



# DOWNTOWN OFFICES IN GRAS TOWN PLAZA

412 N 4TH ST BATON ROUGE, LA 70802



## OFFERED: FOR LEASE

## LEASE RATE: \$18/SF/YR (\$350 - 1,125 / MONTH)

### 297 - 2,156 SF

- Multiple suite options available
- Secure gated parking lot
- Access to elevator and two restrooms per floor
- Full-service lease structure

#### CONTACT:

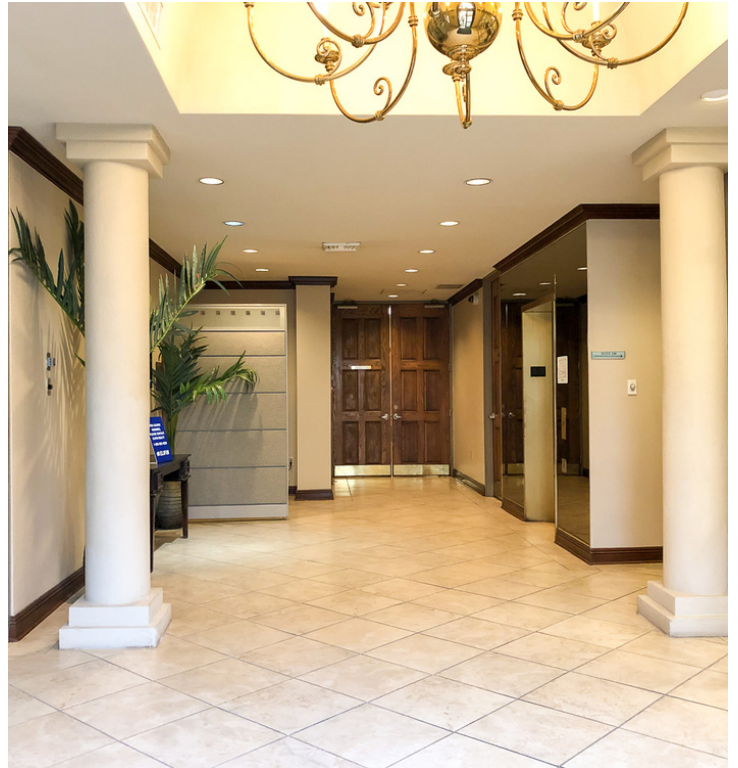
GEORGE BONVILLAIN, J.D.  
225.659.8654

800.895.9329 | [elifinrealty.com](http://elifinrealty.com) | February 2021

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

- Downtown office suites available in Gras Town Plaza. Perfect for startups, growing businesses, or a company in need of a secondary location Downtown.
- The property has a secure gated parking lot and several suites have been recently renovated with new paint, new carpet, and new LED lighting.
- Full-service lease structure includes utilities and janitorial service. Minimum 2 Year Lease Required.
- Availability ranges from single-room suites to larger, multi-room suites.
- Please do not disturb tenants. Contact broker for access.

## LOCATION SUMMARY

- The property is located on the southeast corner of the N 4th St and Main St intersection in the center of Downtown.
- Convenient access to State Capitol, courthouses, government buildings, and all downtown restaurants and attractions.
- It sits adjacent to Washington 1, across Main Street from 440 Main and The Commerce Building, and near One American Place.

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# LEASE SPACES



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Minimum 2 Year Lease Required
Total Space:	297 - 2,156 SF	Lease Rate:	\$18.00 - \$18.18 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
128	Available	297 SF	Full Service	\$450 per month	\$450.00/mo
220	Available	656 - 2,156 SF	Full Service	\$18.00 SF/yr	\$984.00/mo
260	Available	750 - 2,156 SF	Full Service	\$18.00 SF/yr	\$1,125.00/mo
280	Available	750 - 2,156 SF	Full Service	\$18.00 SF/yr	\$1,125.00/mo
326	-	208 SF	Full Service	\$18.00 SF/yr	\$312.00/mo

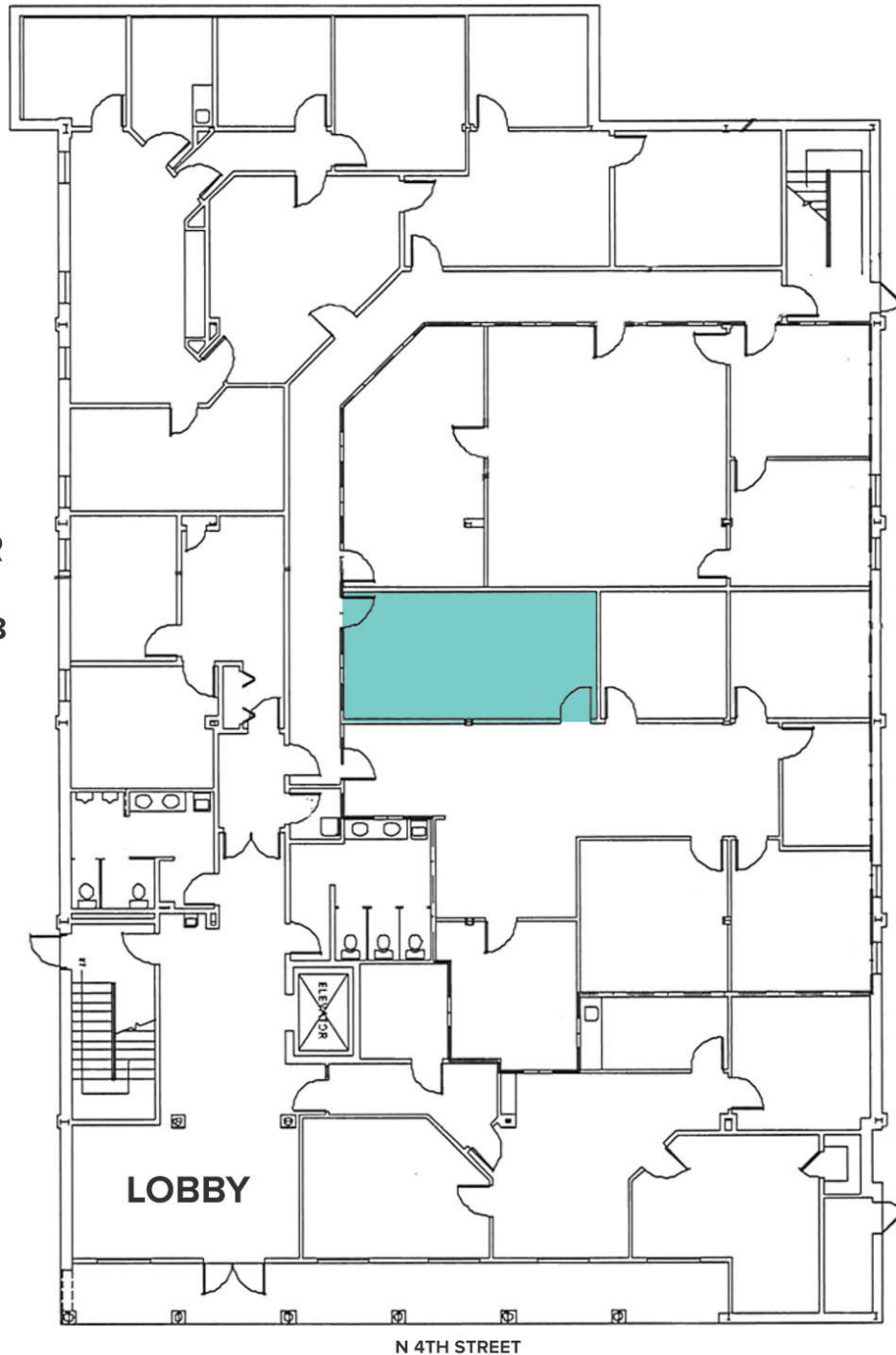
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# FLOORPLANS & AVAILABILITY - 1ST FLOOR

## 1ST FLOOR

 SUITE 128



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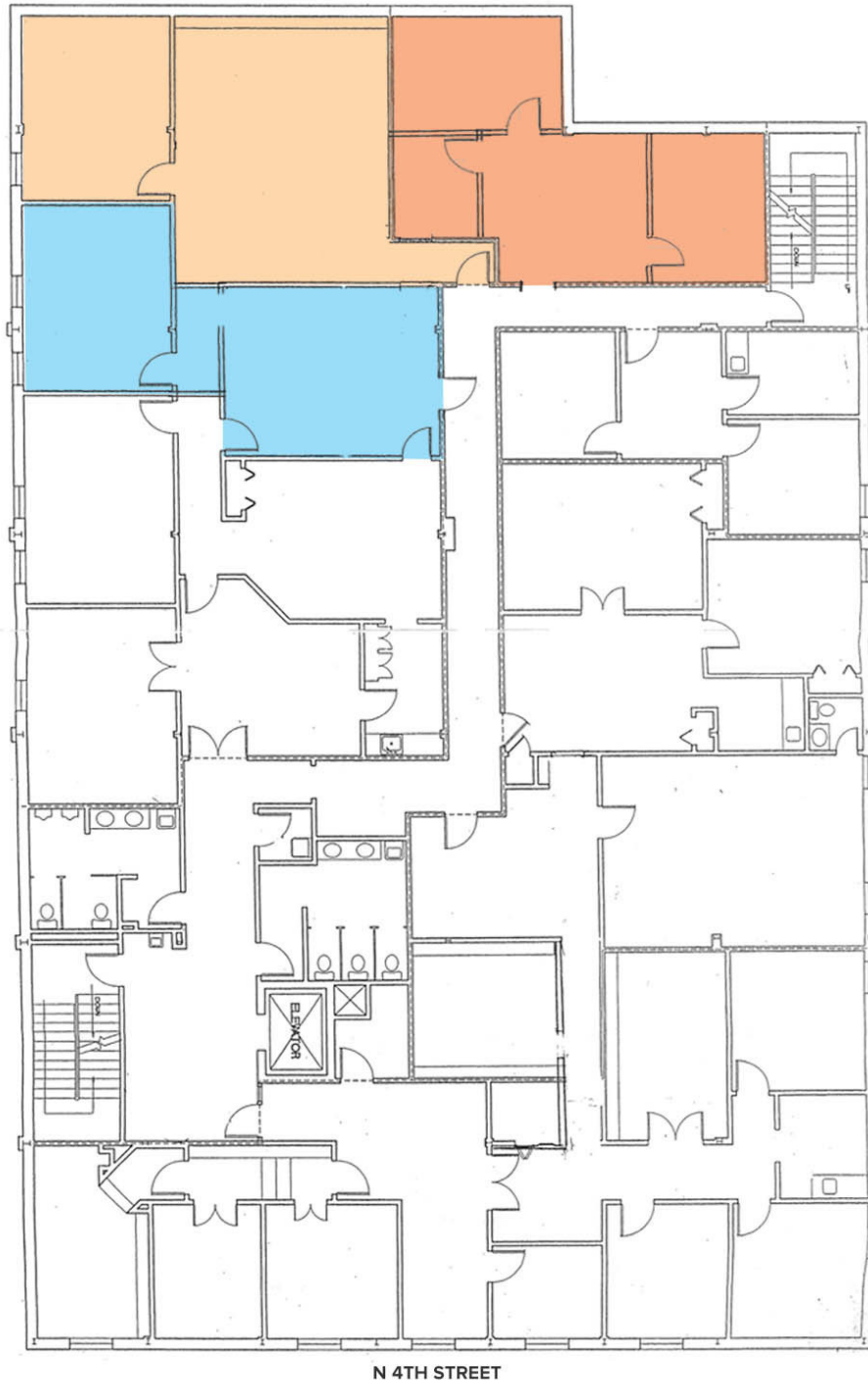
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# FLOORPLANS & AVAILABILITY - 2ND FLOOR

## 2ND FLOOR

-  SUITE 220
-  SUITE 260
-  SUITE 280



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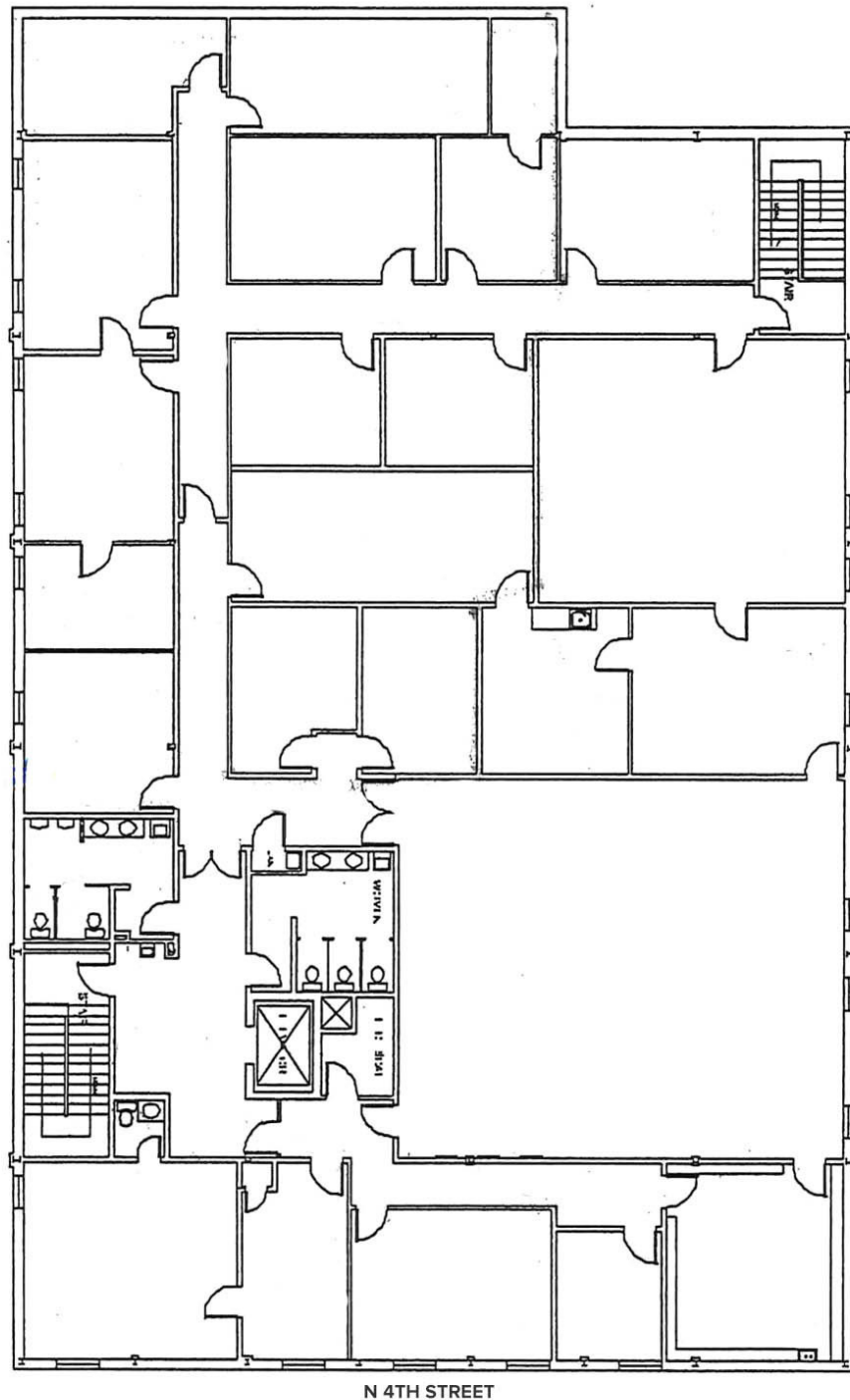
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# FLOORPLANS & AVAILABILITY - 3RD FLOOR

3RD FLOOR



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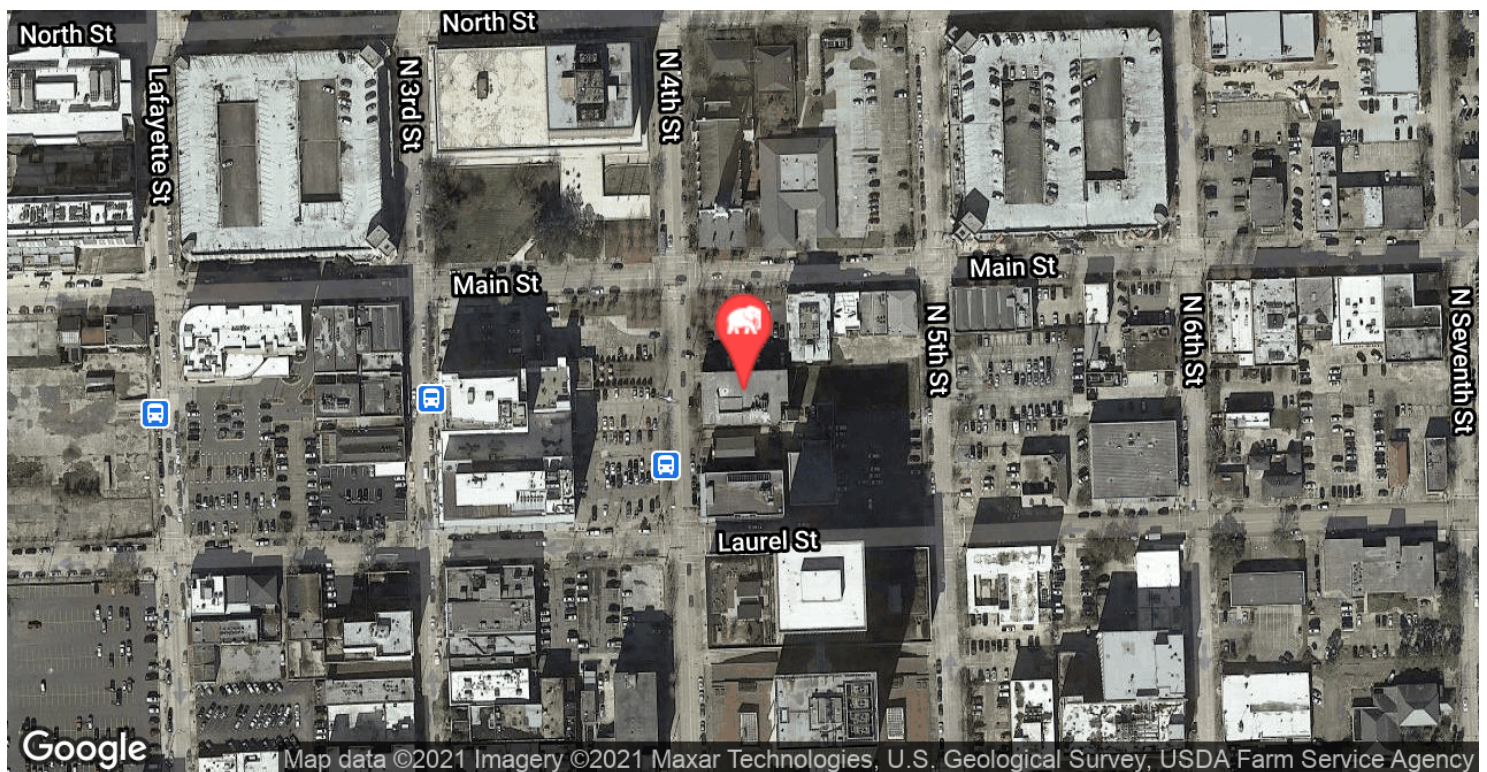
# SAMPLE SUITE INTERIOR PHOTOS

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# LOCATION MAPS



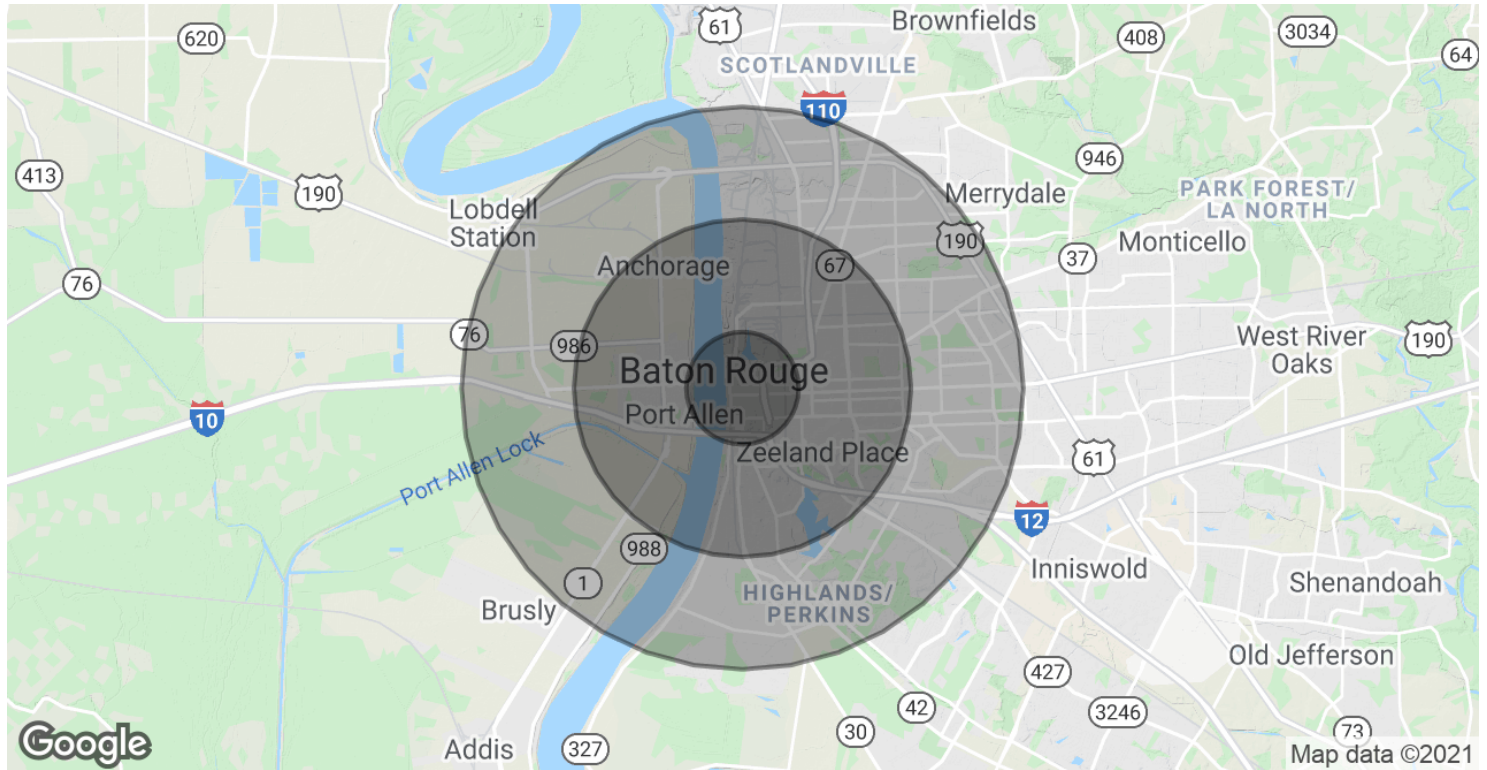
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,821	58,719	139,503
Average age	30.6	31.3	30.5
Average age (Male)	29.6	29.7	28.8
Average age (Female)	31.5	32.8	32.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,396	22,456	53,147
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,592	\$46,188	\$50,506
Average house value	\$102,133	\$166,033	\$220,441

\* Demographic data derived from 2010 US Census

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