

FOR LEASE



20,000 SF +/- SOUTH BATON ROUGE OFFICE

4750 SHERWOOD COMMONS BOULEVARD · BATON ROUGE, LA 70816

Highlights

Building SF:	19,736sf
Lease Rate:	\$13/sf/yr
Lot Size:	1.20 Acres
Offices:	59
Lease Type:	NNN
CAM Fee:	\$4.66/sf/yr
Zoning:	C2



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19,736 SF office available for lease. Premium finishes through with abundant parking and rear unimproved lot available for outside storage. The property offers elevator access to the second floor, 59 offices, copy/workrooms, executive suites, cubed work areas, kitchens, breakrooms, lobbies and reception areas on first and second floors, commercial kitchen and large training room on 1st floor. This is a single Tenant office building with an option to sublet some space on the second floor to the existing Tenant if you wish. Otherwise, second floor Tenant will vacate the premises. H/VAC units and roof replaced in 2023. Possible Purchase Option. Contact Broker for additional information. Note: Google maps does not properly locate the subject property. For proper identification using google maps, search "Pelican Advisory Group Baton Rouge".

- 58 Parking Spaces
- Commercial Kitchen
- Training Room
- Break Rooms
- Executive Suites



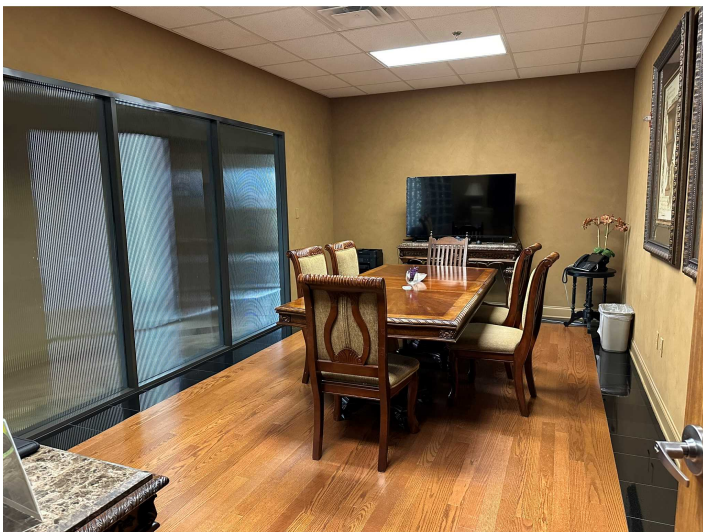
INTERIOR

4750 SHERWOOD COMMONS BOULEVARD



CONFERENCE ROOMS

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TRAINING ROOM

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KITCHEN

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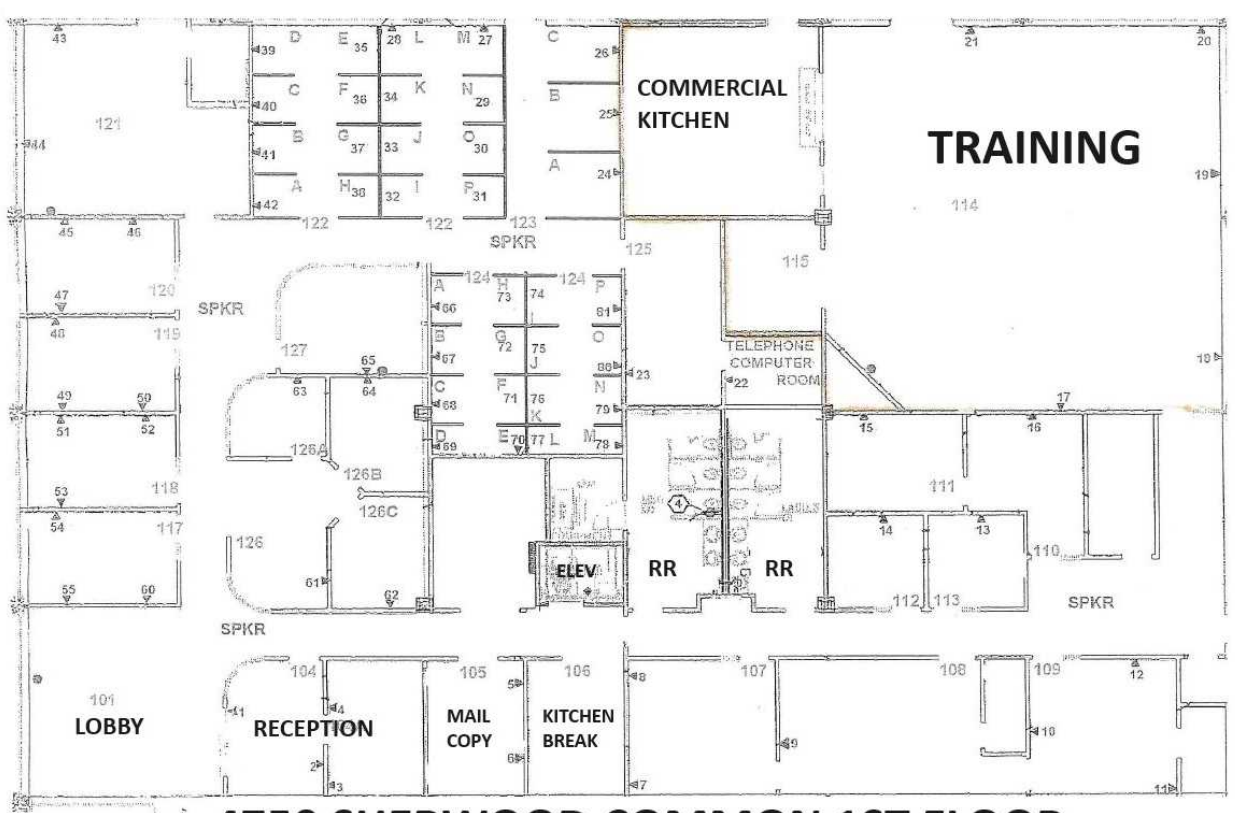
ELEVATOR AND RESTROOMS

4750 SHERWOOD COMMONS BOULEVARD

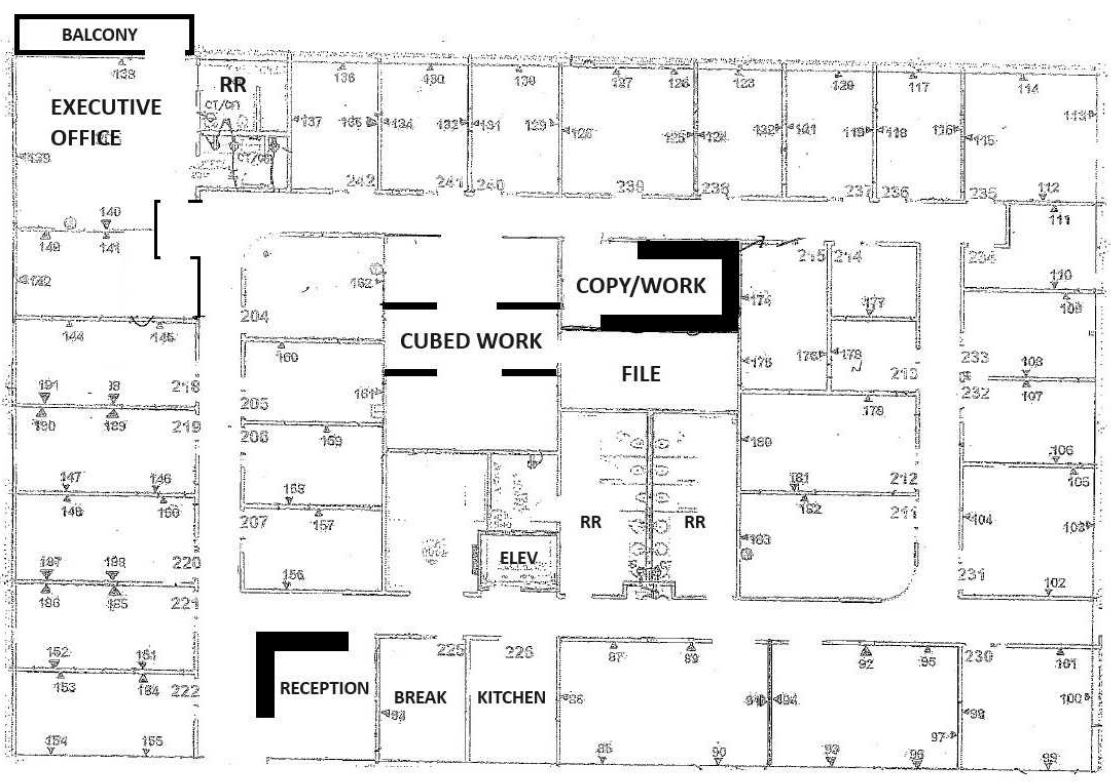


FLOORPLANS

4750 SHERWOOD COMMONS BOULEVARD



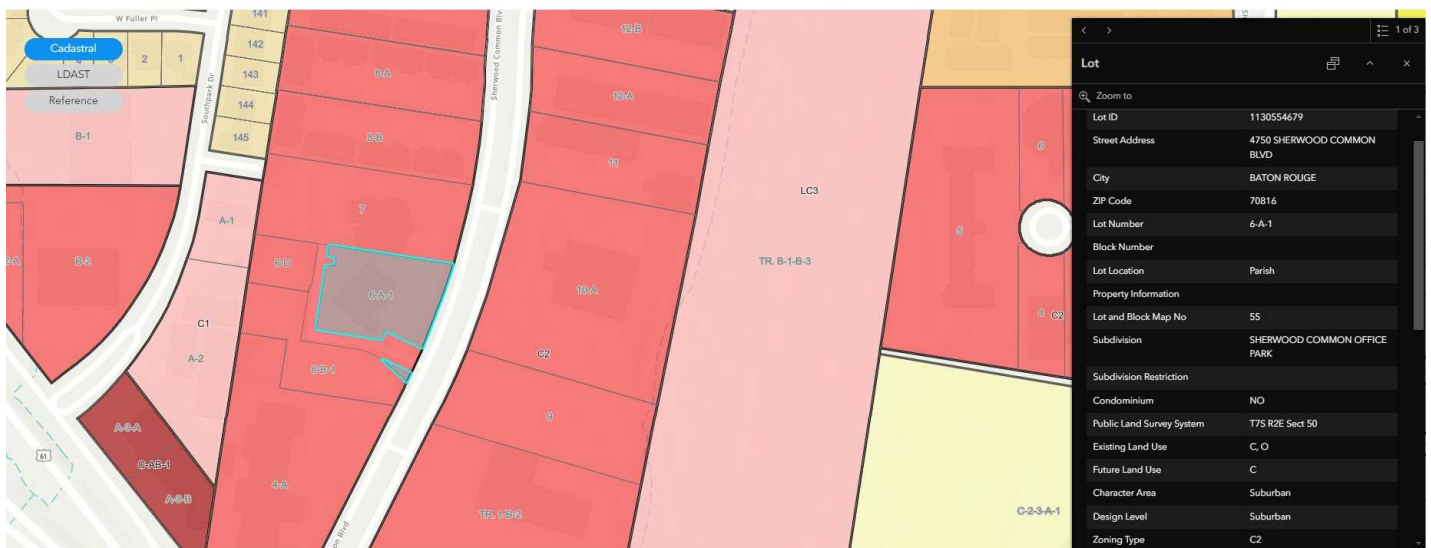
4750 SHERWOOD COMMON 1ST FLOOR



4750 SHERWOOD COMMON 2ND FLOOR

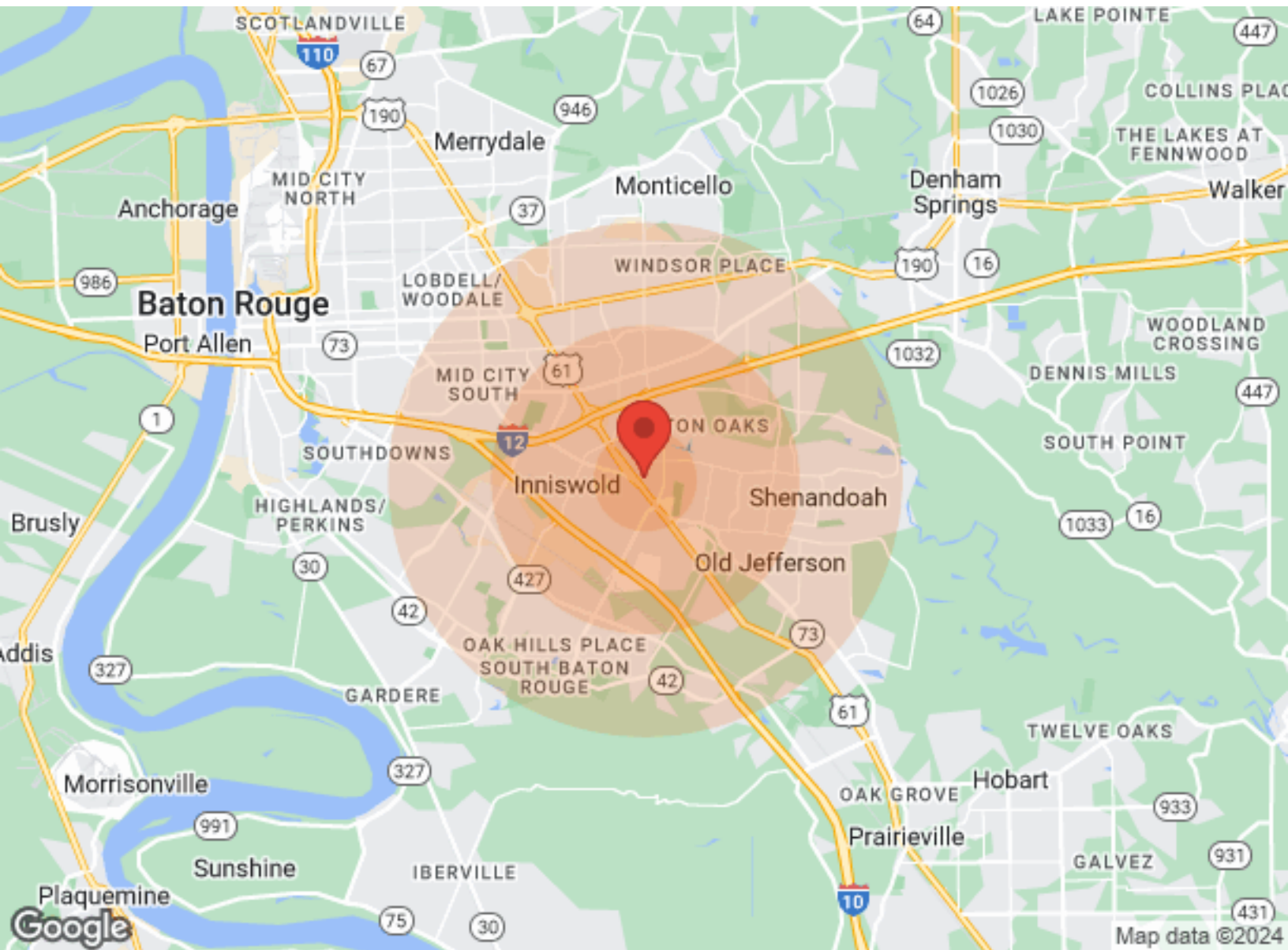
ARIEL AND ZONING MAPS

4750 SHERWOOD COMMONS BOULEVARD



DEMOGRAPHICS

4750 SHERWOOD COMMONS BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,953	36,423	89,531
Female	5,603	39,959	97,395
Total Population	10,556	76,382	186,926

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,831	13,302	33,712
Ages 15-24	1,206	9,371	24,533
Ages 25-54	4,683	32,539	77,171
Ages 55-64	1,311	9,666	23,843
Ages 65+	1,525	11,504	27,667

Race	1 Mile	3 Miles	5 Miles
White	6,818	50,328	118,710
Black	2,877	21,517	56,377
Am In/AK Nat	1	45	130
Hawaiian	N/A	5	25
Hispanic	1,229	4,043	9,830
Multi-Racial	1,336	4,700	11,708

Income	1 Mile	3 Miles	5 Miles
Median	\$54,462	\$57,737	\$60,256
< \$15,000	543	2,998	7,838
\$15,000-\$24,999	380	3,545	7,693
\$25,000-\$34,999	742	3,551	7,312
\$35,000-\$49,999	758	5,133	10,970
\$50,000-\$74,999	983	6,492	13,476
\$75,000-\$99,999	522	3,963	10,096
\$100,000-\$149,999	514	4,931	11,298
\$150,000-\$199,999	139	1,916	4,681
> \$200,000	158	1,139	4,455

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,198	36,552	84,513
Occupied	4,829	33,924	78,549
Owner Occupied	2,521	18,743	49,232
Renter Occupied	2,308	15,181	29,317
Vacant	369	2,628	5,964