

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802

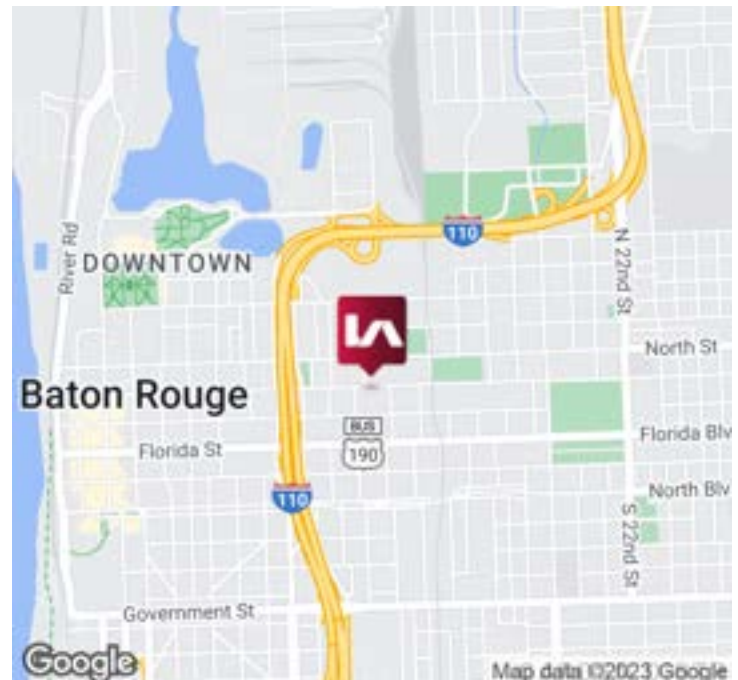


PROPERTY HIGHLIGHTS

- Unique Office Building near the Baton Rouge CBD.
- Excellent opportunity for an Owner-Occupant
- Existing Income in Place with Value Add Potential
- Convenient Access to Downtown & Mid-City
- Flexible Floor Plan with individual offices and collaborative work areas
- Private Parking (Lots 3-4)

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lease Rate:	\$14.00 SF/yr (Gross)
Number of Units:	2
Available SF:	7,833 SF
Lot Size:	0.87 Acres



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Sale Price	\$1,495,000
Lease Rate	\$14.00 SF/YR

OFFERING SUMMARY

Building Size:	23,407 SF
Lot Size:	0.87 Acres
Number of Units:	2
Price / SF:	\$63.87
Year Built:	1927
Available SF:	7,833 Sf
Renovated:	2007
Zoning:	C-2
Market:	Baton Rouge - MSA
Submarket:	Downtown

PROPERTY OVERVIEW

The subject property is a multi-tenant, stand-alone office building situated on three assimilated lots located on the northeast corner of Main Street and N. 12th Street with a physical address of 1201 Main Street in Baton Rouge, LA. Each lot measures 42' wide by 150' deep providing the subject with total land dimensions of 126' x 150' or 18,900 square feet. The improvements include a 23,407 SF, two-story office building that was completely renovated in 2005. The building includes office and warehouse space. There is a total of 16,984 SF of office space and 6,423 SF of warehouse space. This is a unique combination and layout for this part of the Baton Rouge MSA. Parking for the building is provided by a gravel lot immediately to the east and adjacent to the subject.

LOCATION OVERVIEW

The subject is located just east of downtown Baton Rouge and north of Florida Boulevard. This area is characterized by a mixture of older office buildings, apartment buildings and single family homes. Neighboring tenants and users of the commercial buildings in this part of town included the Department of Public Works, established contractors and engineering firms as well as non-profit and faith based organizations. This location provides excellent access to Interstate 10, Interstate 110, the State Capitol and all of the downtown courthouses.

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FIRST FLOOR PLAN 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SECOND FLOOR PLAN 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE
1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE
1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



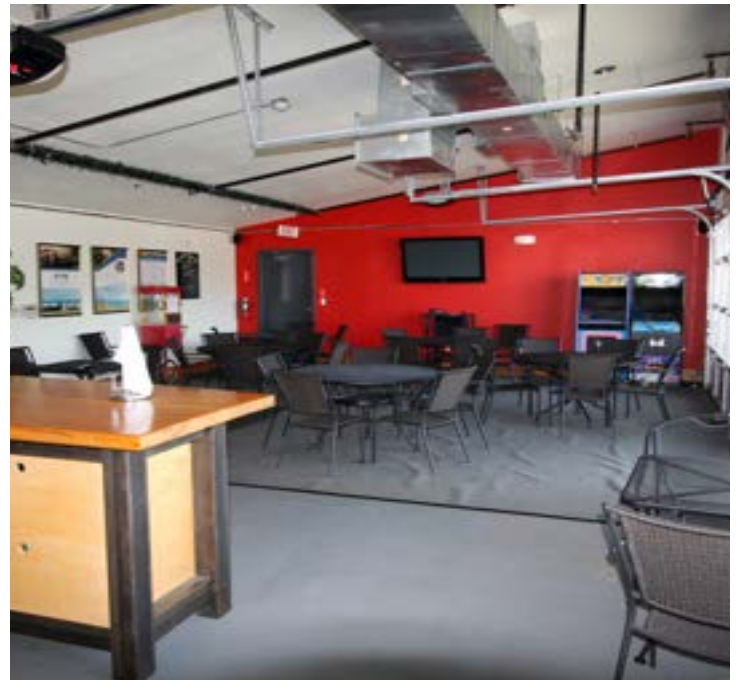
Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



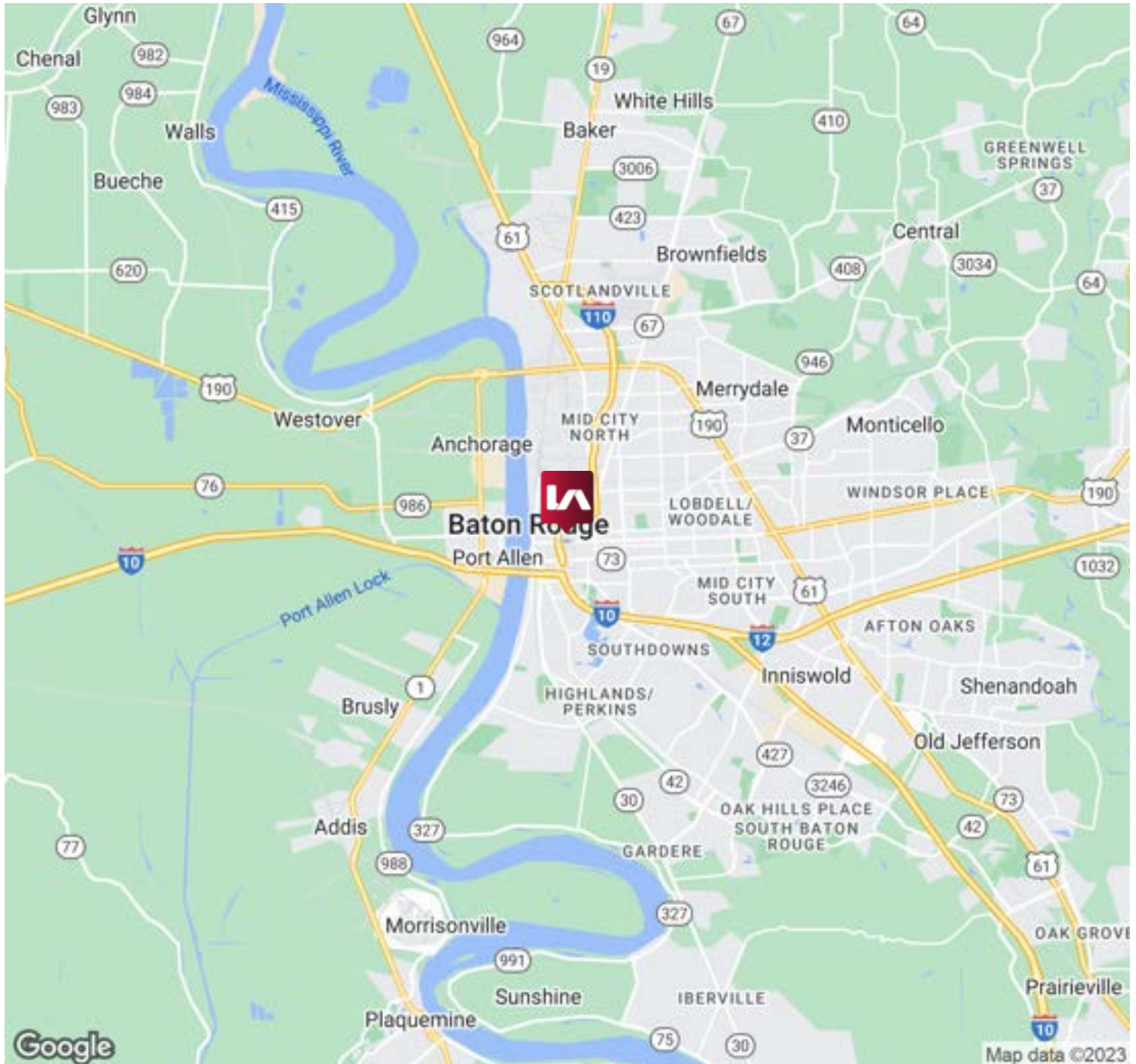
Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802

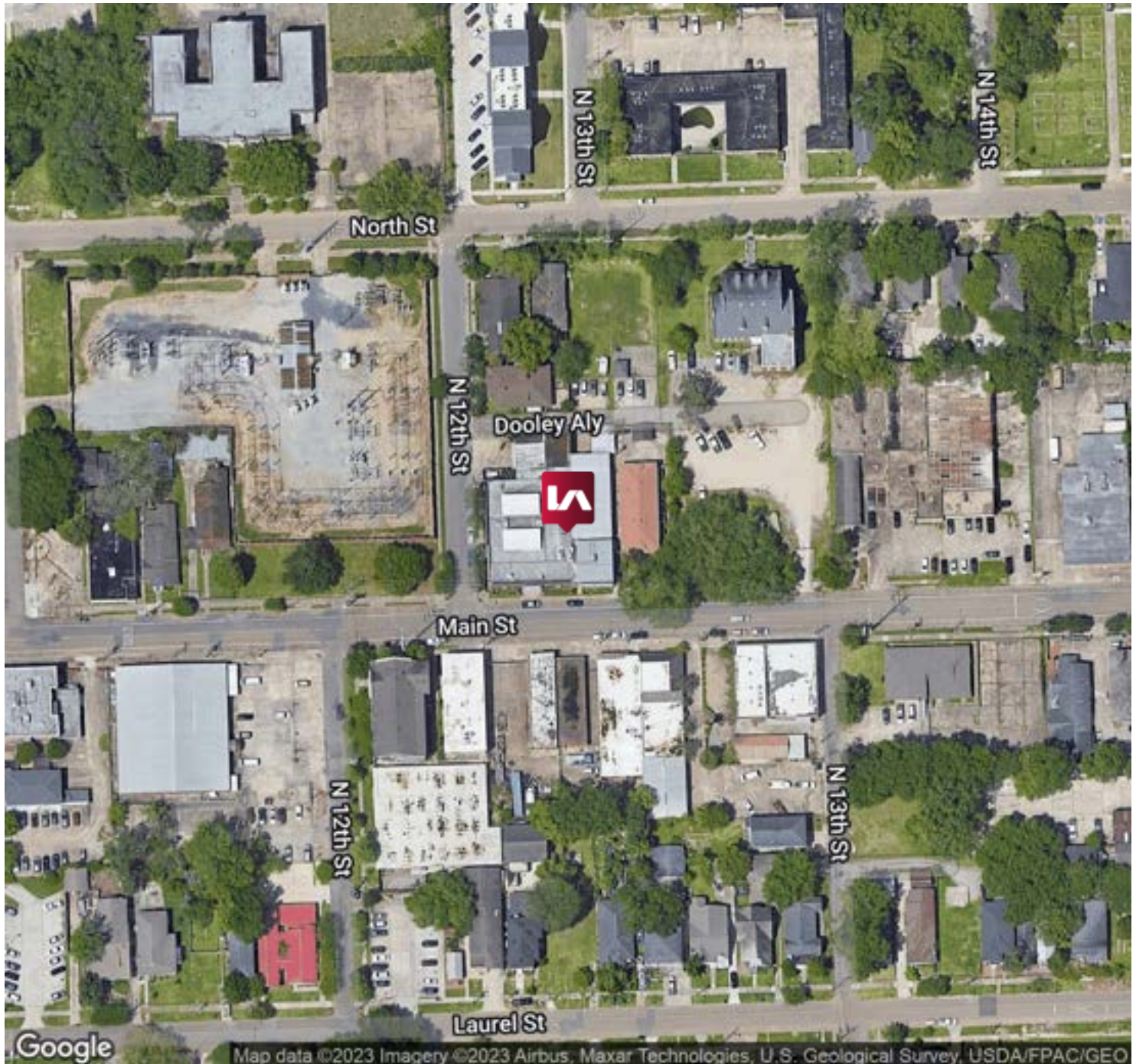


Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SALE/LEASE 1201 MAIN STREET

1201 Main Street, Baton Rouge, LA 70802



Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.