



PROFESSIONAL DOWNTOWN OFFICE WITH OFF-STREET PARKING

827 ST LOUIS ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$16.00 SF/YR (\$2,667 - \$7,333/MO)

2,000 - 5,500 SF | CAN BE LEASED PARTIALLY OR IN FULL

- Off-street parking in rear (13 spaces)
- Numerous offices, conference, upgraded kitchen, 3 restrooms + shower
- Advanced security features. Camera, biometric scanners, lockable offices, keyless entry
- Upscale landscaping & curb appeal + Classic Beaugard Town charm

CONTACT:

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800.895.9329 | elifinrealty.com | July 2021
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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.

OFFERING SUMMARY



PROPERTY SUMMARY

- Place your business downtown with easy access to I-10, off-street parking, and ample office space for day-to-day operations.
- This ±5,500 SF office (can be leased partially or in full) features numerous private offices, conference rooms, open workspaces with built-in stations, 3 restrooms including one with a full shower, upgraded kitchen / break room with oversized refrigerator, and a welcoming lobby with beautiful hardwood floors.
- The building is also equipped with a security camera system, alarm system, biometric scanners, lockable offices, and punch code/keyless pad entry.
- A shared concrete drive provides access to the 13-space parking lot in the rear, and the building has an alternate entrance on the south side of the structure that is also equipped with a wheelchair ramp.
- Upscale landscaping and the well-maintained exterior adds to the professional curb appeal, and frontage on St. Louis street provides quick access to City Hall and other governmental buildings in the CBD.
- 827 St. Louis Street is adjacent to the new HQ for Spencer Calahan Injury Lawyers and four blocks south of Government Street.

LEASE SUMMARY

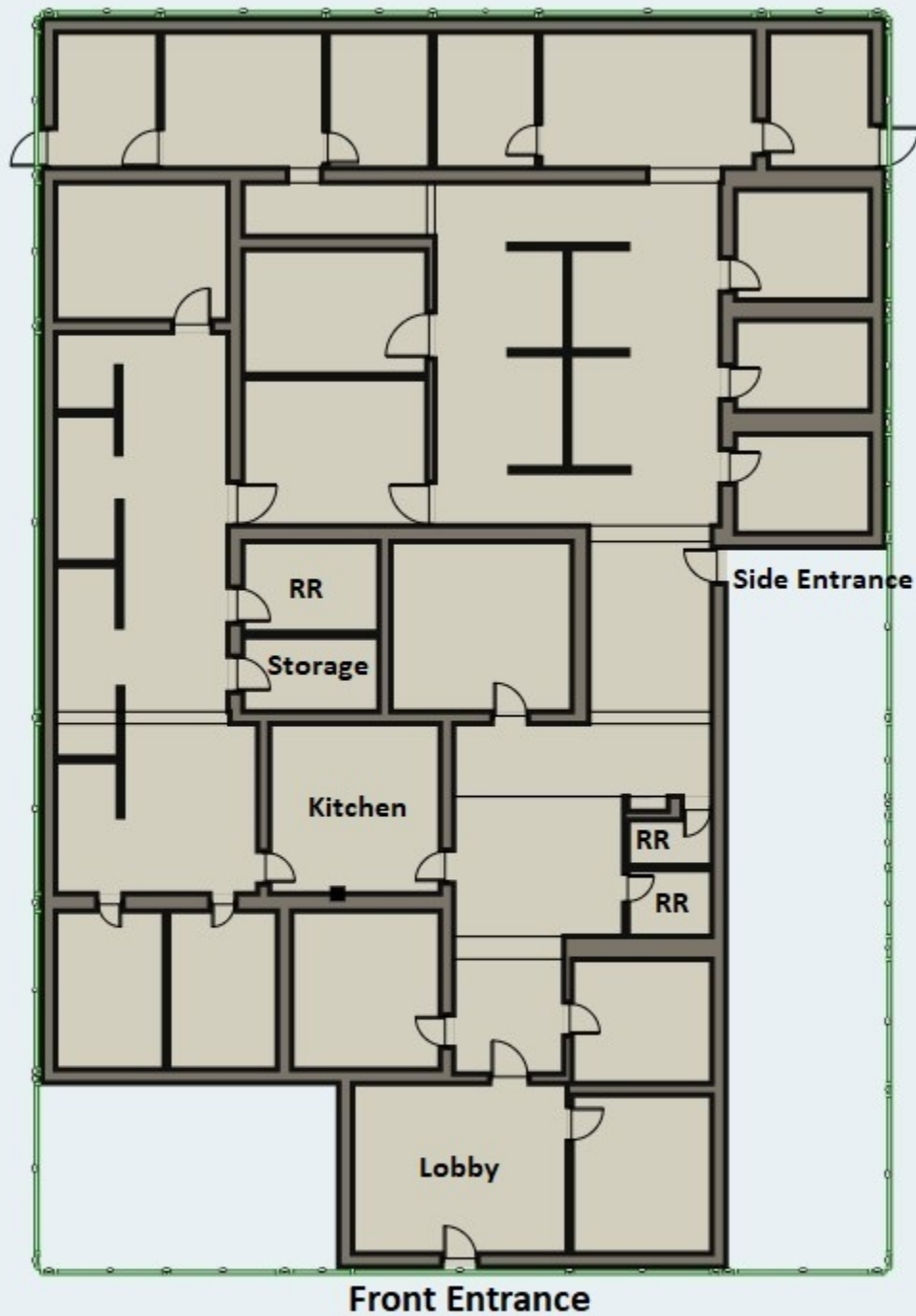
- **Lease Rate:** \$16 / SF / YR
- **Base Rent:** \$7,333 / MO
- **Lease Term:** Negotiable
- **Lease Type:** Modified Gross. Tenant covers utilities, janitorial, phone / cable / internet / liability insurance.

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FLOORPLAN



Saint Louis St

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INTERIOR PHOTOS



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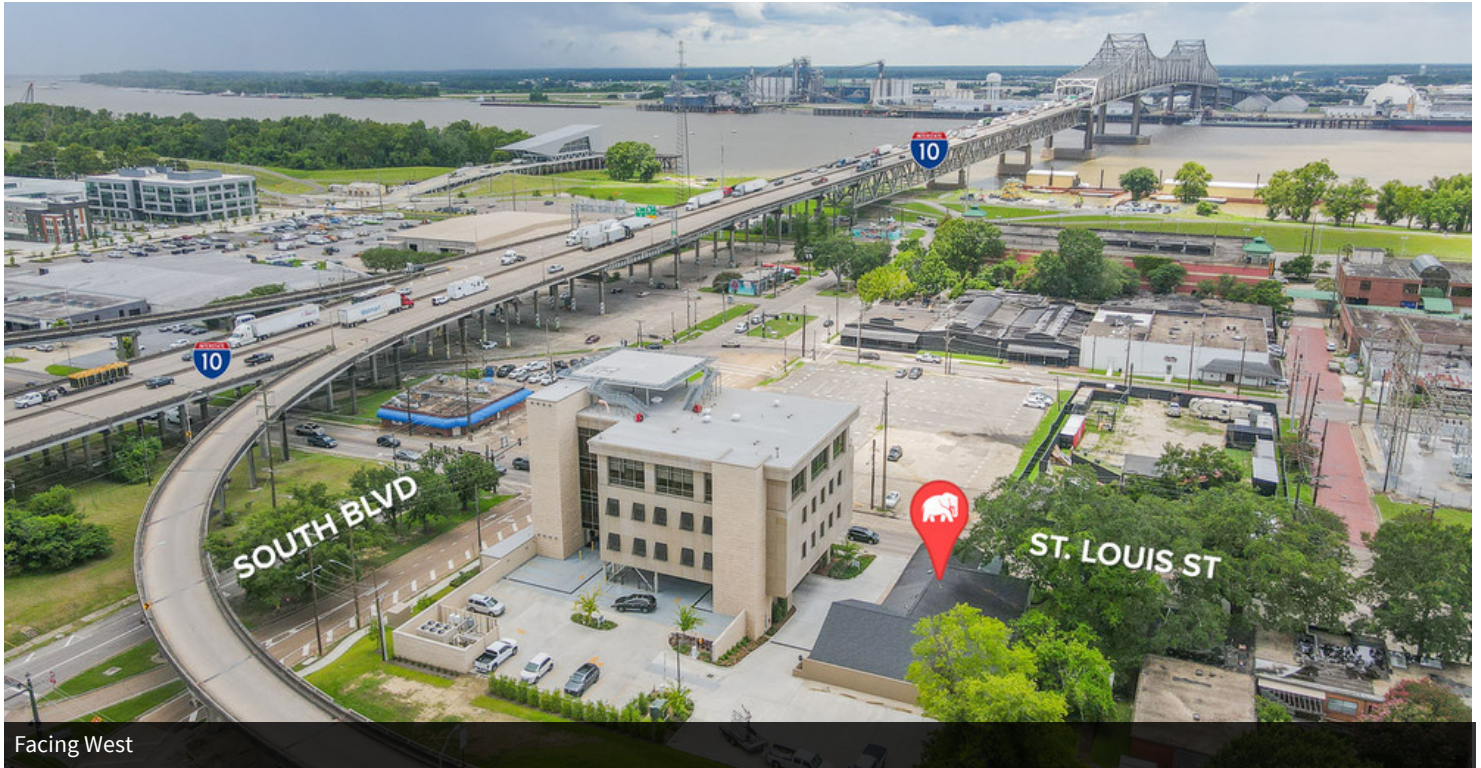
INTERIOR PHOTOS

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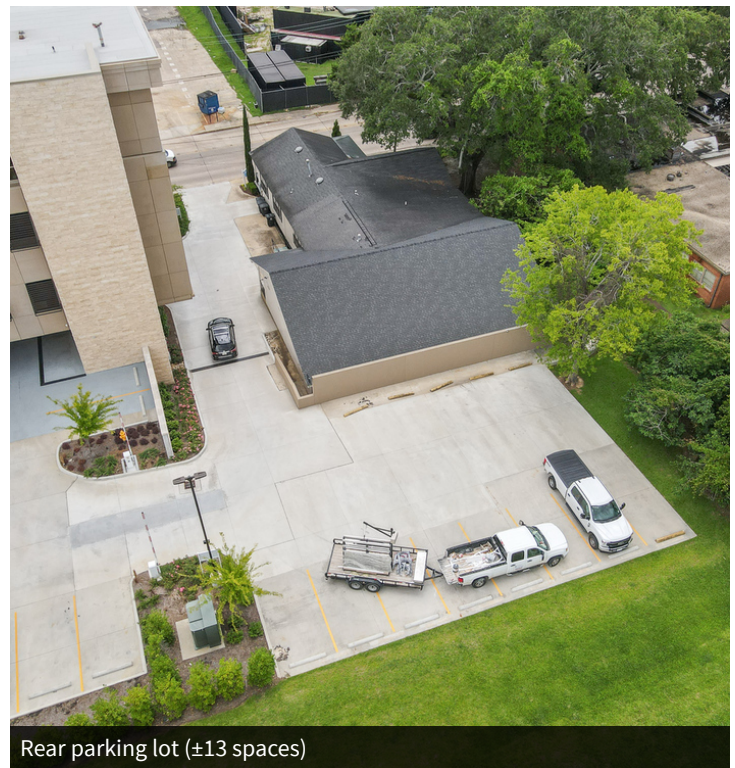
AERIAL PHOTOS



Facing West



Facing East



Rear parking lot (±13 spaces)

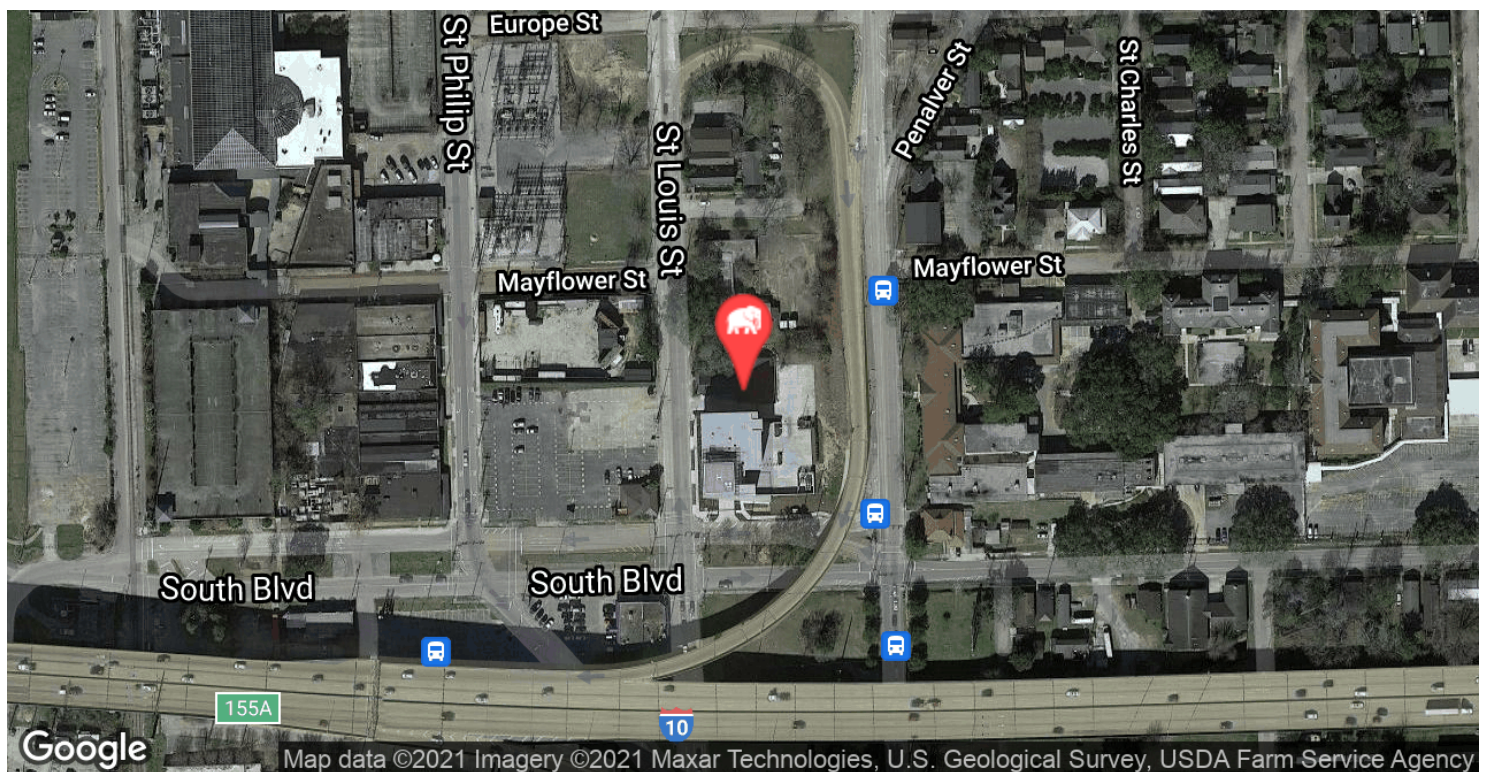
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LOCATION MAPS



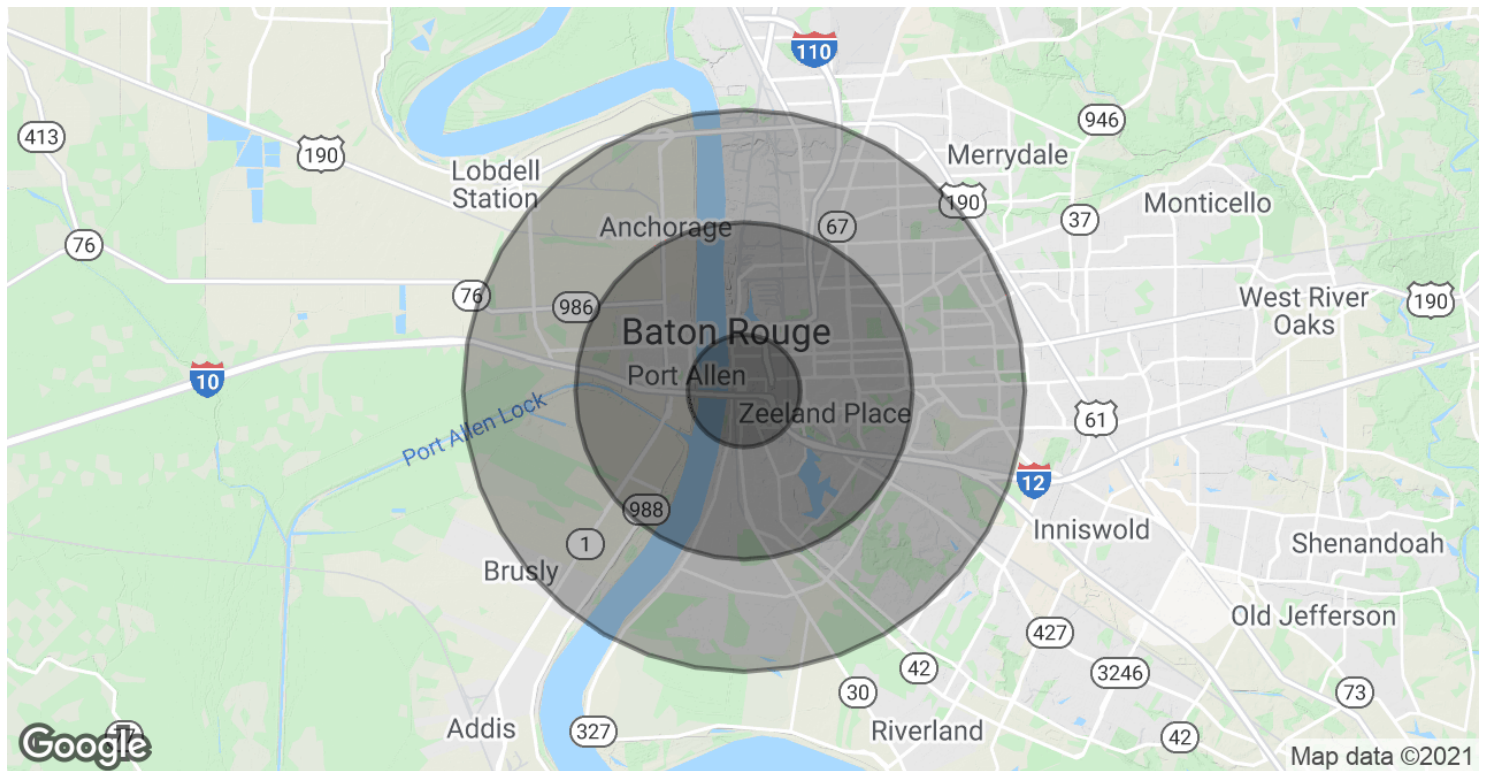
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,314	60,906	132,273
Average age	28.4	30.4	30.6
Average age (Male)	28.1	29.1	28.9
Average age (Female)	29.0	31.8	32.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,863	23,231	51,108
# of persons per HH	2.6	2.6	2.6
Average HH income	\$36,864	\$49,216	\$54,015
Average house value	\$95,469	\$175,987	\$237,152

* Demographic data derived from 2010 US Census

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