



TOWNE CENTER

AT CEDAR LODGE

PROFESSIONAL BUILDING

7054 Jefferson Hwy | Baton Rouge, LA 70806

AVAILABLE

± 7,000 SF 1st floor

RATES | NNN

Please call for rates

PROPERTY INFORMATION

- SWC of Jefferson Hwy at Towne Center Blvd
- Excellent location for bank, law office, real estate/ title office, dental office or another medical/ professional user
- Space has multiple offices, large work area, and built-in cabinetry throughout the space
- Easy access with traffic light intersecting Jefferson Hwy at Towne Center Blvd
- 2-story building with top floor occupied by Wells Fargo Private Banking
- In the heart of Baton Rouge's most established residential area



FOR LEASE

FOR LEASING INFORMATION PLEASE CONTACT

LOCAL LEASING:



Jonathan Walker Senior Commercial Sales & Leasing Executive
jwalker@mmcre.com | office: 225.298.1250 | mobile: 225.276.6380

NATIONAL LEASING:



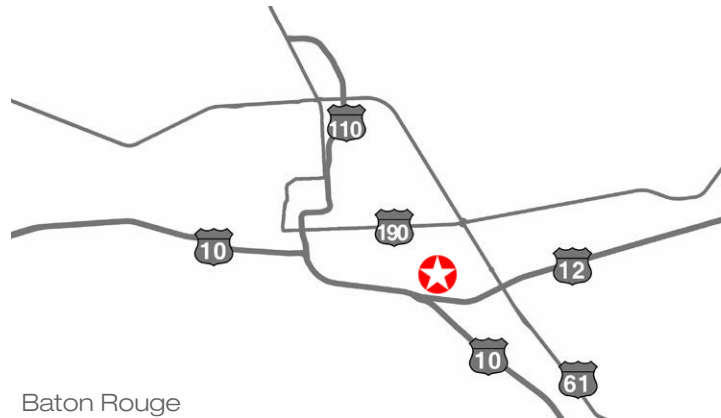
Ed James Managing Partner
ejames@streetwisereail.com | 713.773.5548



PROPERTY OVERVIEW

LOCATION

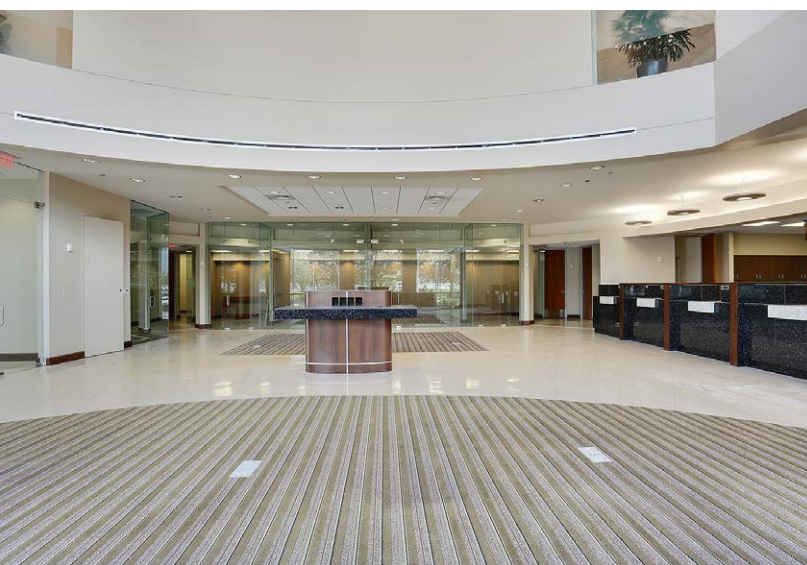
Towne Center at Cedar Lodge professional building is located in an atmosphere consistent with an upscale lifestyle. Towne Center provides inviting experience with a modern mix of retail shops, restaurants and professional services. Towne Center at Cedar Lodge professional building is located at the intersection of Jefferson Highway & Towne Center Blvd - in the heart of Baton Rouge's most established residential area.



Baton Rouge



Demographics	1 mile	3 miles	5 miles
2018 Population	7,594	75,576	225,832
Daytime Population	8,229	139,934	362,598
Average HH Income	\$109,310	\$79,600	\$66,143
Median Age	40.6	37.6	33.4



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AT CEDAR LODGE
PROFESSIONAL BUILDING
7054 Jefferson Hwy | Baton Rouge, LA 70806



TOWNE CENTER AT CEDAR LODGE | AERIAL

± 7,000 SF PROFESSIONAL BUILDING FOR LEASE



AREA
DEMOGRAPHICS
2018
(BASED ON 5 MILE RADIUS)

POPULATION
225,832
DAYTIME POPULATION
326,598

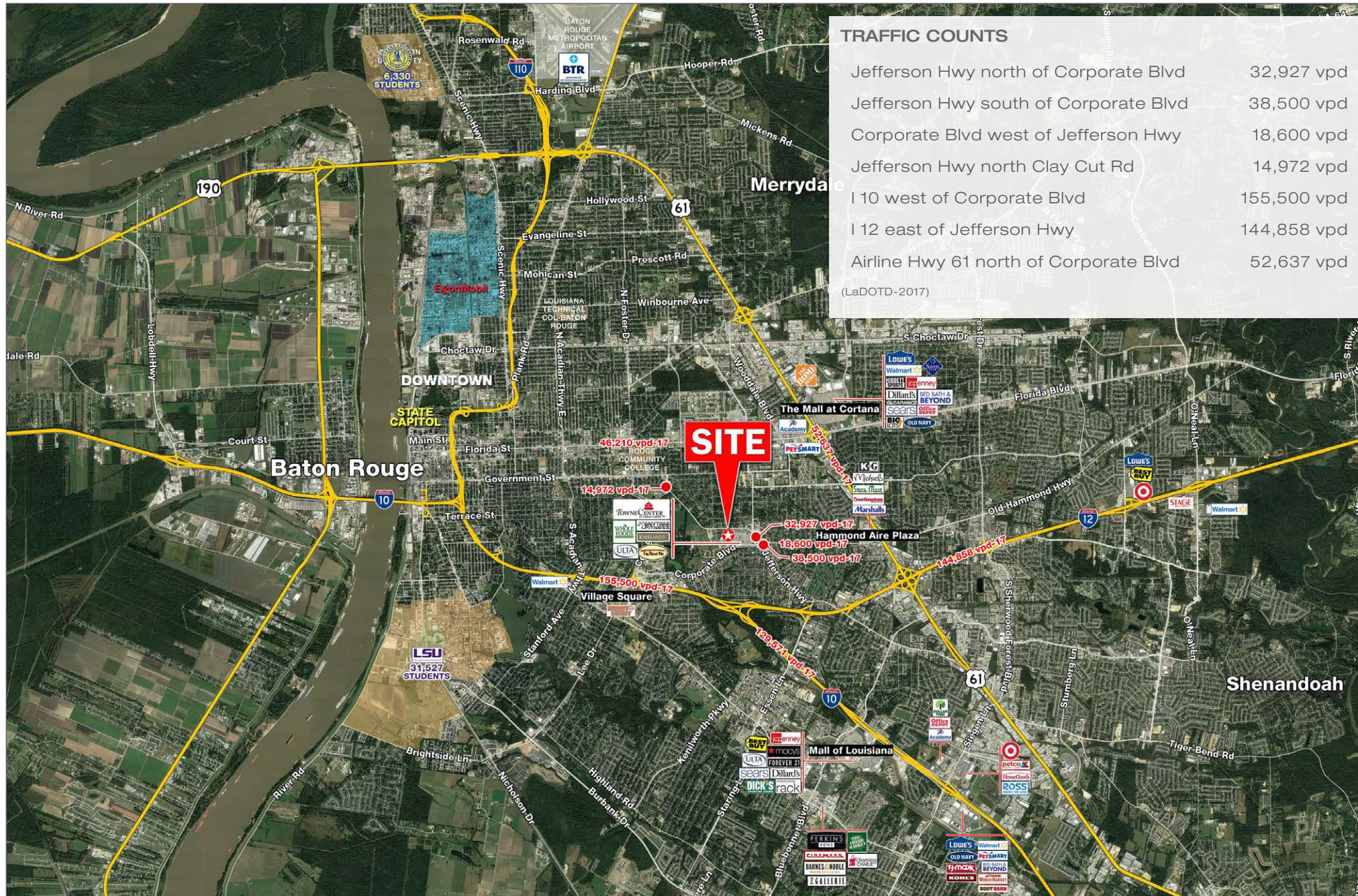
AVERAGE HOUSEHOLD INCOME
\$66,143
MEDIAN HOUSEHOLD INCOME
\$40,526

EDUCATION (BACHELOR'S +)
37%

TOWNECENTER
AT CEDAR LODGE
PROFESSIONAL BUILDING

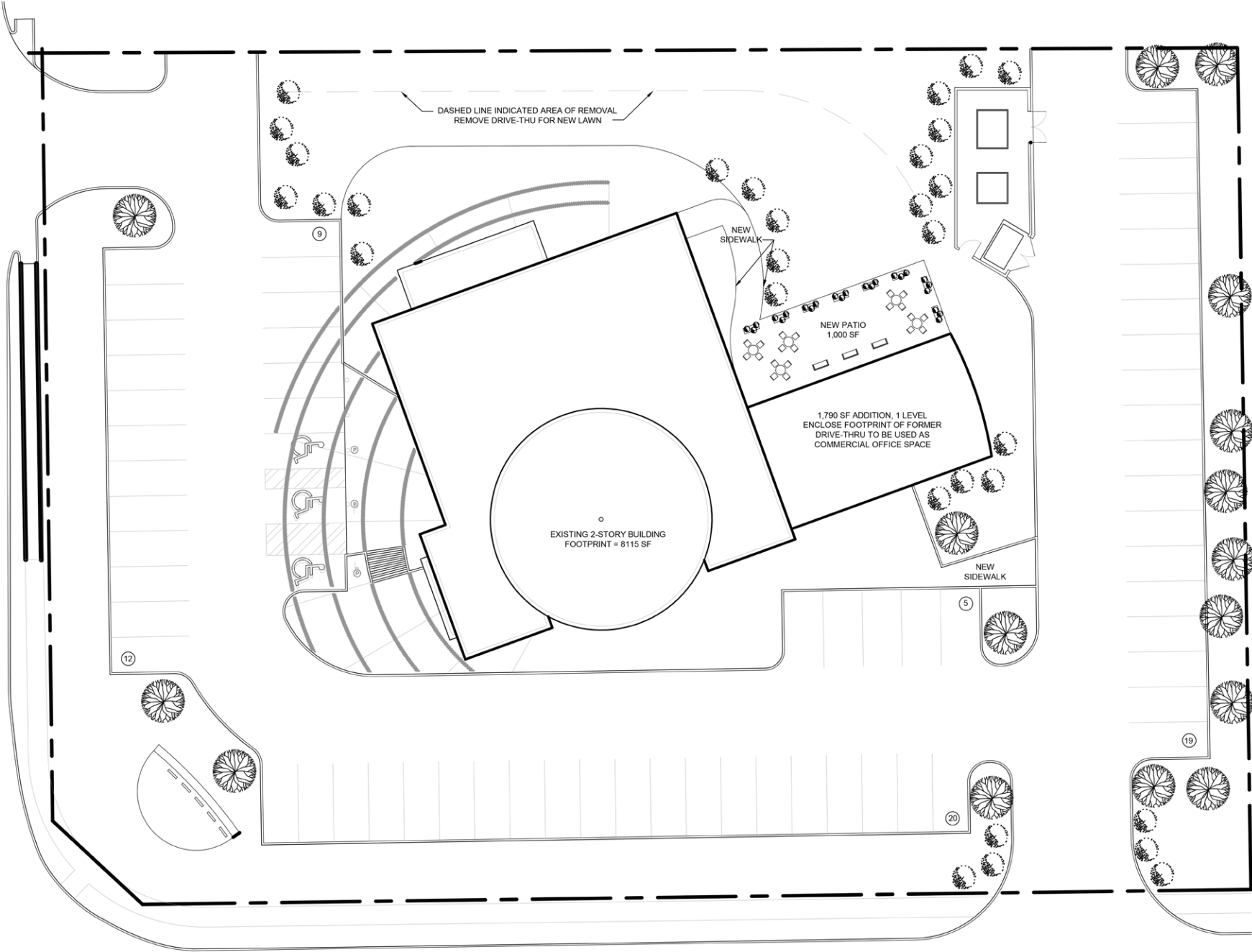
TOWNE CENTER AT CEDAR LODGE | AERIAL

± 7,000 SF PROFESSIONAL BUILDING FOR LEASE



TOWNE CENTER AT CEDAR LODGE | SITE PLAN

± 7,000 SF PROFESSIONAL BUILDING FOR LEASE



TOWNE CENTER AT CEDAR LODGE | FLOOR PLAN

± 7,000 SF PROFESSIONAL BUILDING FOR LEASE

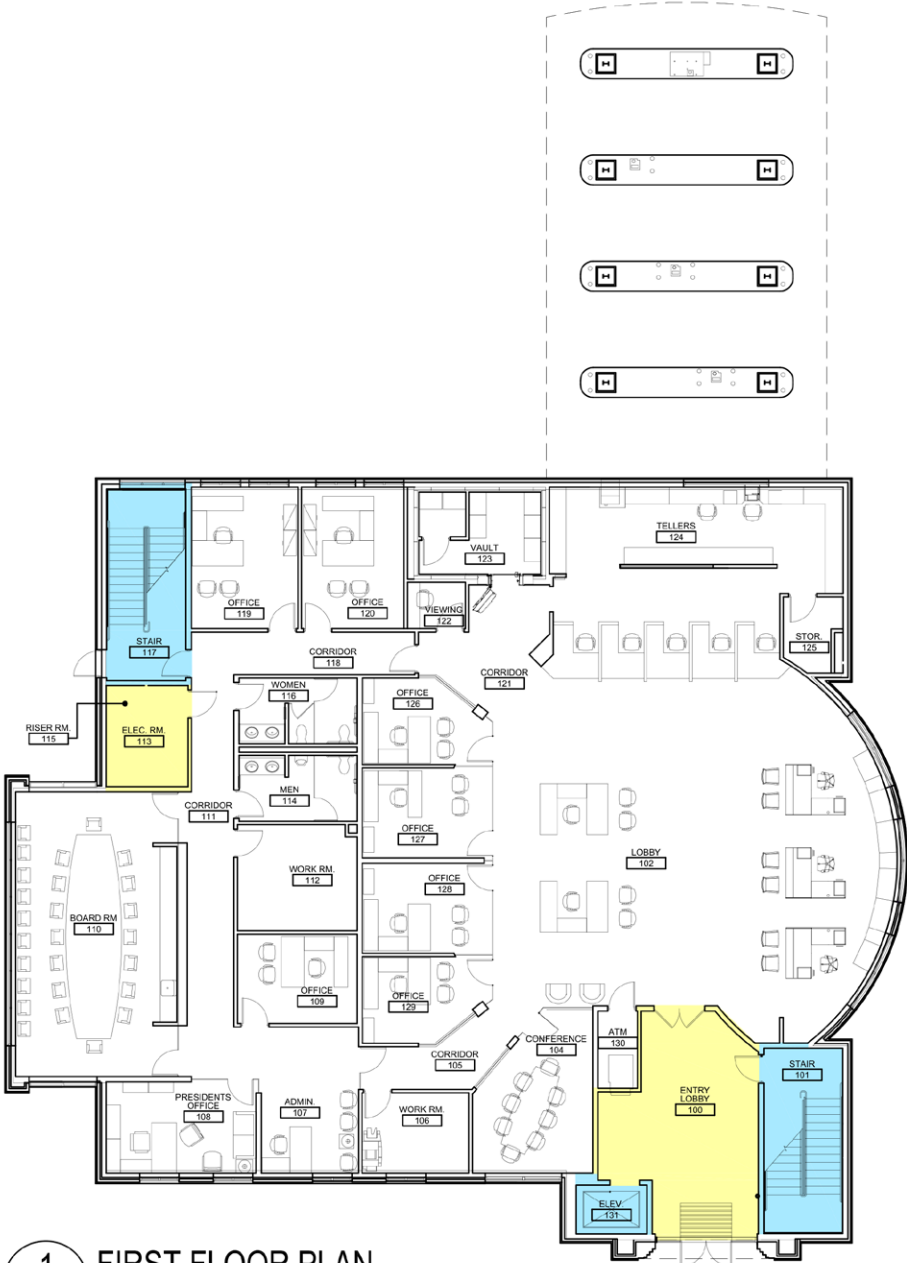
AREA LEGEND:

	VERTICAL PENETRATIONS
	COMMON AREA

FIRST FLOOR AREA CALCULATIONS:

GROSS AREA	7,806 S.F.
VERTICAL PENETRATIONS	- 513 S.F.
COMMON AREA	- 551 S.F.
USEABLE	6,742 S.F.
RENTABLE	7,018 S.F.

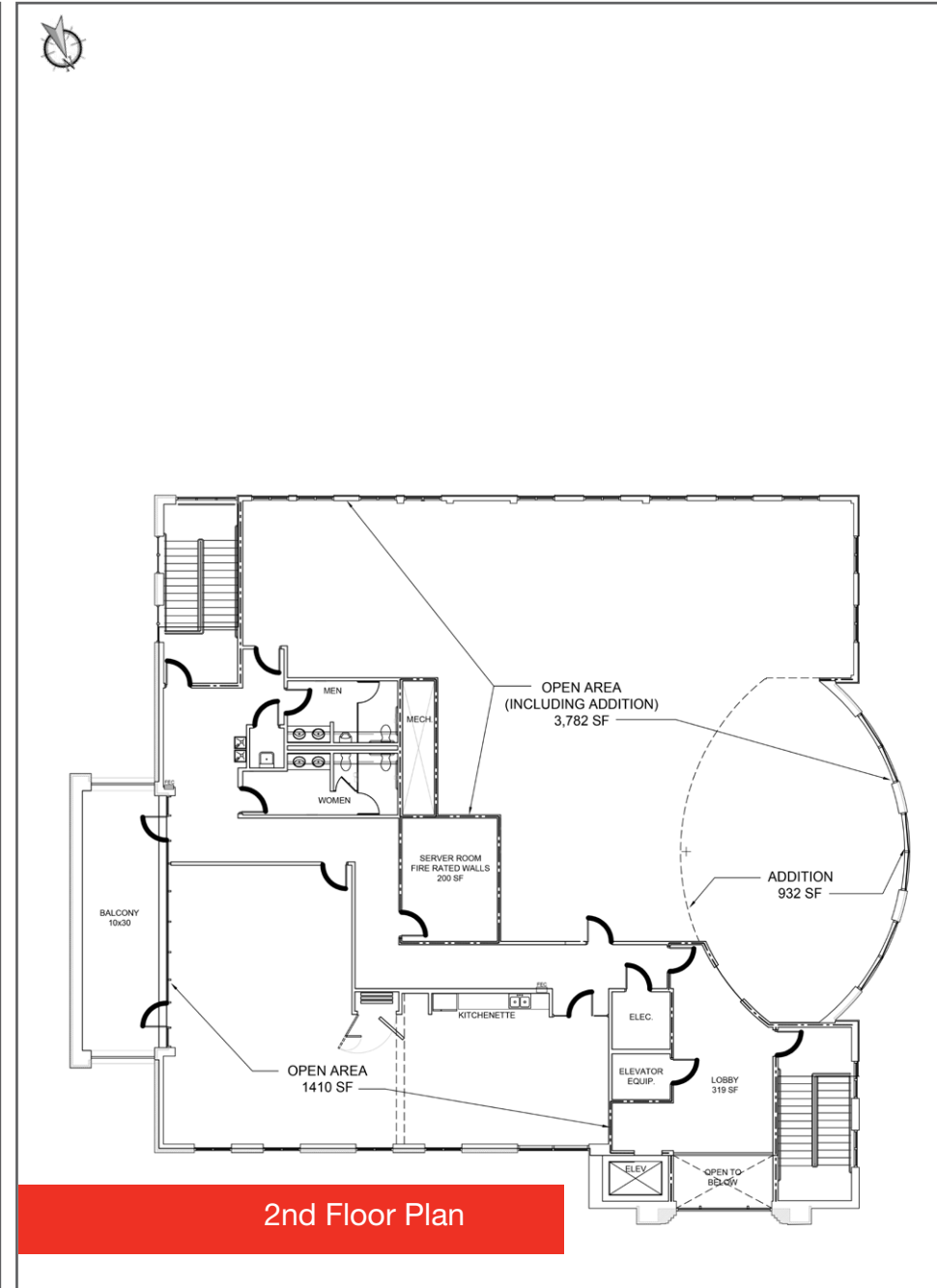
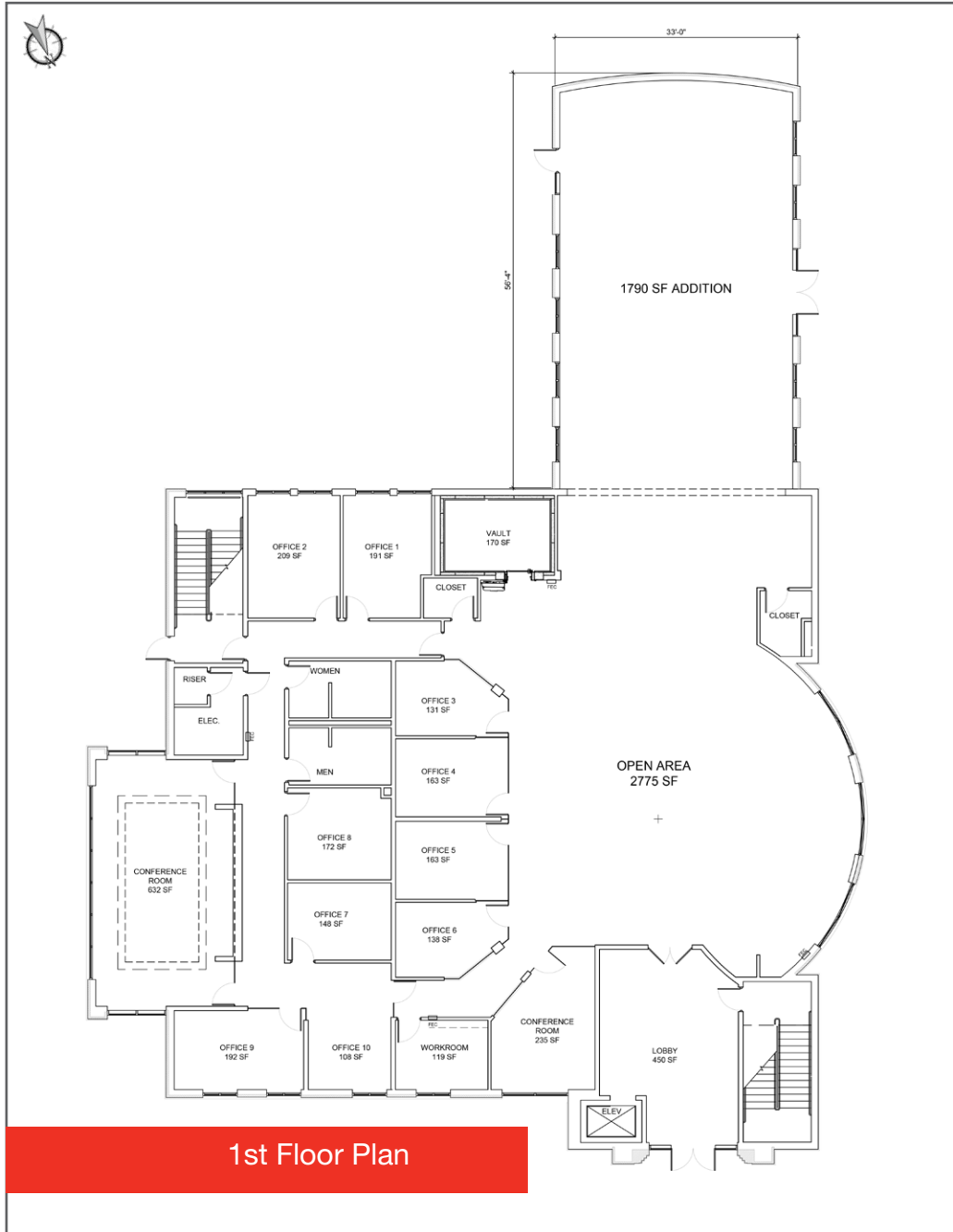
FLOOR	USEABLE	RENTABLE
1st	6,742 S.F.	7,018 S.F.
2nd	5,795 S.F.	6,071 S.F.
TOTAL	12,537 S.F.	13,089 S.F.



1 FIRST FLOOR PLAN
A1.01 SCALE: 1/16" = 1'-0"

TOWNE CENTER AT CEDAR LODGE | FLOOR PLAN

± 7,000 SF PROFESSIONAL BUILDING FOR LEASE





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

JP Retail Advisors LLC	9003881	info@streetwisetail.com	713-595-9500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
V. Edward James	374627	ejames@streetwisetail.com	713-595-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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