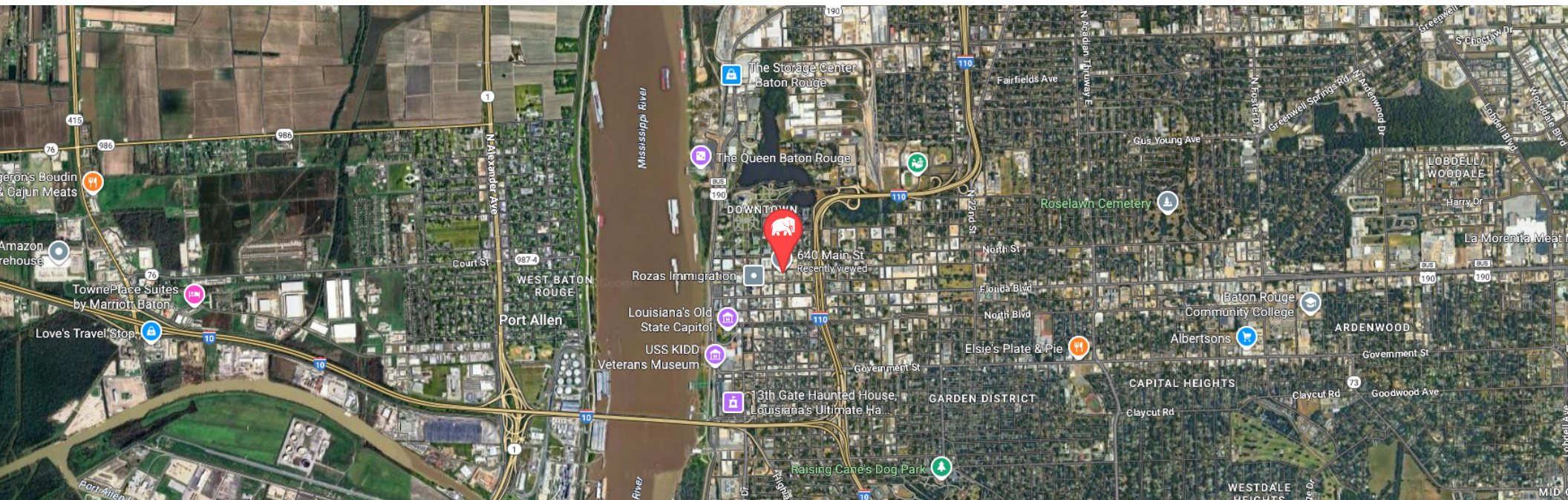
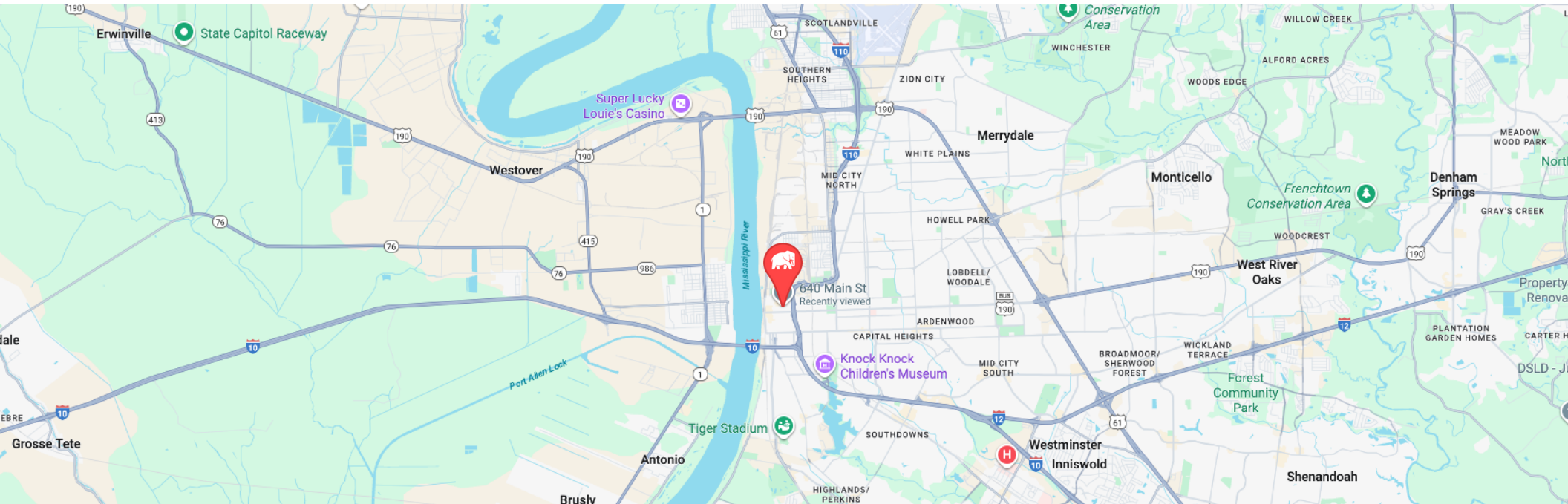


Source: VisitBatonRouge.com, census.gov, datausa.io



Location Maps

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C5 - BUSINESS



FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Pt. 1 (30.4515, -91.1840)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22033C0235E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 51.0 ft

Community Info

What Does This Mean?

Clear Points

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