



# NEW PRICE - DOWNTOWN OFFICE BUILDING AND PARKING LOT PORTFOLIO

525 FLORIDA ST BATON ROUGE, LA 70801



OFFERED: FOR SALE

**SALE PRICE: \$4,799,000**

**BUILDING: 30,720 SF | PARKING LOTS: 16,202 SF**

- Portfolio consists of: Four-story office building and two parking lots
- Current Occupancy at 525 Florida: 90%
- FedEx currently leasing first floor retail space
- Additional floors occupied by mix of traditional office users

**CONTACT:**

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225.659.8654 225.659.8657

800.895.9329 | elifinrealty.com | December 2020  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- This portfolio consists of a **four-story office building** and **two parking lots** in Downtown Baton Rouge, LA.
- The office building and adjacent 8,192 SF parking lot ( $\pm 25$  spaces) is located at 525 Florida Street, and an additional 8,010 SF parking lot ( $\pm 28$  spaces) is located at the hard corner of Laurel St and N 5th Street.
- 525 Florida consists of three floors of office space and a ground floor retail suite currently occupied by FedEx.
- Located on one of Baton Rouge's most well-known thoroughfares Florida St, this property sits in the heart of Downtown Baton Rouge and is only a few blocks from the most popular Downtown attractions. This portfolio is ideal for an owner occupier who is looking to increase visibility and accessibility to the Downtown Baton Rouge market.

## LOCATION SUMMARY

- Discover the dynamic regional destination that draws more than three million visitors every year.
- Downtown Baton Rouge is on the rise with current historical renovations and new development planned throughout the submarket.
- Chase South and North Towers sit across N 5th St. from the subject property and is undergoing an extensive, multi-million dollar renovation.

## 525 FLORIDA BUILDING FINANCIAL SUMMARY

- **Current Occupancy:** 90%
- **Net Operating Income:** \$228,916
- **Opportunity:** Occupant/Investor with need for employee/visitor parking in bustling Downtown.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	525 Florida St
City, State, Zip	Baton Rouge, LA 70801
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-market	Downtown
Cross-Streets	Office Building: Florida St / N 5th St Additional Parking Lot: Laurel St / N 5th St
Township	7S
Range	1W
Section	72
Side Of The Street	North
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	LA-61 (Florida St)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C5
Lot Size	525 Florida: 16,485 SF Additional Parking Lot: 8,010 SF
APN #	14540, 181927, 134449
Lot Frontage	435 ft Total
Corner Property	Yes

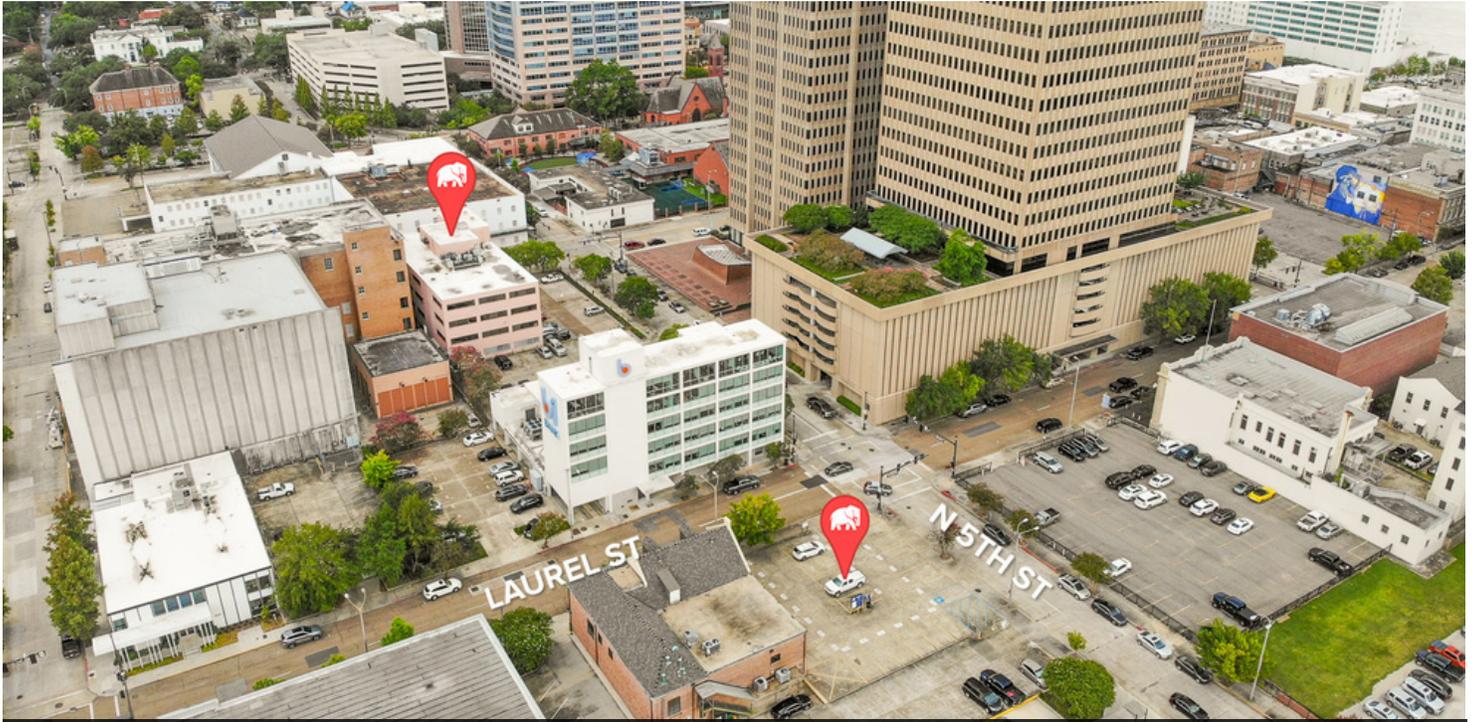
## BUILDING INFORMATION

Building Size	30,720 SF
Occupancy %	90.0%
Tenancy	Multiple
Number Of Floors	4
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

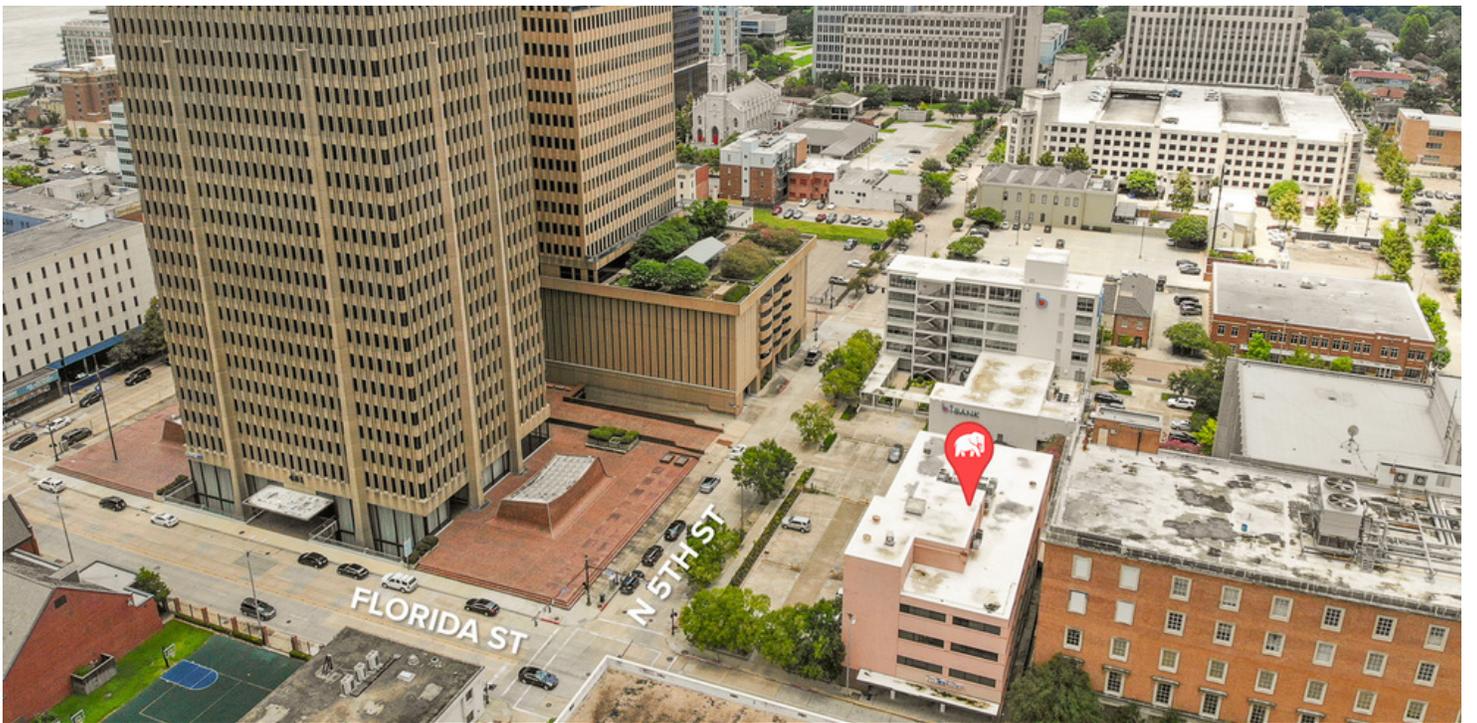
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# ADDITIONAL PHOTOS



Additional parking lot (foreground), and 525 Florida with adjacent parking lot.



525 Florida: Four-story office building, adjacent parking lot

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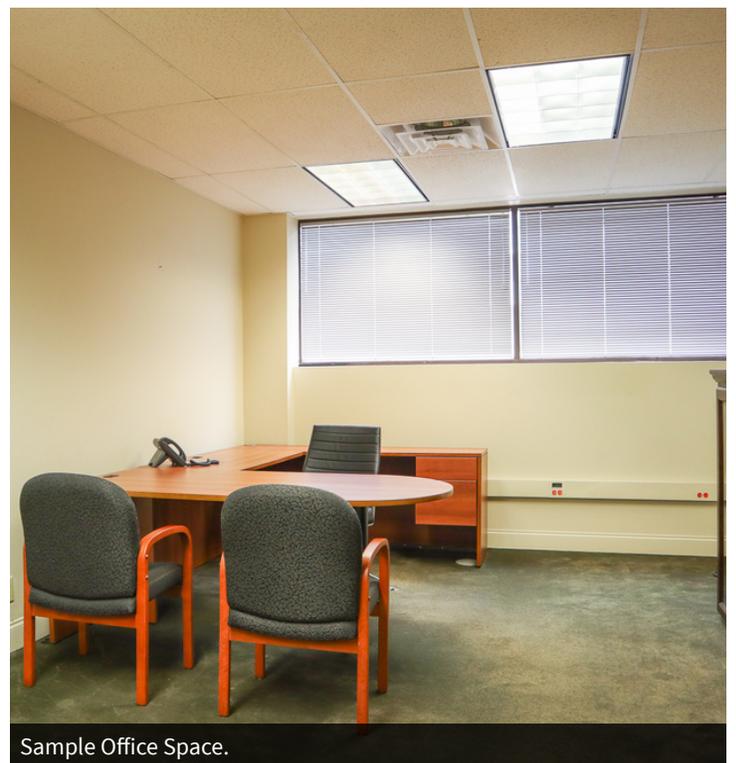
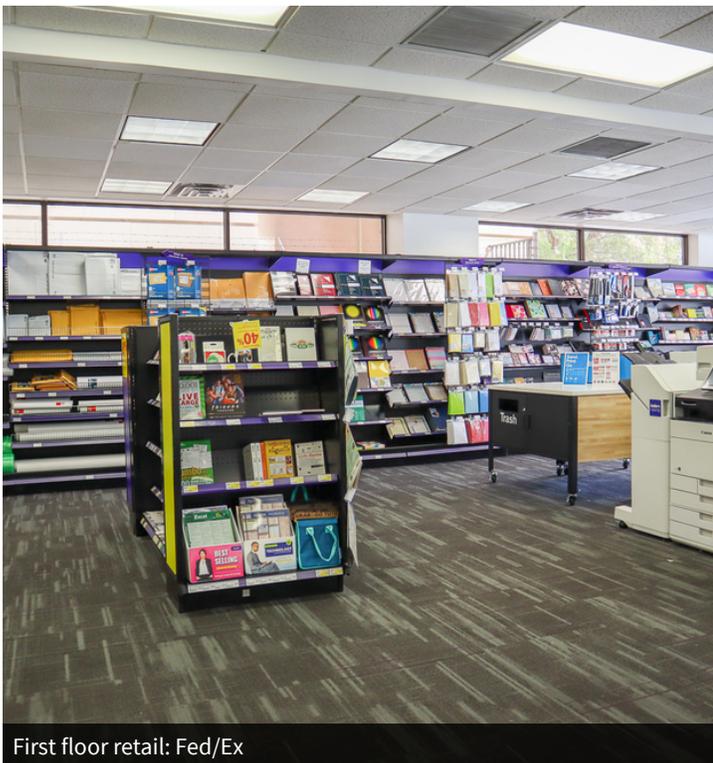
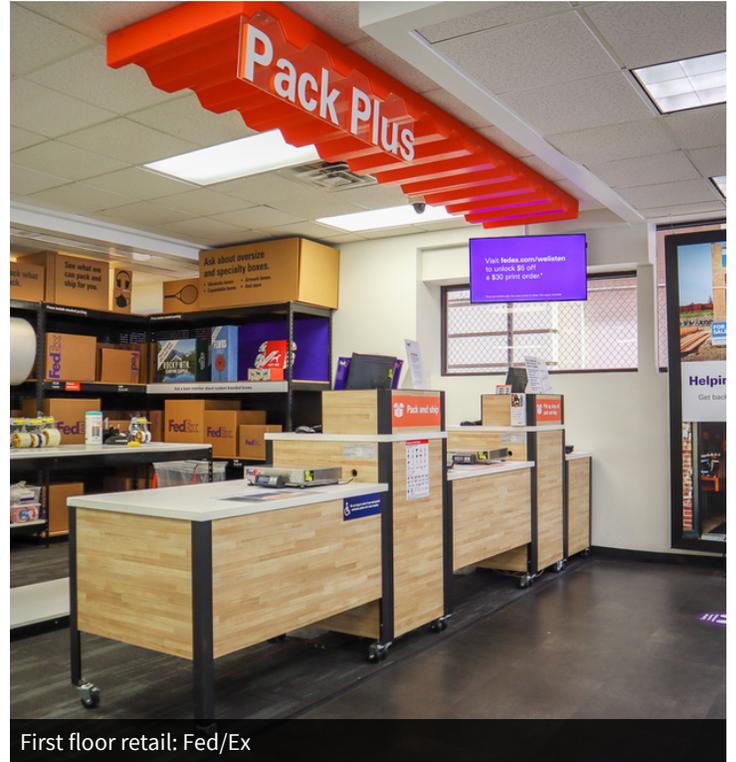


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# INTERIOR PHOTOS

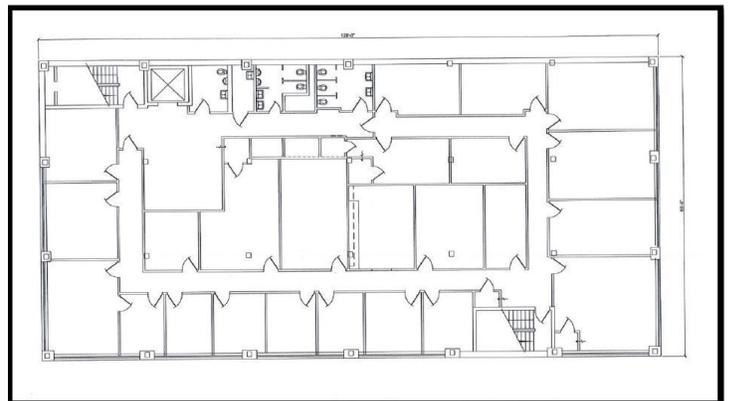
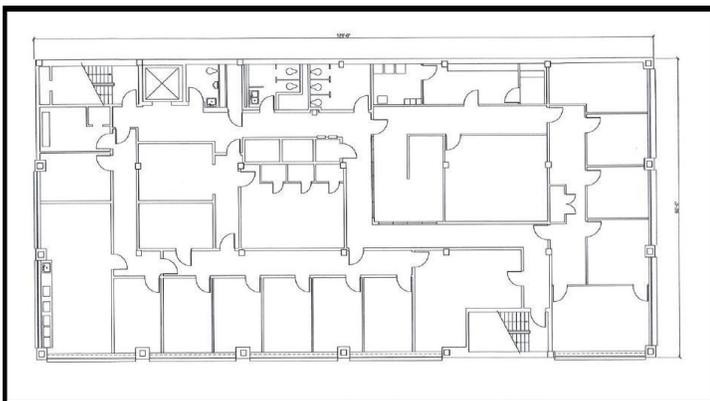
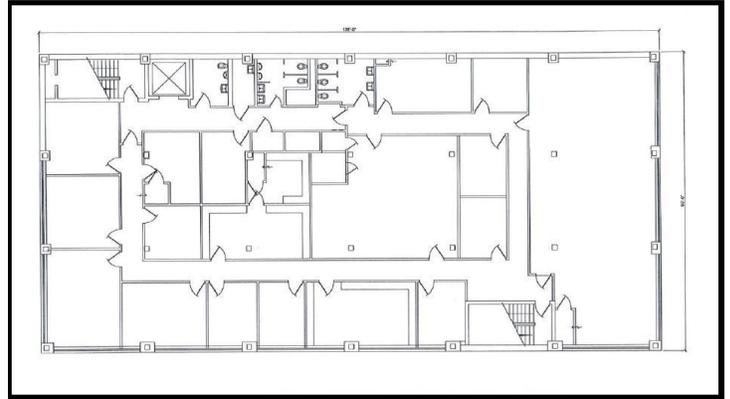
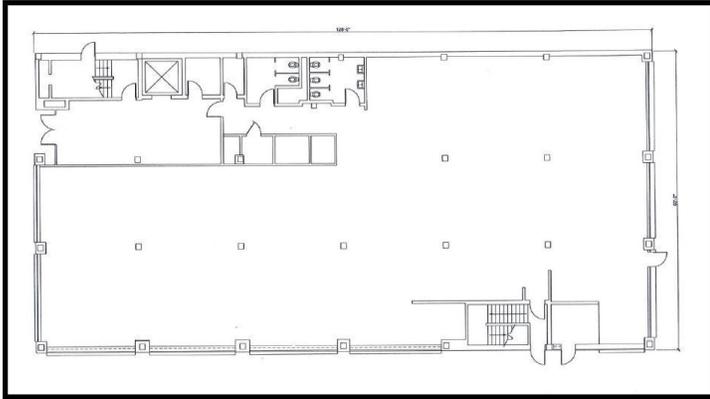


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# FLOORPLANS

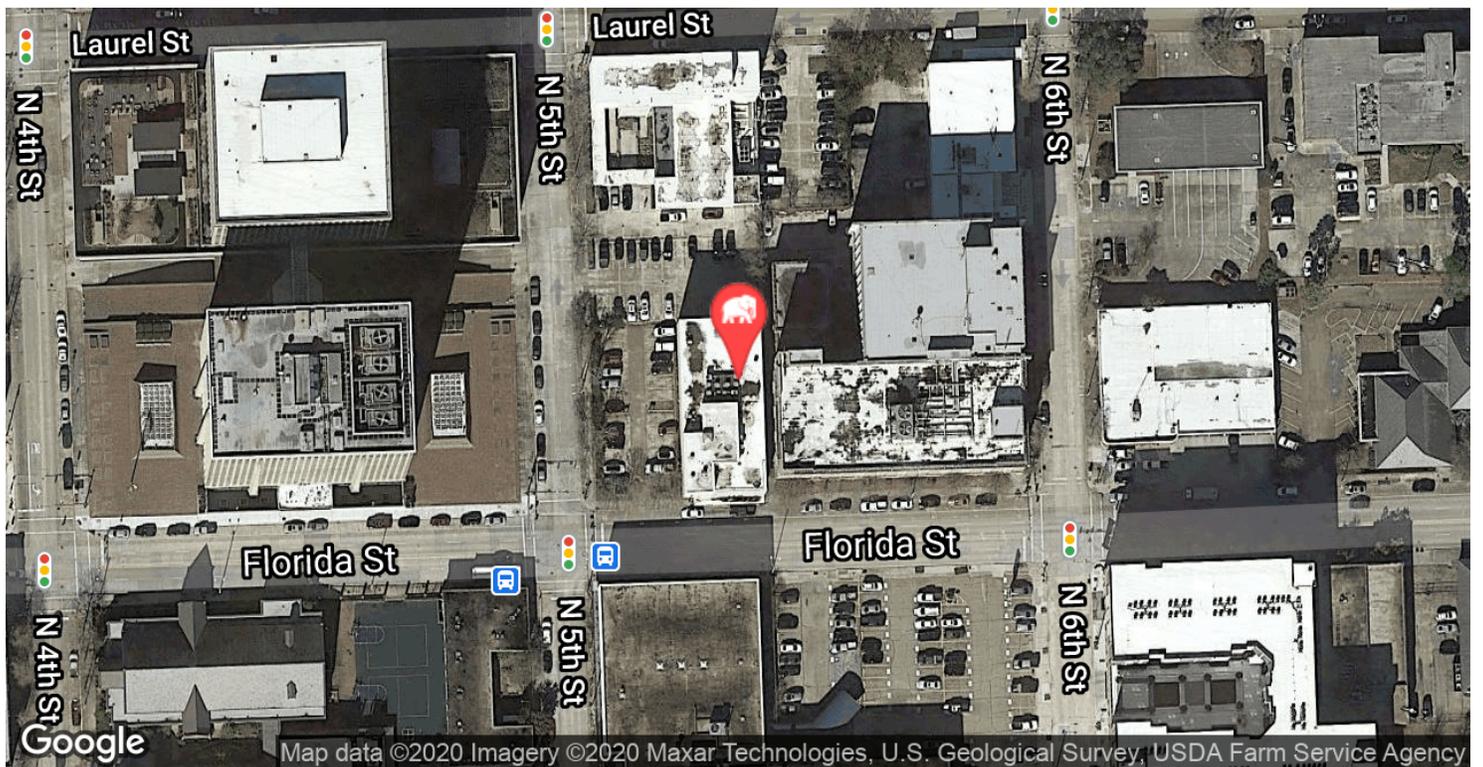


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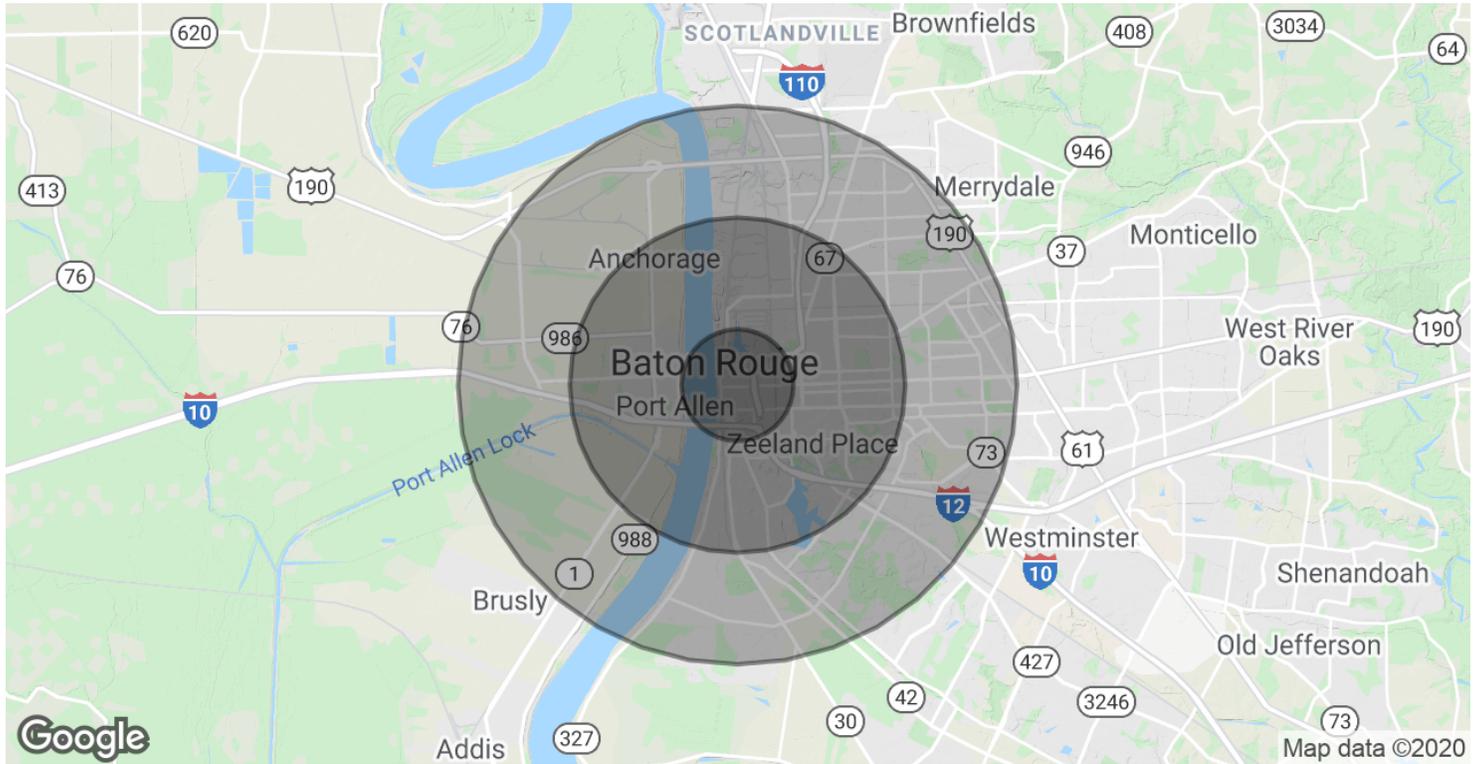
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,128	61,127	141,227
Average age	30.2	31.2	30.5
Average age (Male)	29.6	29.7	28.8
Average age (Female)	31.0	32.7	32.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,483	23,149	53,898
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,550	\$46,824	\$51,033
Average house value	\$99,418	\$166,077	\$225,687

\* Demographic data derived from 2010 US Census

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# ZONING MAP



## C5 - BUSINESS

This district allows office and commercial uses within the Downtown Development District without setback and parking requirements. There may be any uses in the preceding sections including restaurants, which involve the sale or serving of alcoholic beverages for consumption on premises.

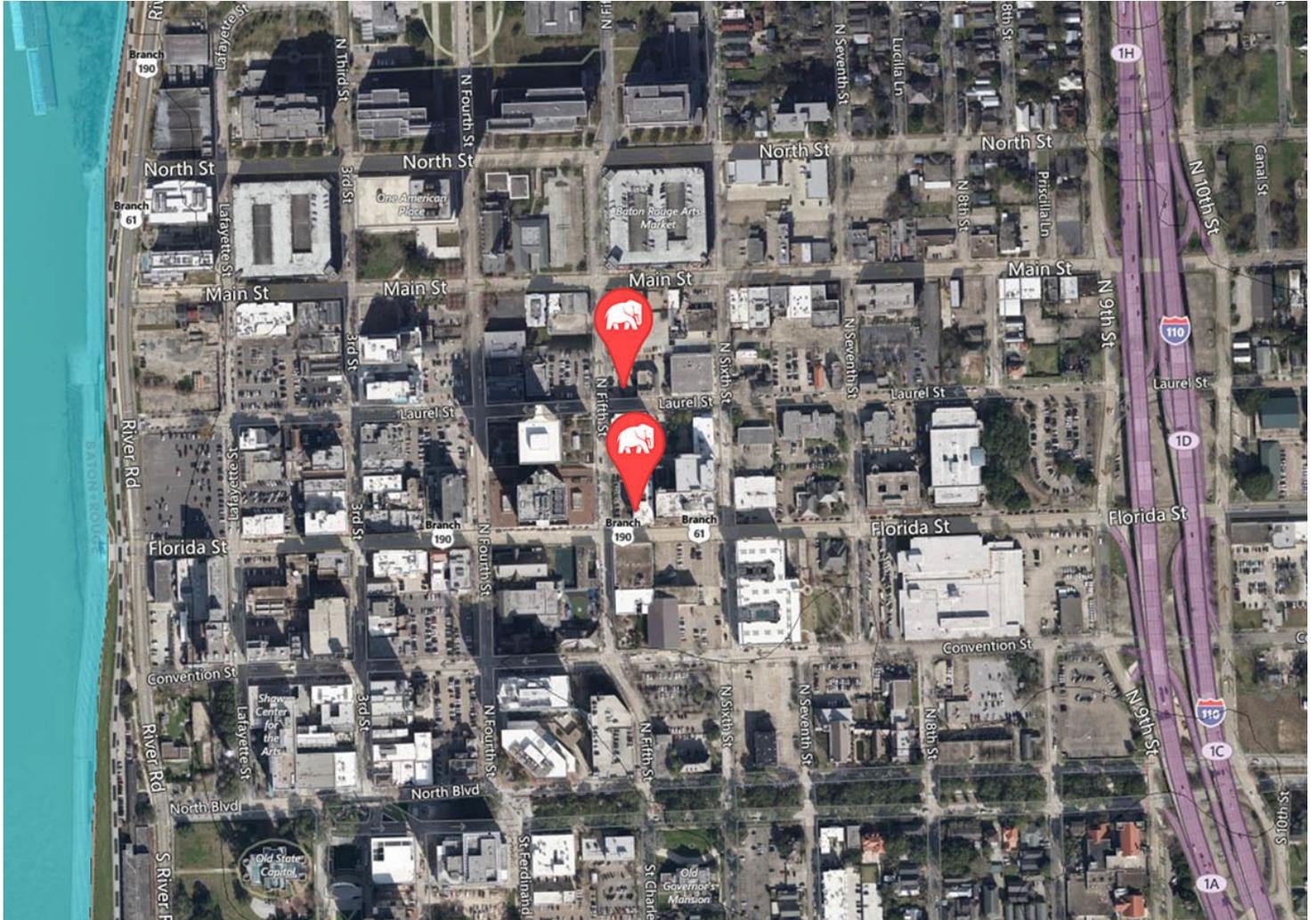
Both 525 Florida St and the parking lot at Laurel St / N 5th St are zoned C5 - Business.

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Both 525 Florida St and the parking lot at Laurel St / N 5th St are in Flood Zone X.

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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# BROKER BIOS



## GEORGE BONVILLAIN, J.D.

VICE PRESIDENT - OFFICE SALES & LEASING

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**Direct:** 225.659.8654

**Cell:** 337.302.0091

### EDUCATION

J.D. - LSU Paul M. Hebert Law Center

B.S. - Louisiana State University

### MEMBERSHIPS

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) Member (2018-Present)

LSU Museum of Art Board of Directors (2019-Present)

Crohn's and Colitis Foundation Board of Directors (2019-Present)

Baton Rouge Area Chamber - Quality of Place Committee Member (2019-Present)

Sigma Phi Epsilon Fraternity - Alumni Board Member (2018-Present)

Louisiana State University Museum of Art - Board of Directors (2019-Present)

Wex S. Malone American Inn of Court Member (2016-Present)

Vinson-Elkins Trial Advocacy Program (Outstanding Performance Award)



## WILL CHADWICK

VP - RETAIL SALES & LEASING

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### PROFESSIONAL BACKGROUND

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.

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