

# FOR LEASE

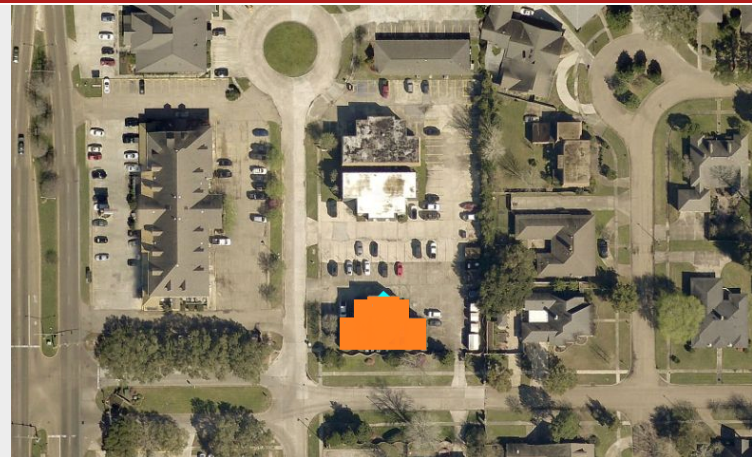


GREAT GROUND FLOOR OFFICE

3867 PLAZA TOWER DRIVE · BATON ROUGE, LA 70816

## Highlights

Unit SF:	1,525sf
Lease Rate:	\$1,250/m
Lot Size:	0.50 Acres
Offices:	6
Zoning:	C1



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## Property Description

Great ground floor office for lease at an affordable rate. This space is in rent ready condition with ceramic floors and fresh paint. Conveniently located off South Sherwood Forest near Coursey Blvd. Ready for immediate occupancy.

- 15 Parking spaces
- 6 Executive Offices
- \$1,250 Monthly Lease Rate



# INTERIOR

3867 PLAZA TOWER DRIVE



# FLOORPLAN

3867 PLAZA TOWER DRIVE

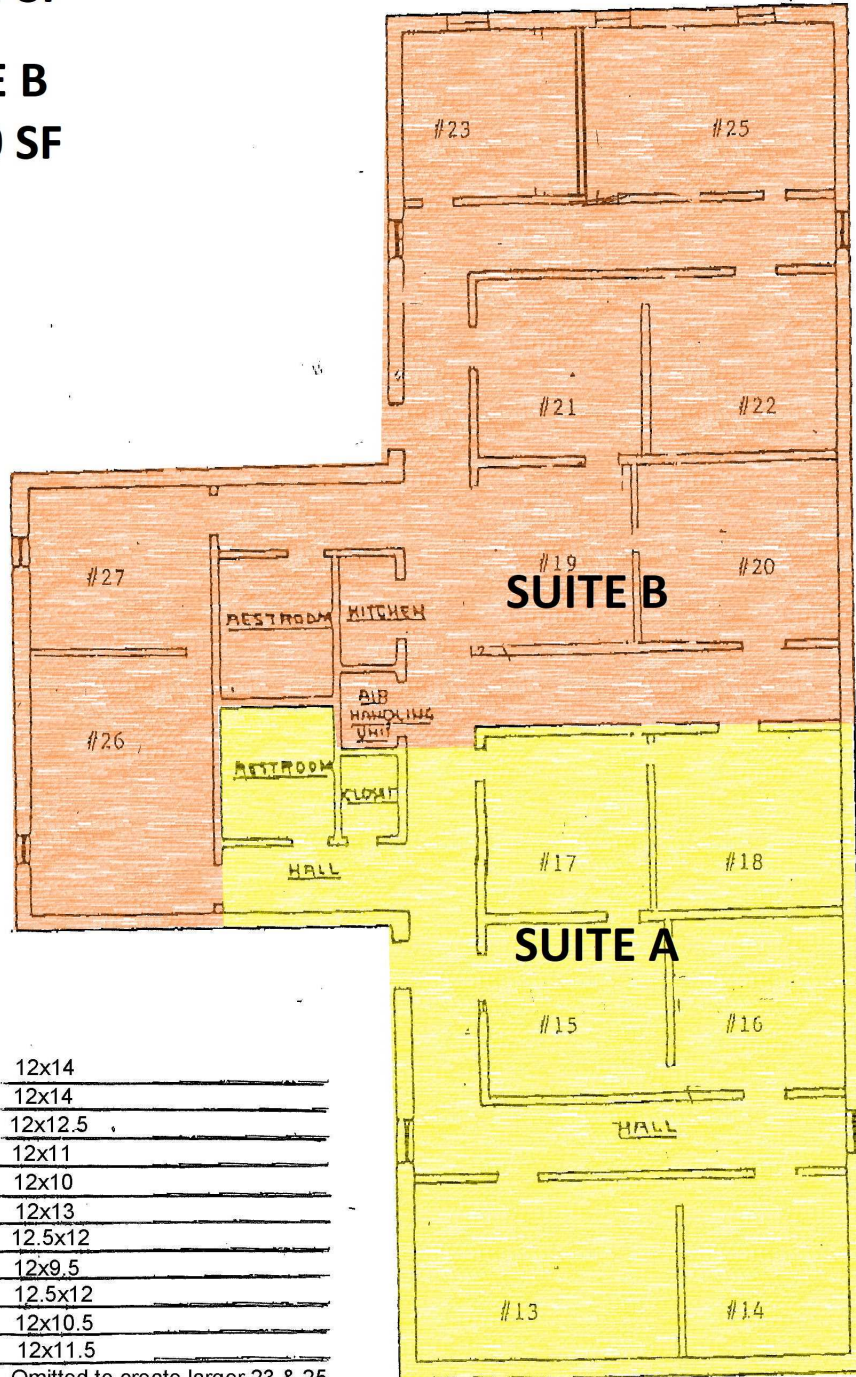


**SUITE A**

**1,525 SF**

**SUITE B**

**2,000 SF**



3867 Plaza Tower Dr.

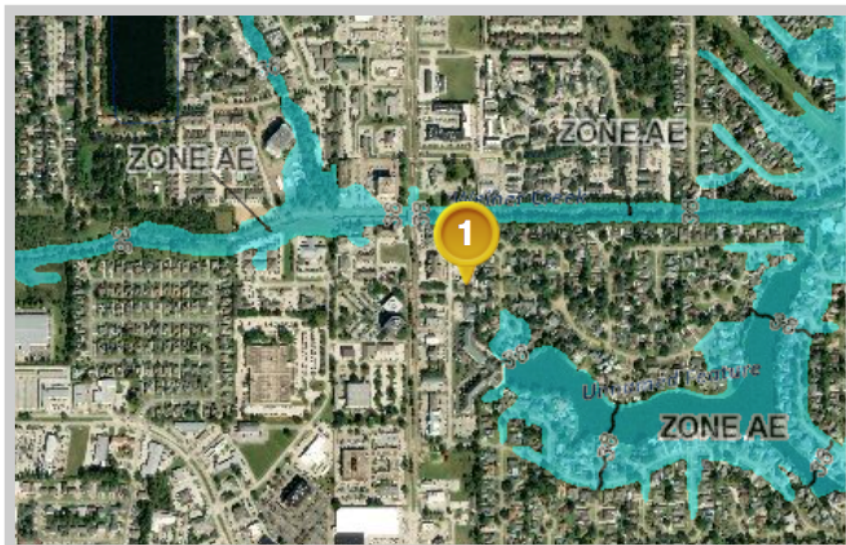
Office  
No.

13	12x14
14	12x14
15	12x12.5
16	12x11
17	12x10
18	12x13
19	12.5x12
20	12x9.5
21	12.5x12
22	12x10.5
23	12x11.5
24	Omitted to create larger 23 & 25
25	12x16.5
26	12x19.5
27	12x8.5

not to scale

## Louisiana Flood Map

### 3867 plaza tower baton rouge



#### Visible Layers

Effective FIRM
Bing Aerial

#### Point Coordinates

Point #	Lat., Long.
1	30.4177, -91.0503

Flood information in this table is from the: █ Effective FIRM

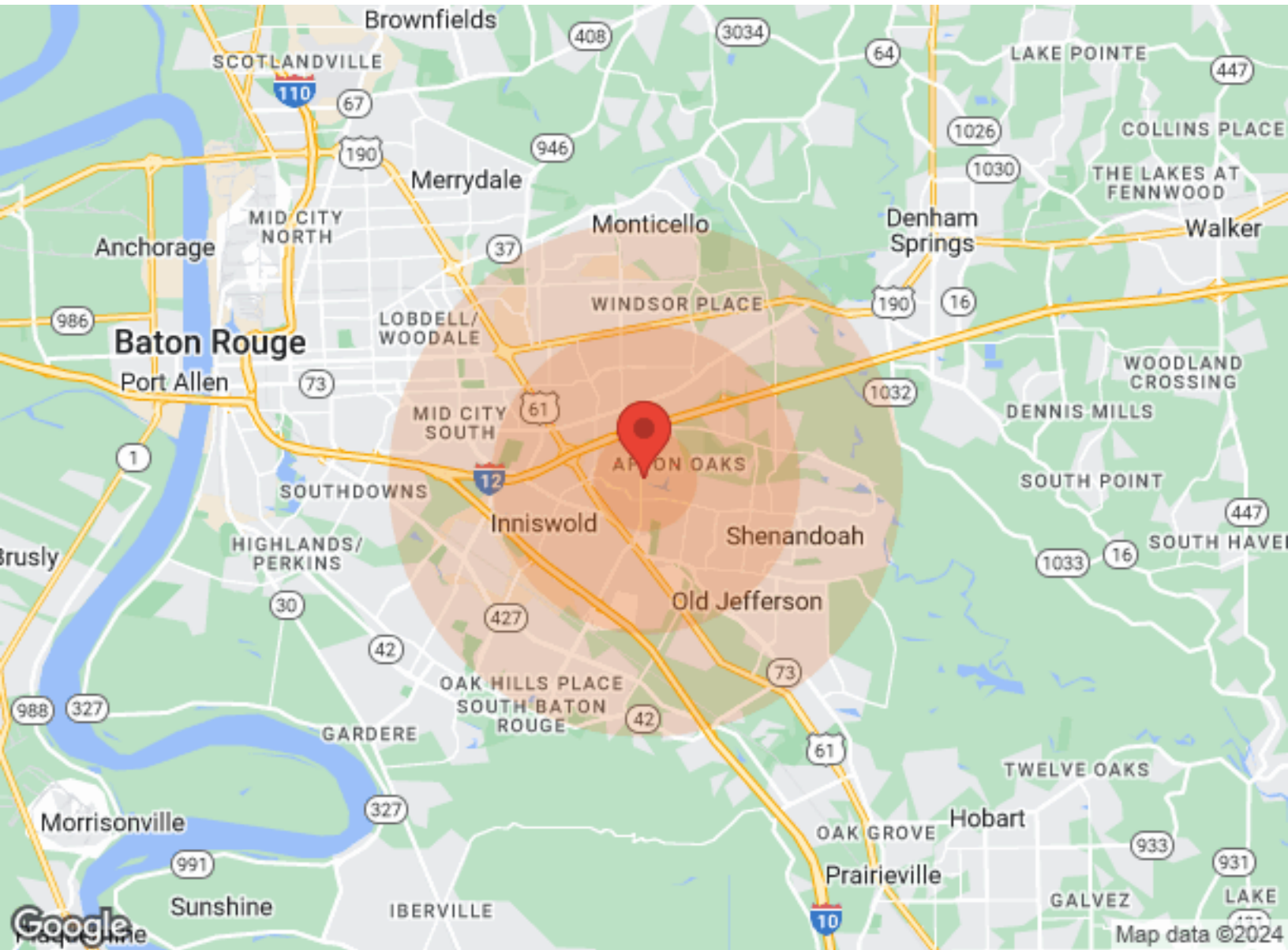
Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0270E 5/2/2008	X PROTECTED BY LEVEE	out	40.5	125 mph

1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

3867 PLAZA TOWER DRIVE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	6,977	37,158	90,225	Median	\$43,342	\$60,256	\$58,616
Female	7,351	40,559	98,823	< \$15,000	647	2,876	7,605
Total Population	14,328	77,717	189,048	\$15,000-\$24,999	1,039	3,242	7,882
				\$25,000-\$34,999	992	3,231	7,720
<b>Age</b>				\$35,000-\$49,999	1,162	5,555	11,595
Ages 0-14	2,497	13,683	34,947	\$50,000-\$74,999	1,475	6,553	13,853
Ages 15-24	1,549	9,686	25,157	\$75,000-\$99,999	382	4,407	10,381
Ages 25-54	7,054	32,348	78,380	\$100,000-\$149,999	620	4,746	11,237
Ages 55-64	1,657	9,826	23,770	\$150,000-\$199,999	315	1,801	4,435
Ages 65+	1,571	12,174	26,794	> \$200,000	117	954	3,483
				<b>Housing</b>			
<b>Race</b>				Total Units	7,408	36,338	84,607
White	7,641	50,188	110,987	Occupied	6,852	34,130	78,690
Black	5,545	22,824	66,304	Owner Occupied	2,610	20,509	49,359
Am In/AK Nat	13	30	129	Renter Occupied	4,242	13,621	29,331
Hawaiian	N/A	5	25	Vacant	556	2,208	5,917
Hispanic	1,352	3,794	10,045				
Multi-Racial	1,600	4,472	11,986				