



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

FIRST SKY-SCRAPER IN BATON ROUGE - *Reduced!*

345 THIRD ST., BATON ROUGE, LA 70801

±32,500 SF



OFFERING SUMMARY

Sale Price <i>Reduced!</i> :	\$3,699,750.00	\$9,998,000.00
Building Size:	32,500 SF	
Lot Size:	0.18 Acres	

PROPERTY HIGHLIGHTS

- Classic Office Building on National Register of Historic Places
- First "Sky Scraper" in Baton Rouge
- Neo-Classical Architectural Style, Architect Favrot + Livaudais, New Orleans, Louisiana
- Steel/Concrete Structure w/ Brick Facade (Applied Masonry)
- Facade tax credits have not been used. (Could be 10-15% of market value)
- Two (2) Elevators Under Maintenance Contract
- Former Governor's Huey Long and Earl Long had Offices in the Building
- Ideal for High-End Executive Offices or New Residential Development



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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px



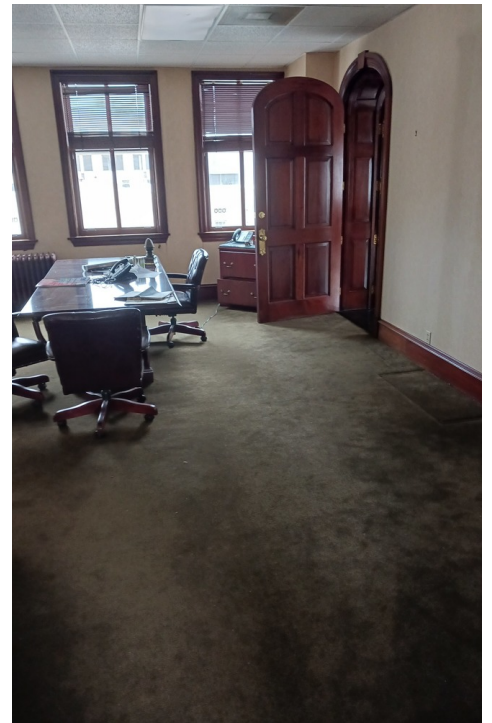
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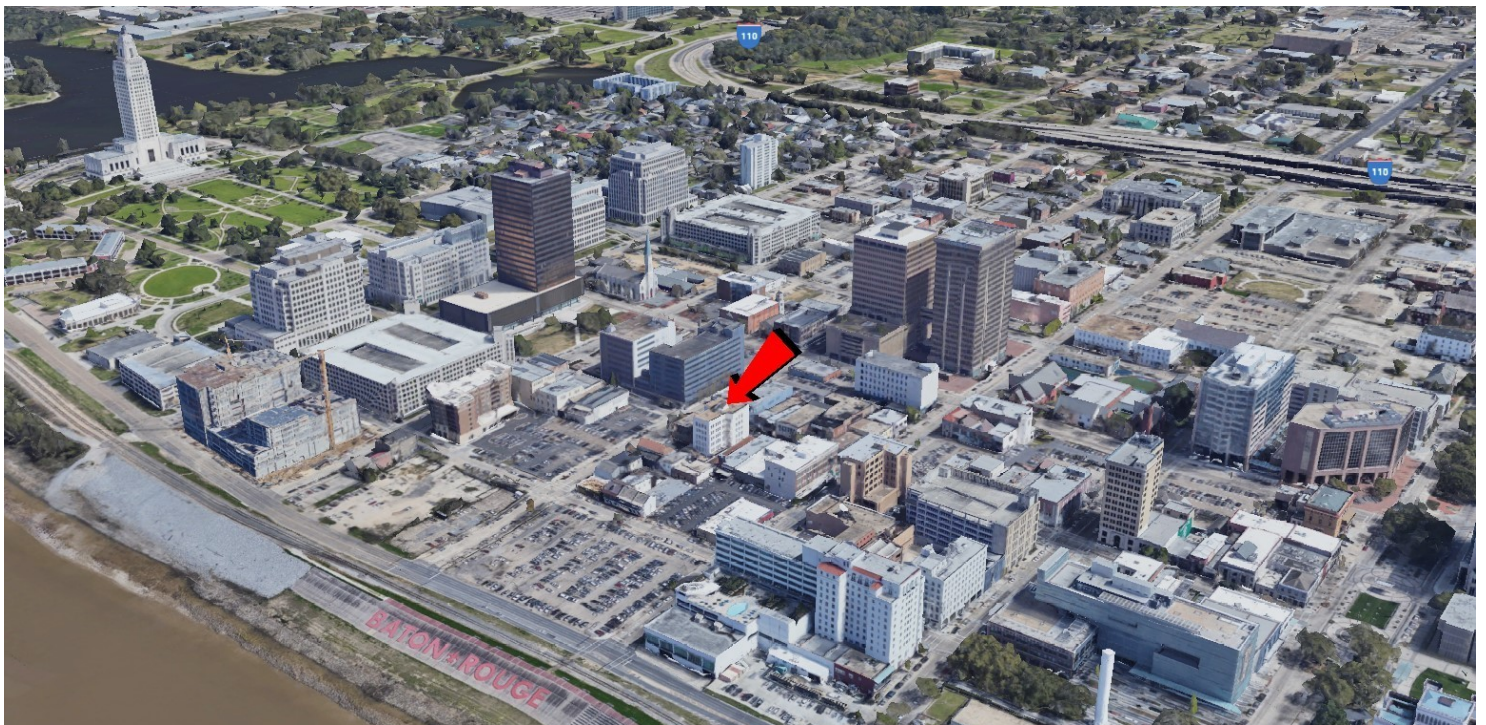
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