



# Serene Jamestown Office Park For Sale

4845, 4919, 4939 Jamestown Ave, Baton Rouge, LA 70808



# Property Summary

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<b>Sale Price</b>	<b>\$2,055,000 (\$75/SF)</b>
<b>Square Footage</b>	<b>±27,398 SF</b>
<b>Number of Buildings</b>	<b>3</b>

- Now for sale, 4845, 4919, and 4939 Jamestown Ave is a 3-building, multi-tenant office investment.
- Value-add opportunity for either an investor or owner occupant, providing immediate income with potential to increase rents.
- The buildings comprise a blend of traditional and executive suites in a serene office park setting.
- Nearby amenities include Coffee Call, Fiery Crab, Mansurs, and Ruth's Chris Steak House.
- Strategically located just ±3 minutes from I-10 and ±4 minutes from I-12, this office park combines accessibility with a peaceful work setting.
- Not in a flood zone.
- *Financials (rent roll and operating expenses) are available upon request.*



## LOCATION INFORMATION

Street Address	4845, 4919, 4939 Jamestown Ave, Baton Rouge, LA 70808
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Concord Park
Nearest Intersection	Jamestown Ave at Old Forge Dr
Location Description	Lots P-S-1-A, P-S-1-B, P-S-1-C
Side of Street	North
Nearest Highway	I-10
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Office
Building Size	±27,398 SF
Zoning	C2 – Heavy Commercial
APN #	653489, 653497, 653500
Lot Frontage	±273.05 ft
Tenancy	Multiple
Parking Type	Surface
Free Standing	Yes
Number of Buildings	3
Number of Floors	2

# Interior Photos

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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# Exterior Photos

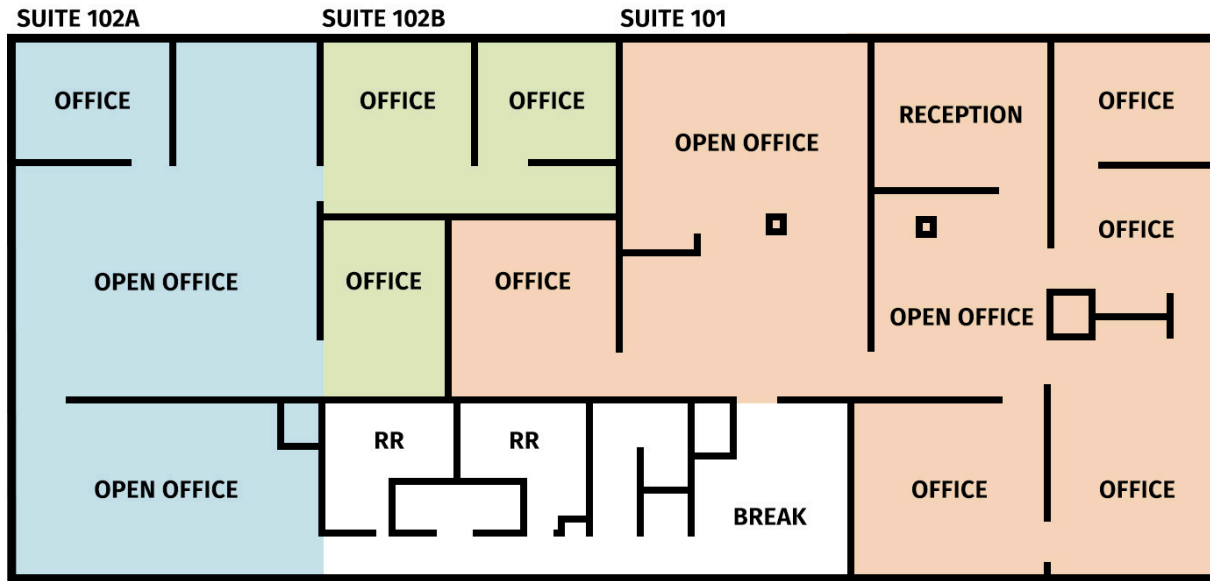
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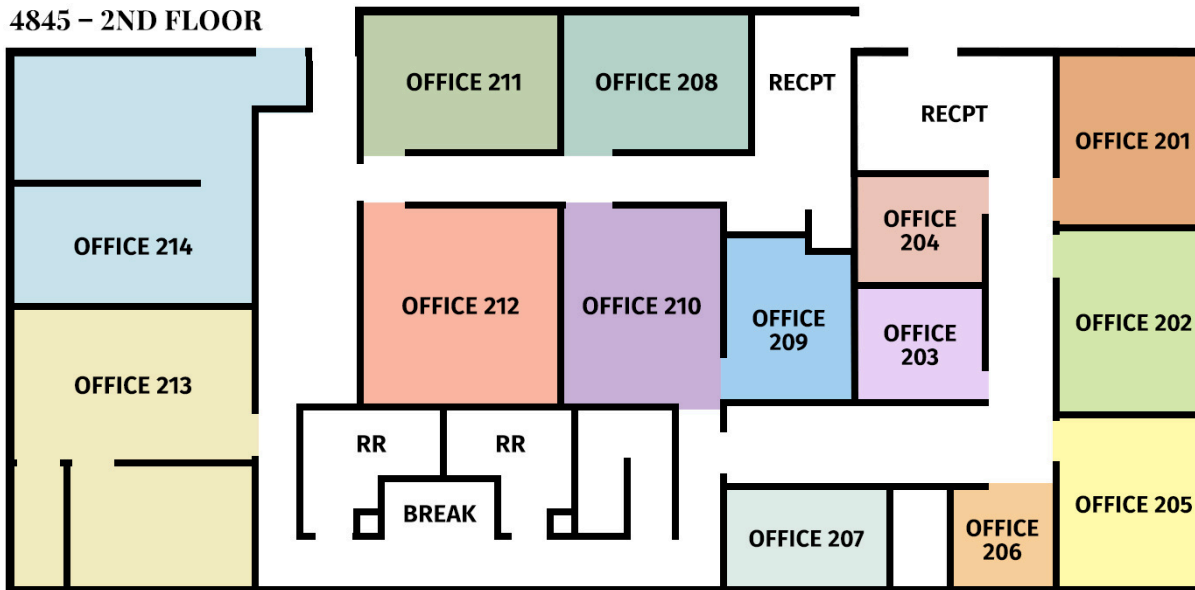
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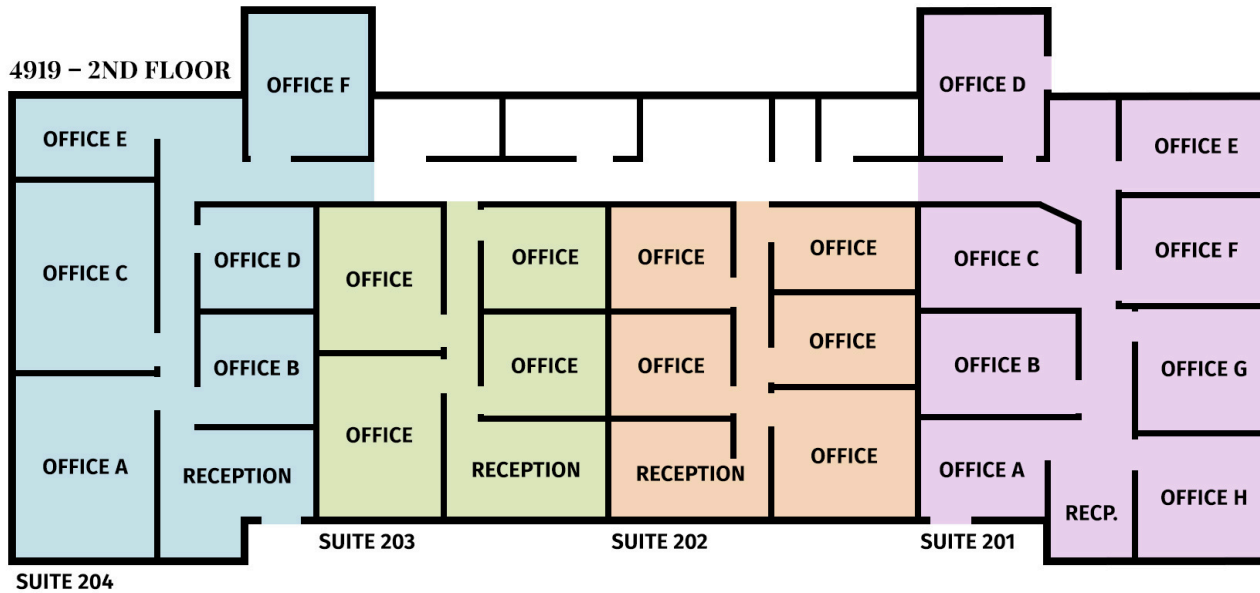
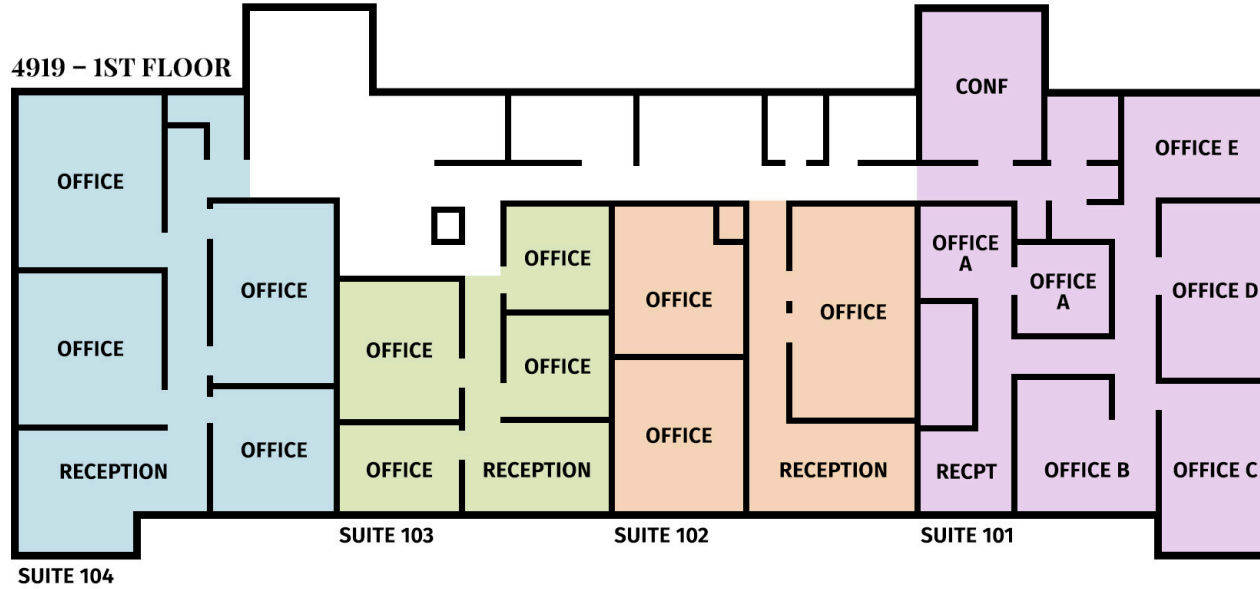




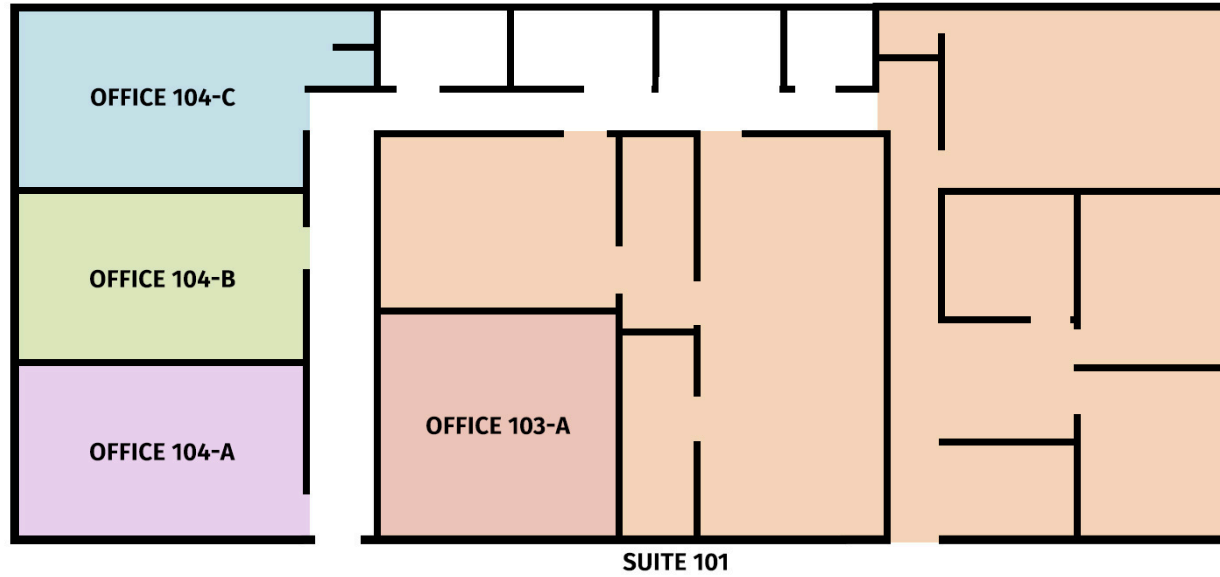
**4845 - 1ST FLOOR**



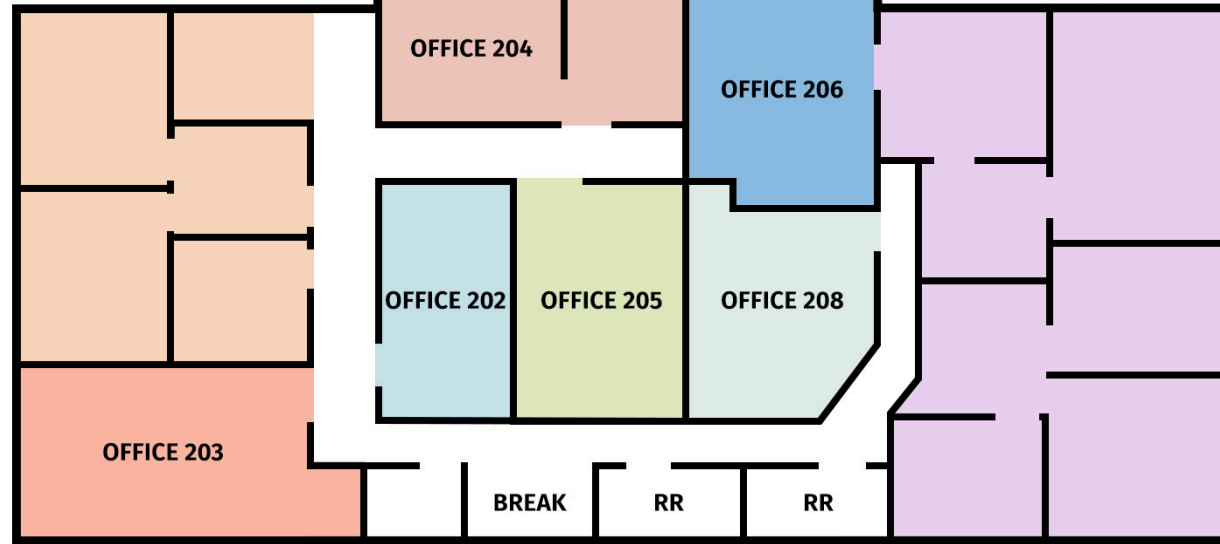
**4845 - 2ND FLOOR**



## 4939 - 1ST FLOOR

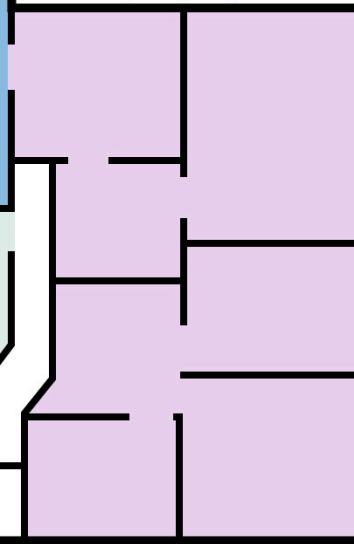


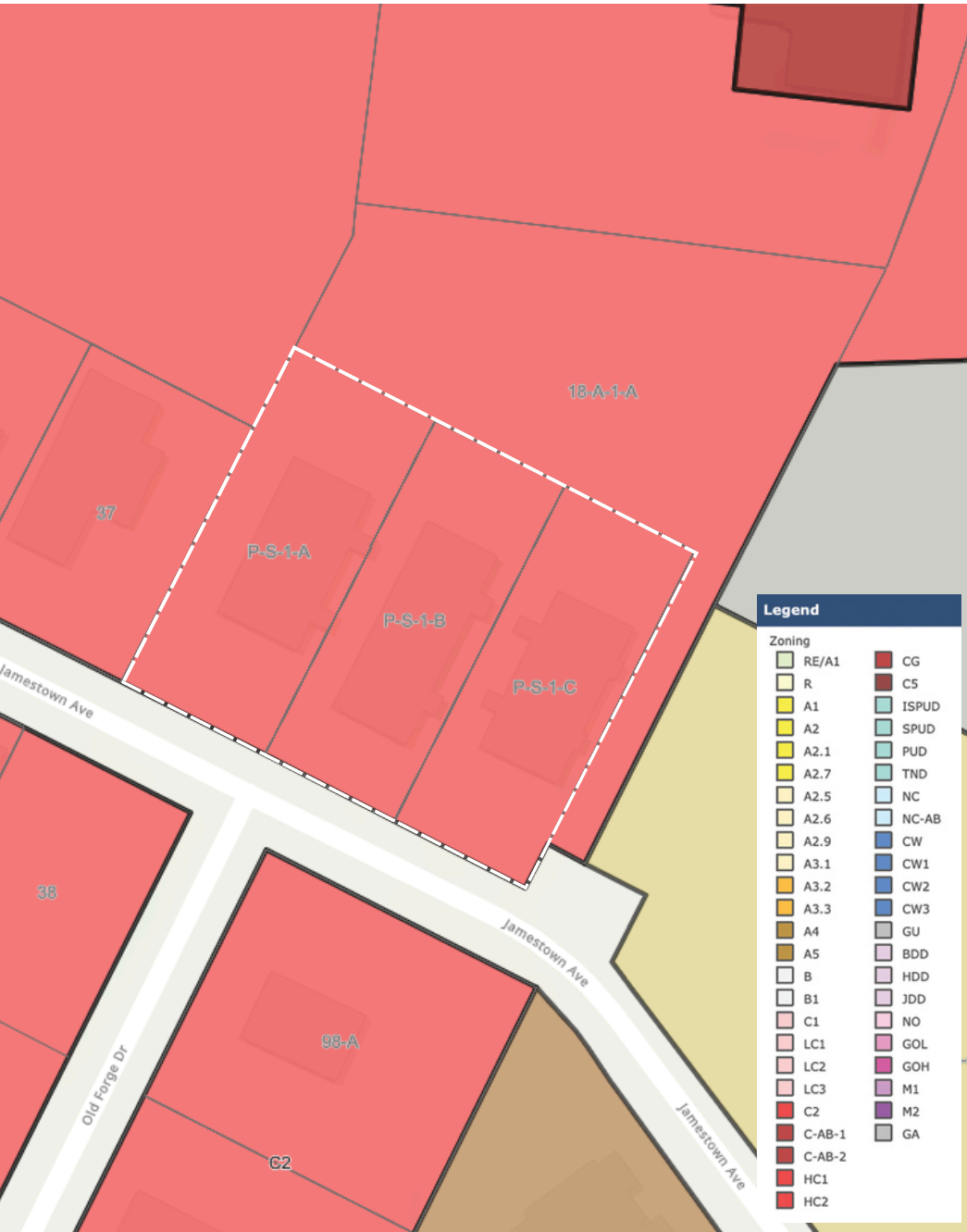
## SUITE 201



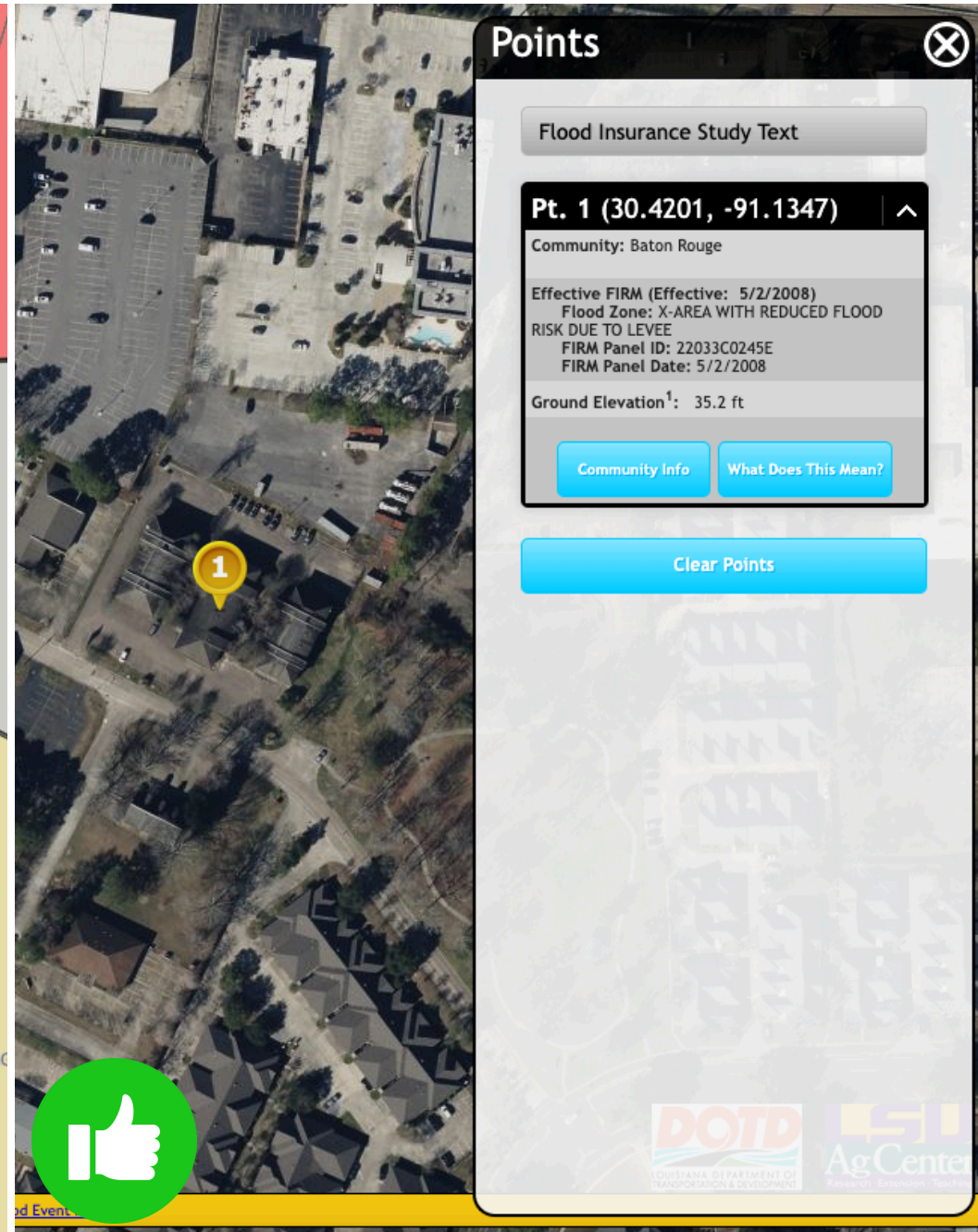
## 4939 - 2ND FLOOR

## SUITE 207, 209, 210, 211





C2 – HEAVY COMMERCIAL



FLOOD ZONE X



## Lindsay Redhead, MBA

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