



RATE REDUCED: 11TH FLOOR SUBLEASE IN ONE AMERICAN PLACE

301 MAIN ST BATON ROUGE, LA 70802



OFFERED: FOR SUBLEASE

LEASE RATE: \$1,288.63 PER MONTH (FULL SERVICE)

793 SF

- 11th Floor Suite - One American Place
- Perfect for Lawyer / Corporate Professional
- 1 Private Office + 1 Conference Room + Reception/Office Space + Utility/Breakroom
- Full Service Lease

CONTACT:

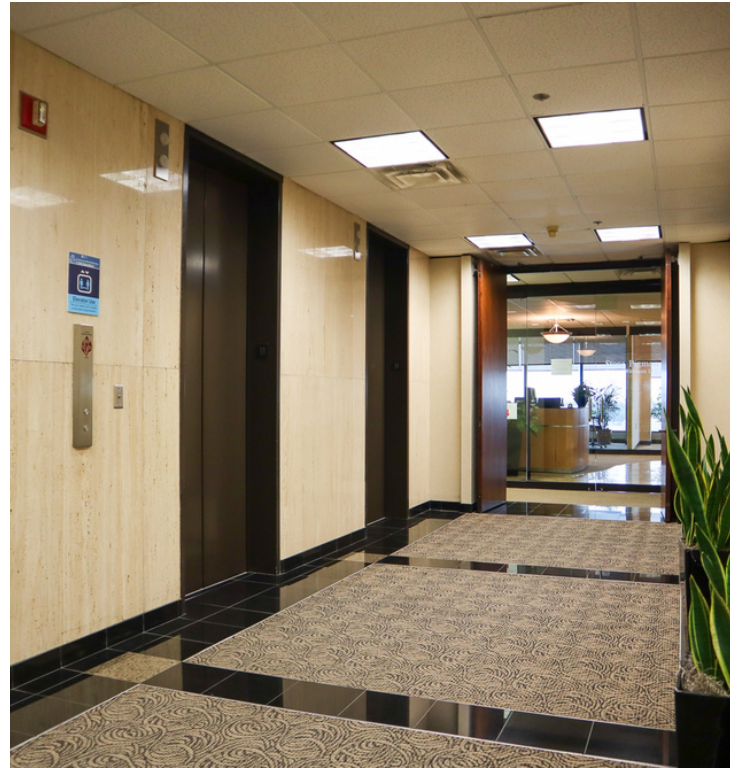
GEORGE BONVILLAIN, J.D.
225.659.8654

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



OFFICE SUITE SUMMARY

- Located on the 11th floor in one of Downtown Baton Rouge's premier high-rises.
- This suite consists of a reception area that can be used as a lobby and a workspace, a sizable conference room, one private office, and a utility/break room that could potentially be used as a workspace.
- Existing Lease Term through January 31, 2022. Longer term available

ONE AMERICAN PLACE

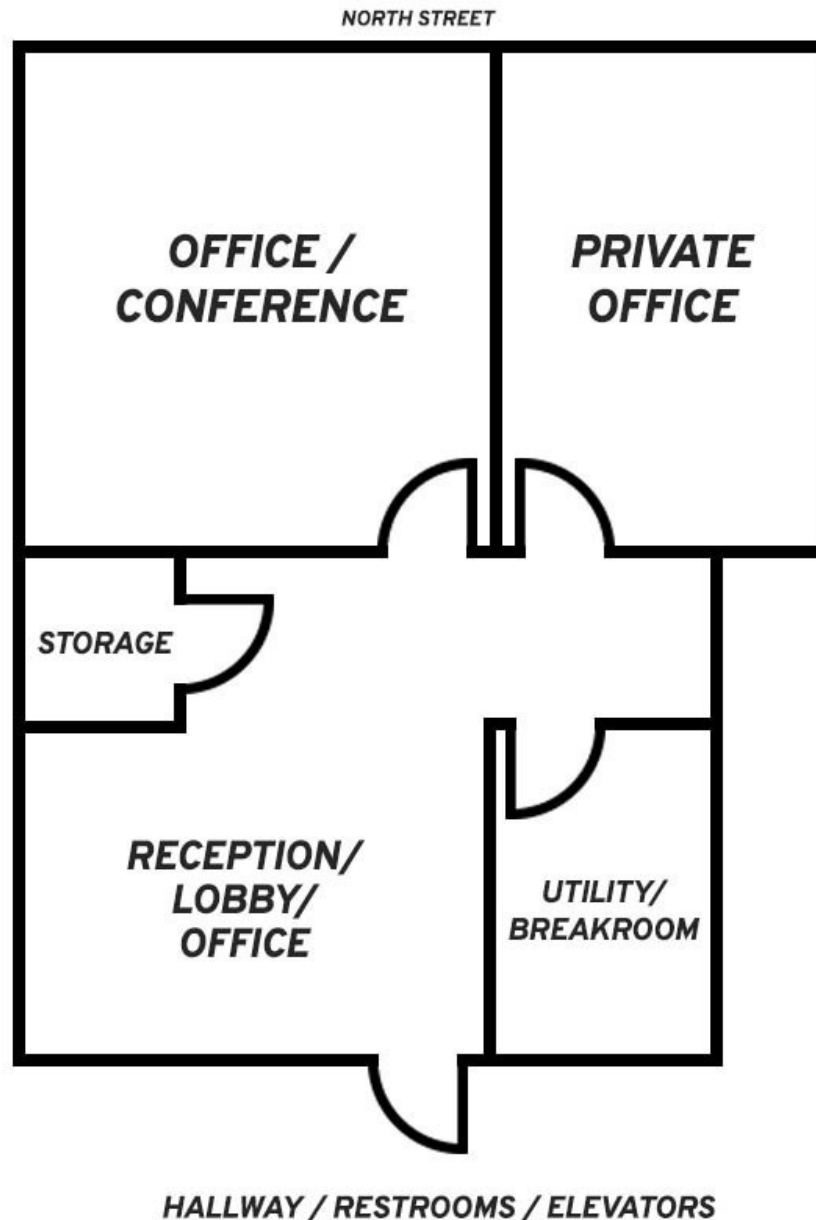
- One American Place is a 24 story Class A office building located in the heart of the CBD. The building provides on-site management, panoramic views, on-site courtesy guard, and covered parking. One American Place is in walking distance to state/local government and a variety of restaurants, hotels, and other amenities.

CONTACT:

GEORGE BONVILLAIN, J.D.
225.659.8654

FLOORPLAN

301 MAIN STREET - SUITE 1170 793 SQUARE FEET

**CONTACT:**

GEORGE BONVILLAIN, J.D.
225.659.8654

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.

OFFICE INTERIOR PHOTOS

**CONTACT:**

GEORGE BONVILLAIN, J.D.
225.659.8654

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.

LOBBY, RESTROOMS, ELEVATORS



CONTACT:

GEORGE BONVILLAIN, J.D.
225.659.8654

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.

ONE AMERICAN PLACE

**CONTACT:**

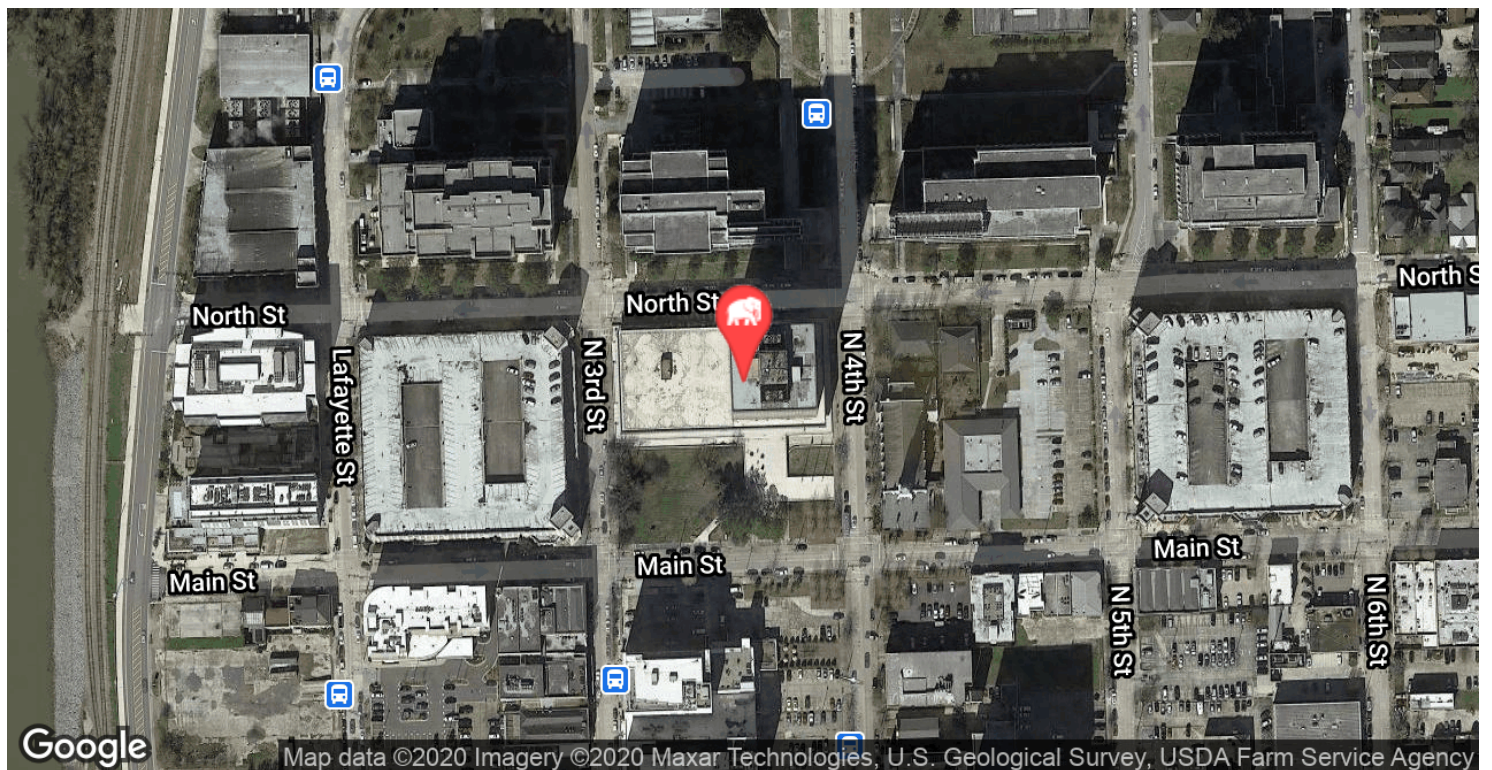
GEORGE BONVILLAIN, J.D.
225.659.8654

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.

LOCATION MAPS

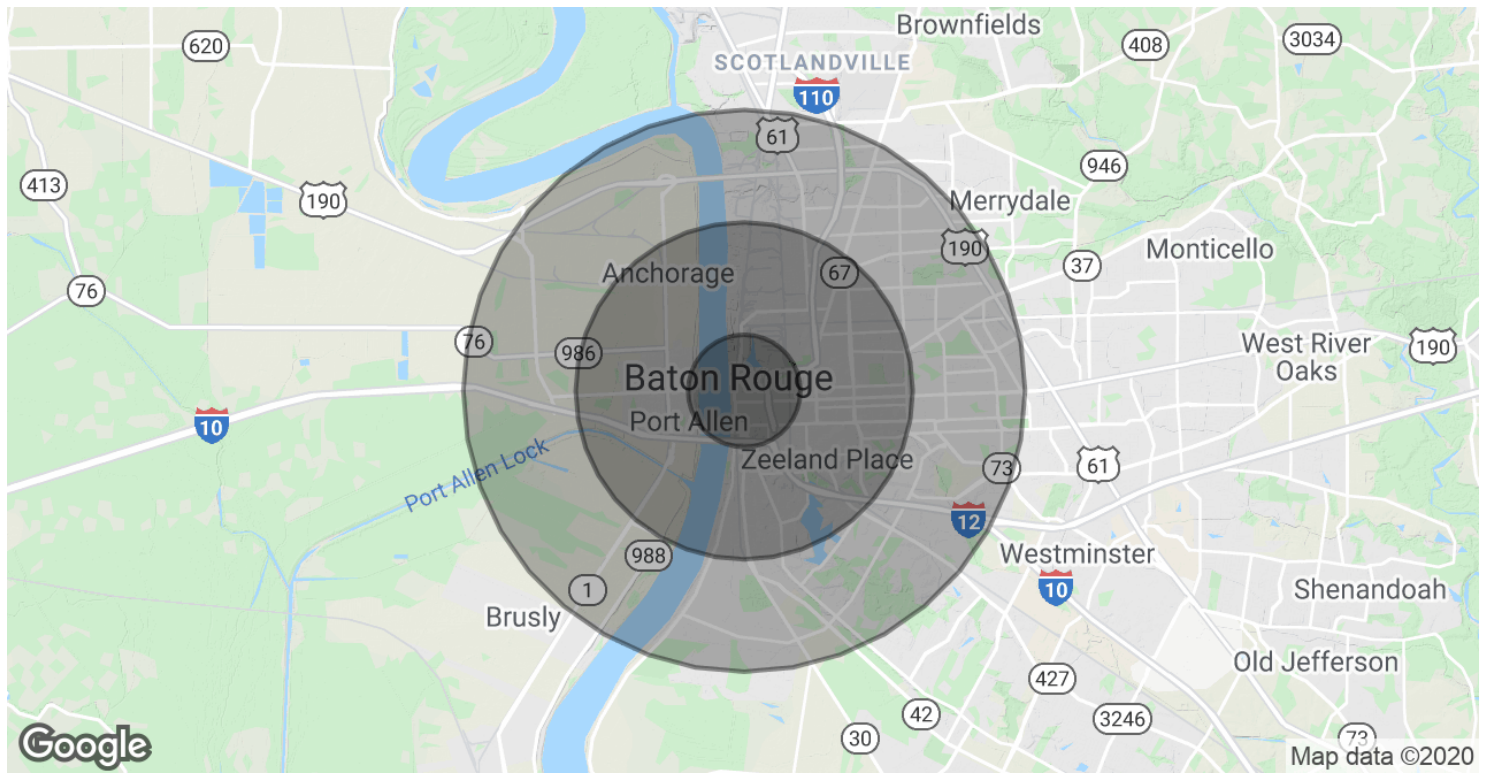
**CONTACT:**

GEORGE BONVILLAIN, J.D.
225.659.8654

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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,622	56,883	138,583
Average age	30.8	31.3	30.5
Average age (Male)	29.7	29.7	28.8
Average age (Female)	31.9	32.9	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,339	21,880	52,659
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,510	\$45,517	\$50,020
Average house value	\$102,738	\$162,698	\$216,686

* Demographic data derived from 2010 US Census

CONTACT:

GEORGE BONVILLAIN, J.D.
225.659.8654

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.