



4521 Jamestown Avenue

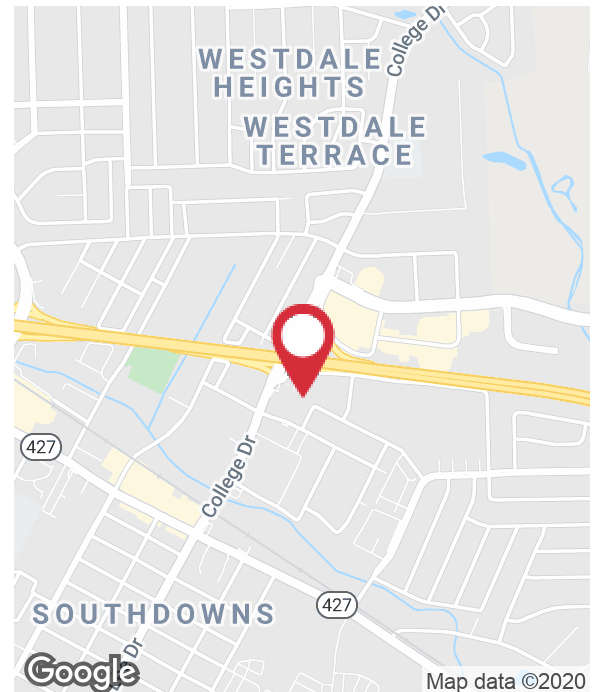
4521 Jamestown Avenue, Baton Rouge, Louisiana 70808

Property Highlights

- Excellent Location
- Recently Renovated
- Flexible Floorplans
- Right off College Dr
- Professional Ownership & Management

Lease Rate

\$14.00 SF/yr (MG)



For more information

Evan Scroggs, CCIM

O: 225 297 7415 | C: 225 241 8616
evanscrogs@latterblum.com

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

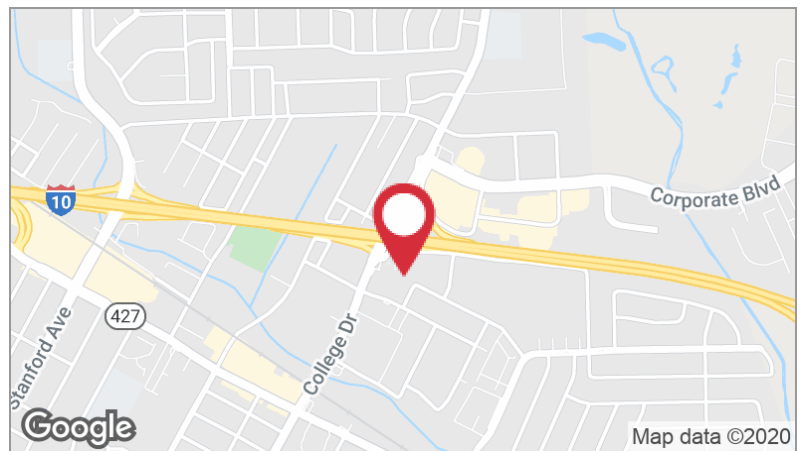
CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com



AVAILABLE SF:	4,0808
LEASE RATE:	\$14.00 SF/yr (MG)
LOT SIZE:	1.2 Acres
BUILDING SIZE:	15,708 SF
BUILDING CLASS:	B
YEAR BUILT:	1980
YEAR RENOVATED:	2019
ZONING:	C-2
MARKET:	Baton Rouge MSA
SUB MARKET:	South Baton Rouge
CROSS STREETS:	Jamestown Avenue & Bennington Avenue



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	6,805	\$91,540
3 MILES	80,324	\$76,860
5 MILES	190,471	\$62,490

* Figures shown represent estimates

Available Spaces

Suite 5
1,200 SF

Suites 10-13
1,440 - 2,880 SF

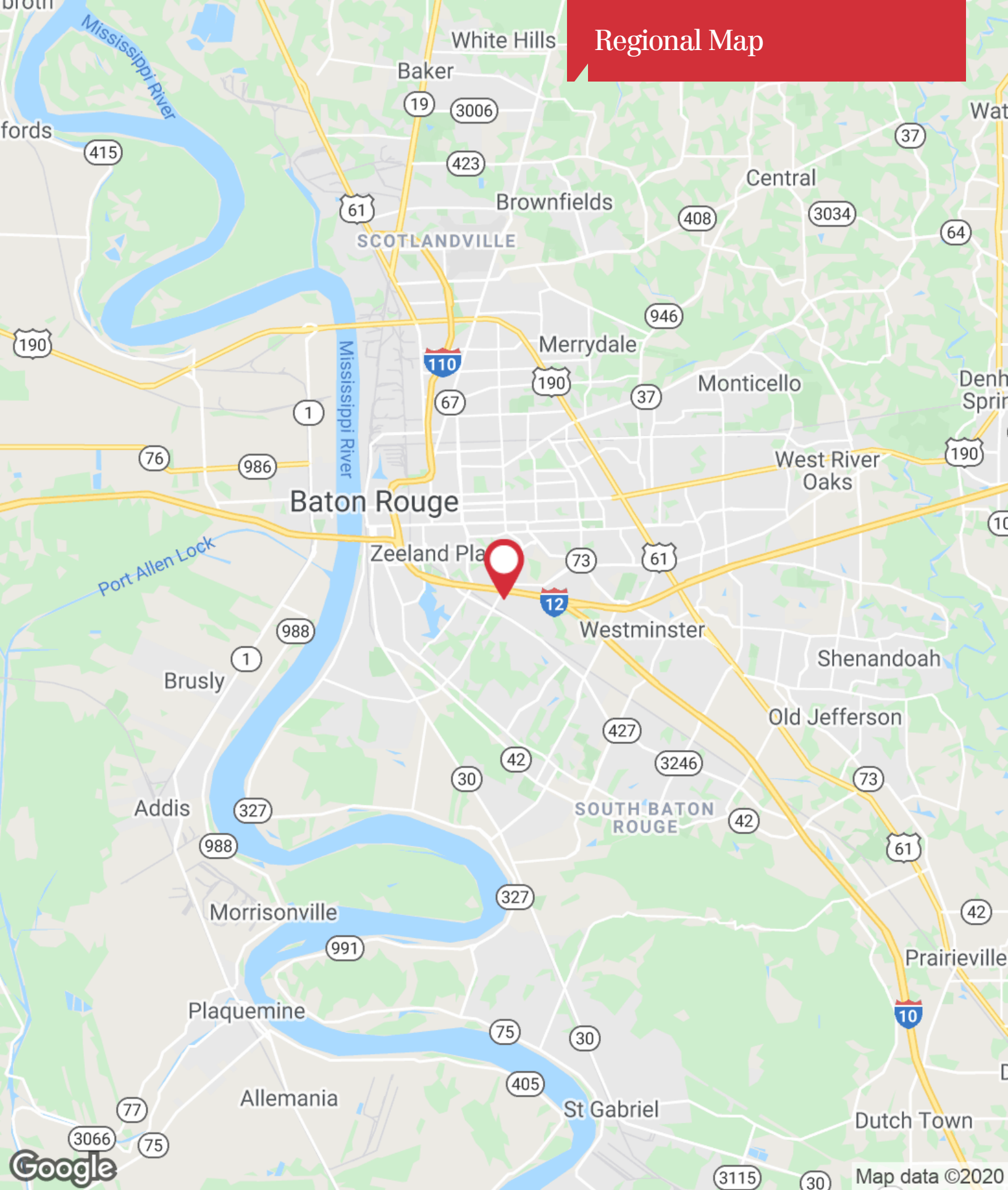
LEASE RATE: \$14.00 SF/YR **TOTAL SPACE:** 1,200 - 2,880 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 5	Office Building	\$14.00 SF/yr	Modified Gross	1,200 SF	Negotiable
Suite 10-11	Office Building	\$14.00 SF/yr	Modified Gross	1,440 - 2,880 SF	Negotiable
Suite 12-13	Office Building	\$14.00 SF/yr	Modified Gross	1,440 - 2,880 SF	Negotiable

Interior Photos

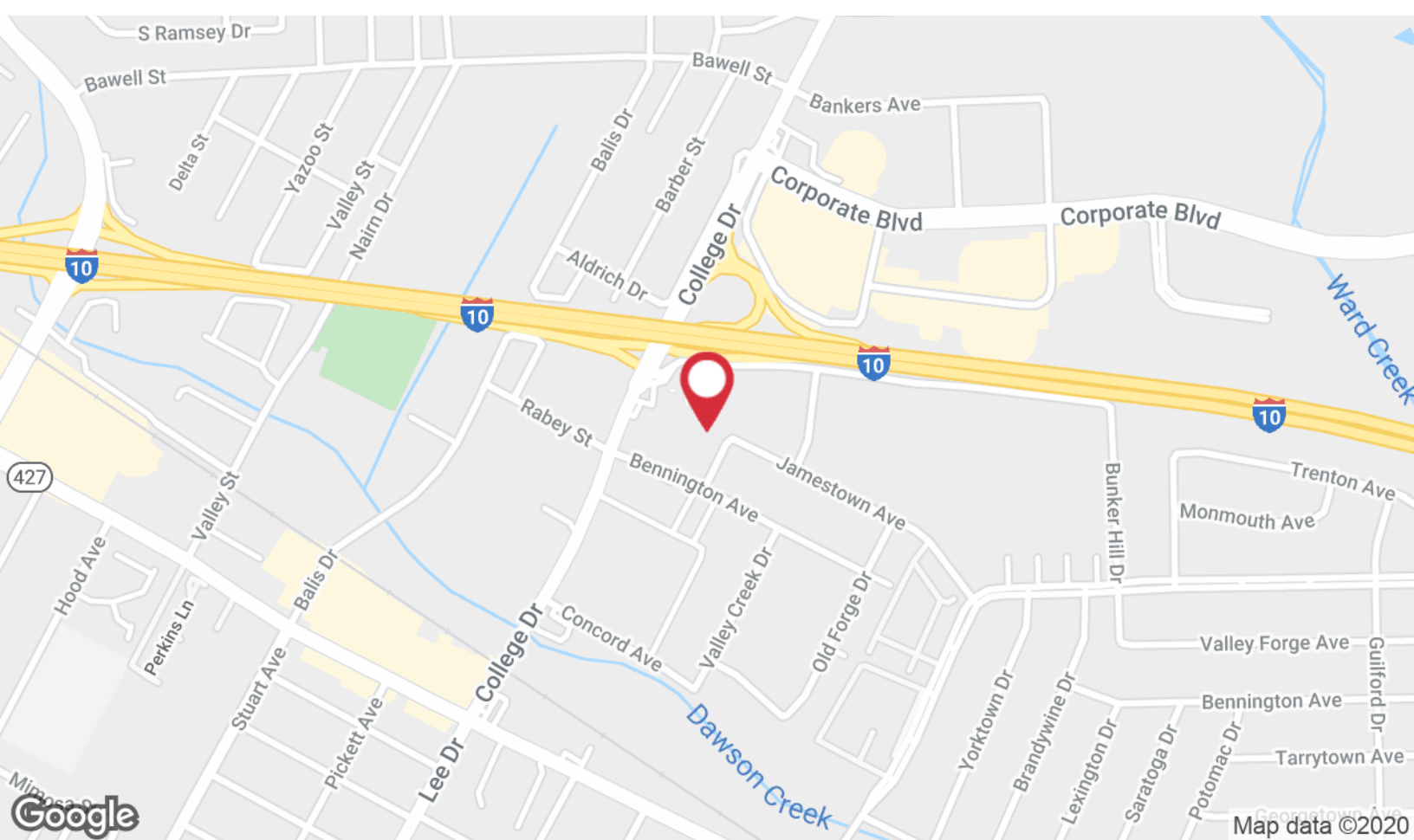


Regional Map



1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Location Maps



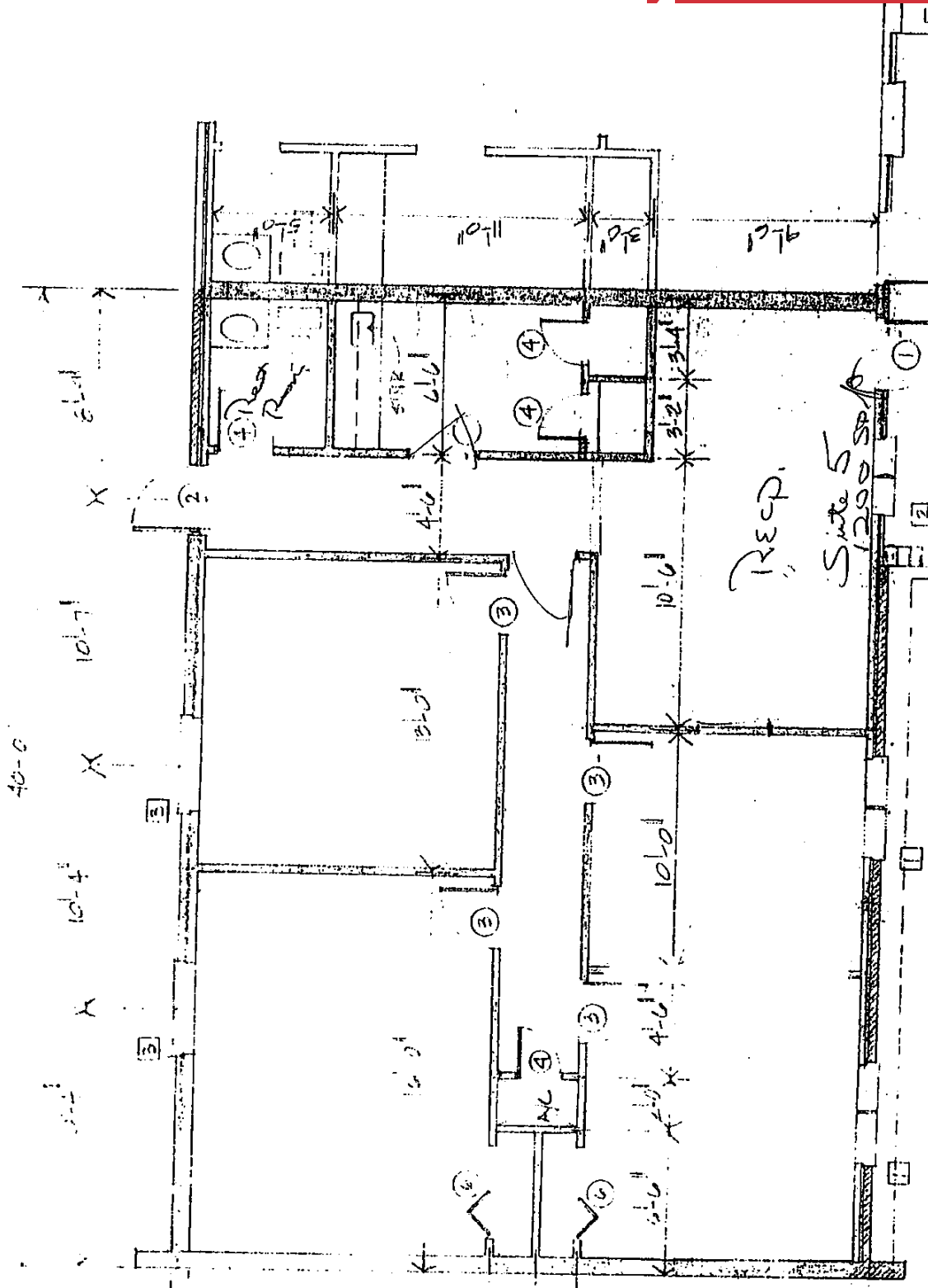
1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Aerial Map



Google

Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Suite 5
1200 SF

1 4521 Jamestown - Suite 5
1200 SF