



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

RECENTLY RENOVATED OFFICE

10621 N OAK HILLS PKWY, BATON ROUGE, LA 70810

±3,000 SF



OFFERING SUMMARY

Sale Price:	\$650,000.00
Building Size:	±3,000 SF
Year Built	1990
Year Renovated:	2024
Zoning:	C

PROPERTY HIGHLIGHTS

- Recently Renovated Office For Sale
- Located in Quiet, Serene, Park-Like Setting off Bluebonnet Blvd.
- Tenant is a national engineering/consulting firm
- Recently executed 3 yr. primary term with one 3 yr. option period with annual 2% increases



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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COMPLETE PROPERTY HIGHLIGHTS

- Recently Renovated Office For Sale
- ±3,000 SF Office Space @ \$20.00/SF = \$5,000/Mo.
- \$20/SF Landlord pays taxes, insurance, maintenance
- Private Offices
- 2 Bullpen Offices
- Reception Area and Conference Room
- Upscale Finishes throughout building
- Located in Quiet Office Park setting

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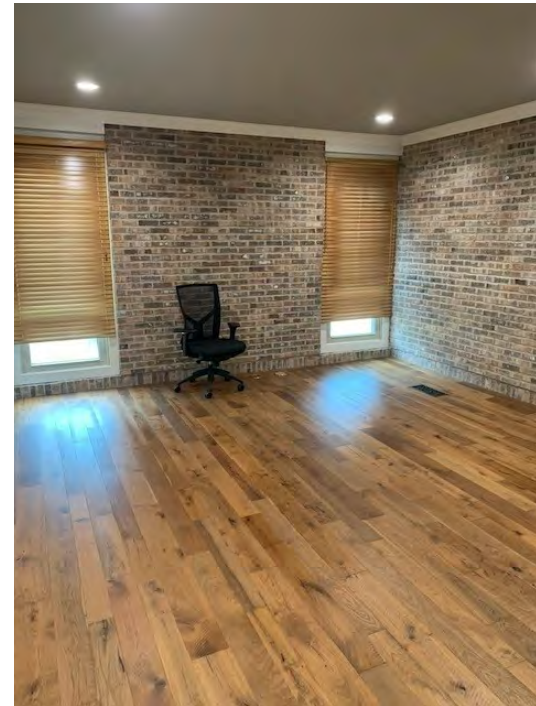


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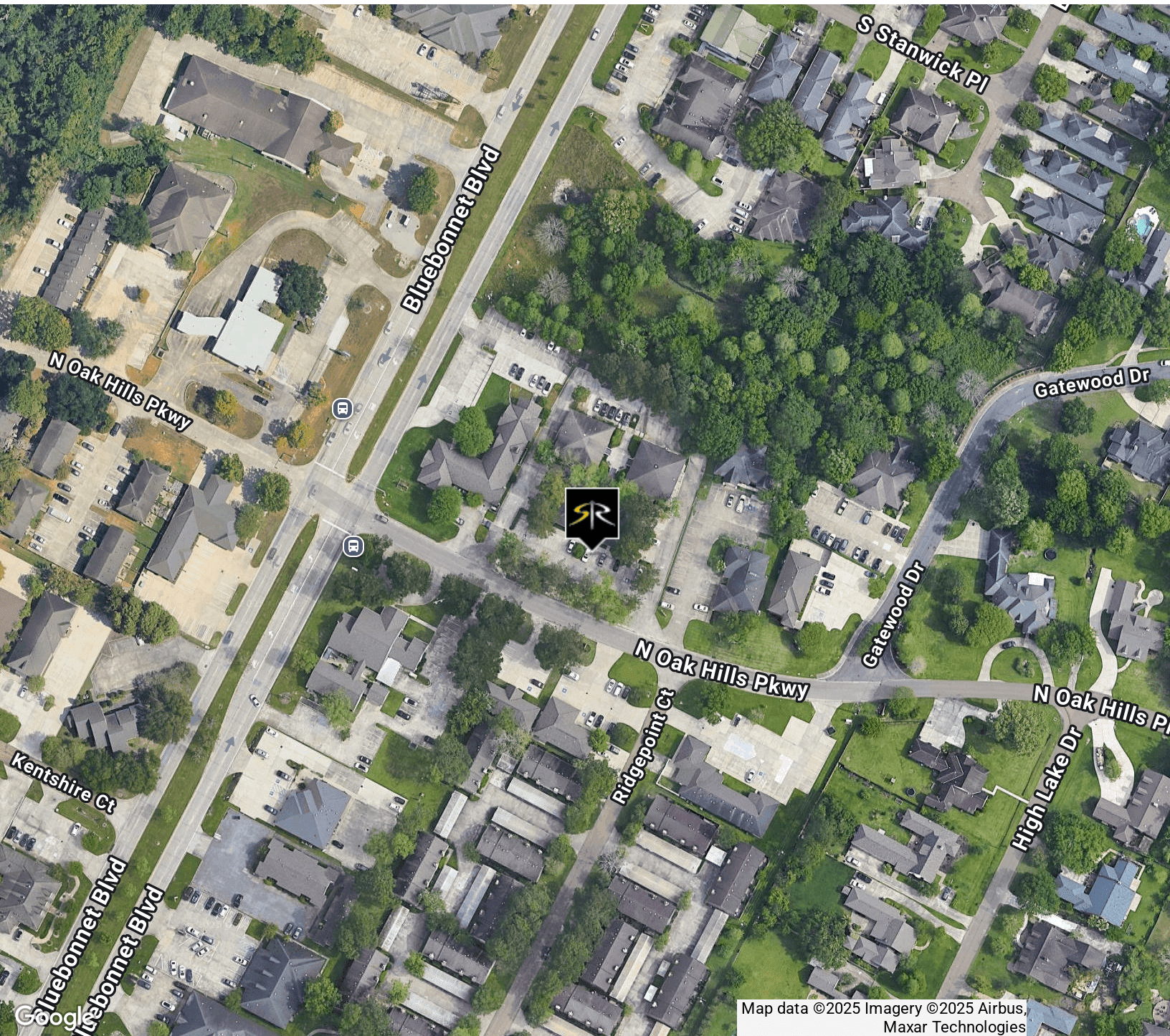
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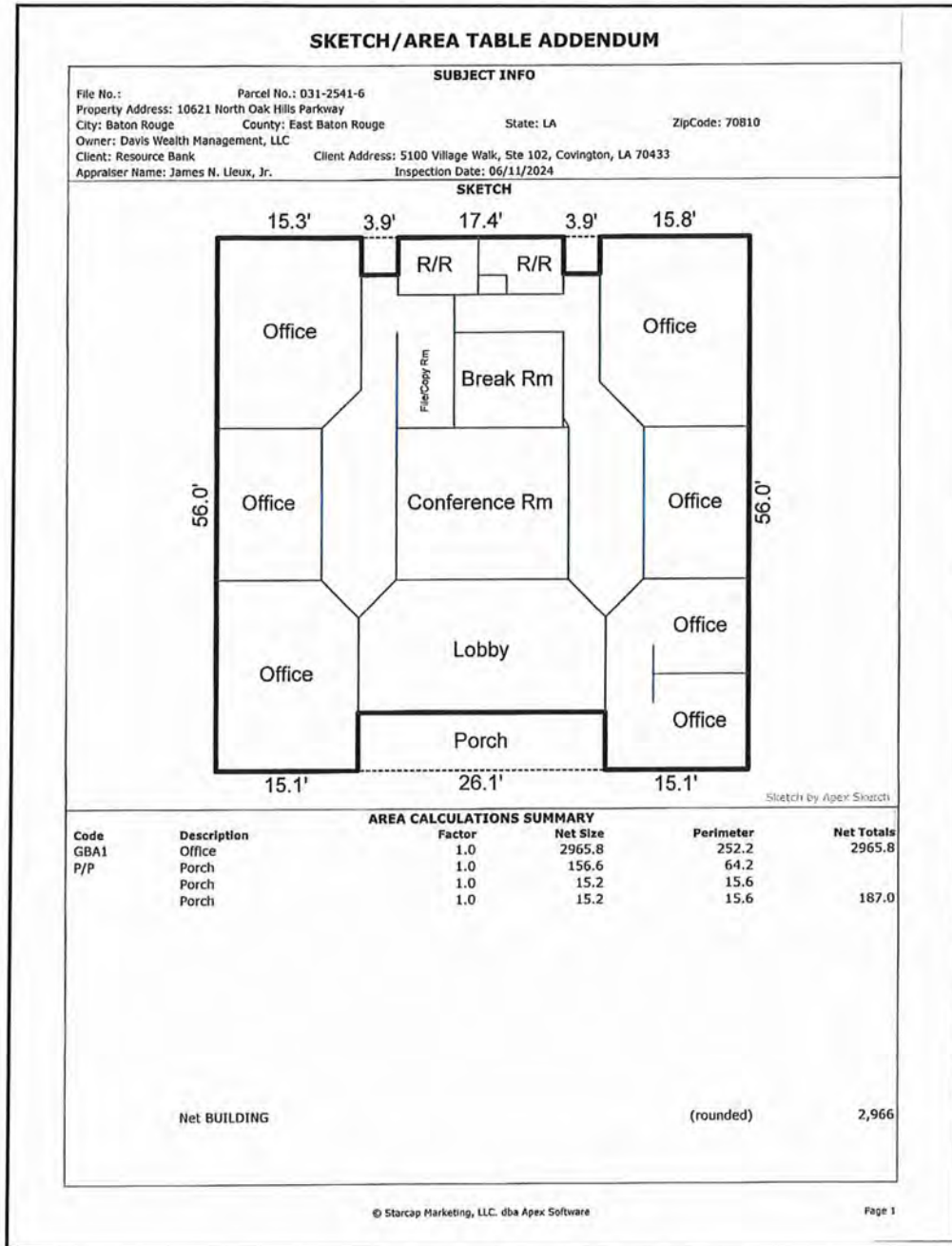


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SKETCH

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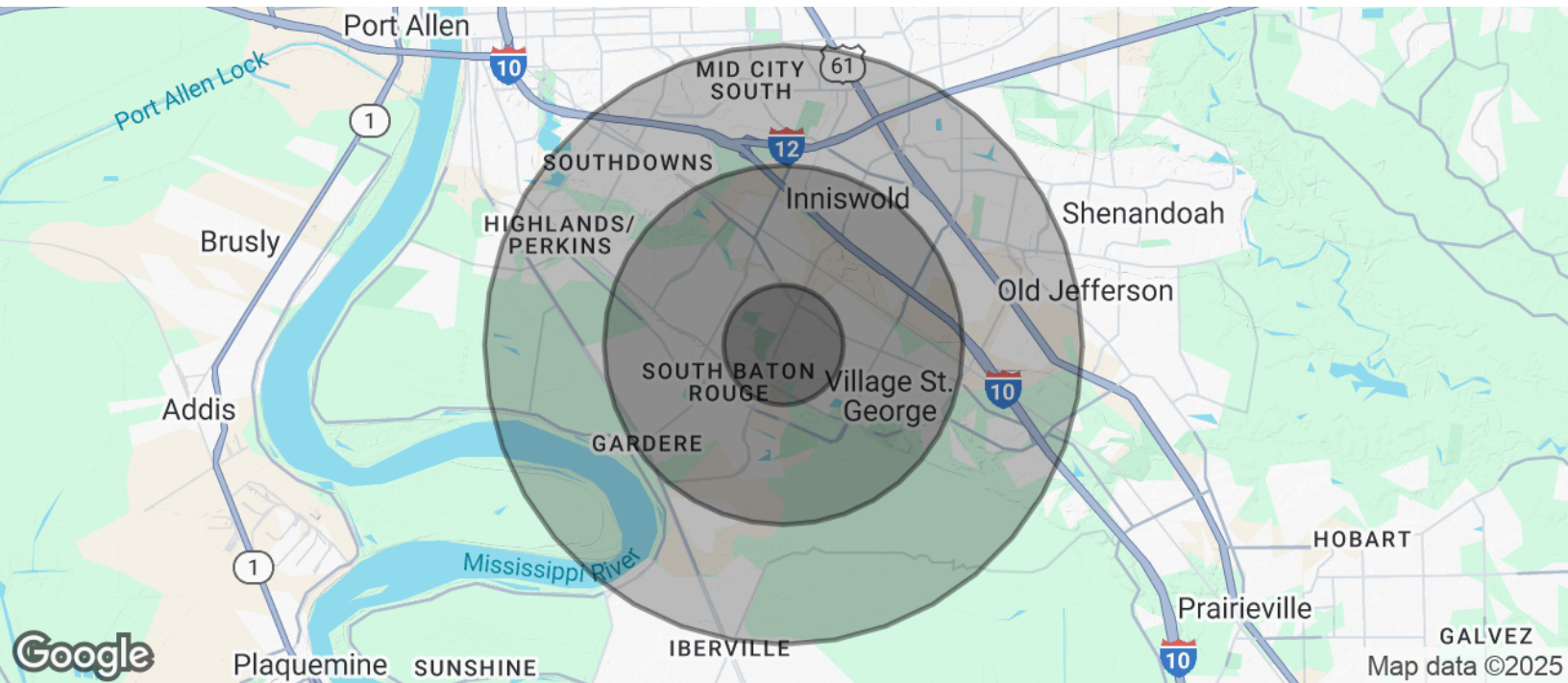
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,462	61,813	136,705
Average Age	44	39	38
Average Age (Male)	43	38	37
Average Age (Female)	46	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,904	26,555	58,728
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$115,000	\$107,625	\$103,923
Average House Value	\$428,786	\$399,112	\$405,297

Demographics data derived from AlphaMap

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