

Office Building For Sale

11745 Bricksome Ave.

11745 Bricksome Avenue , Baton Rouge, LA 70816



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For more information

Grey Hammett III

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Brooks Lawley

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For Sale

Office Suites Building

+/-2,047 SF | \$194,000

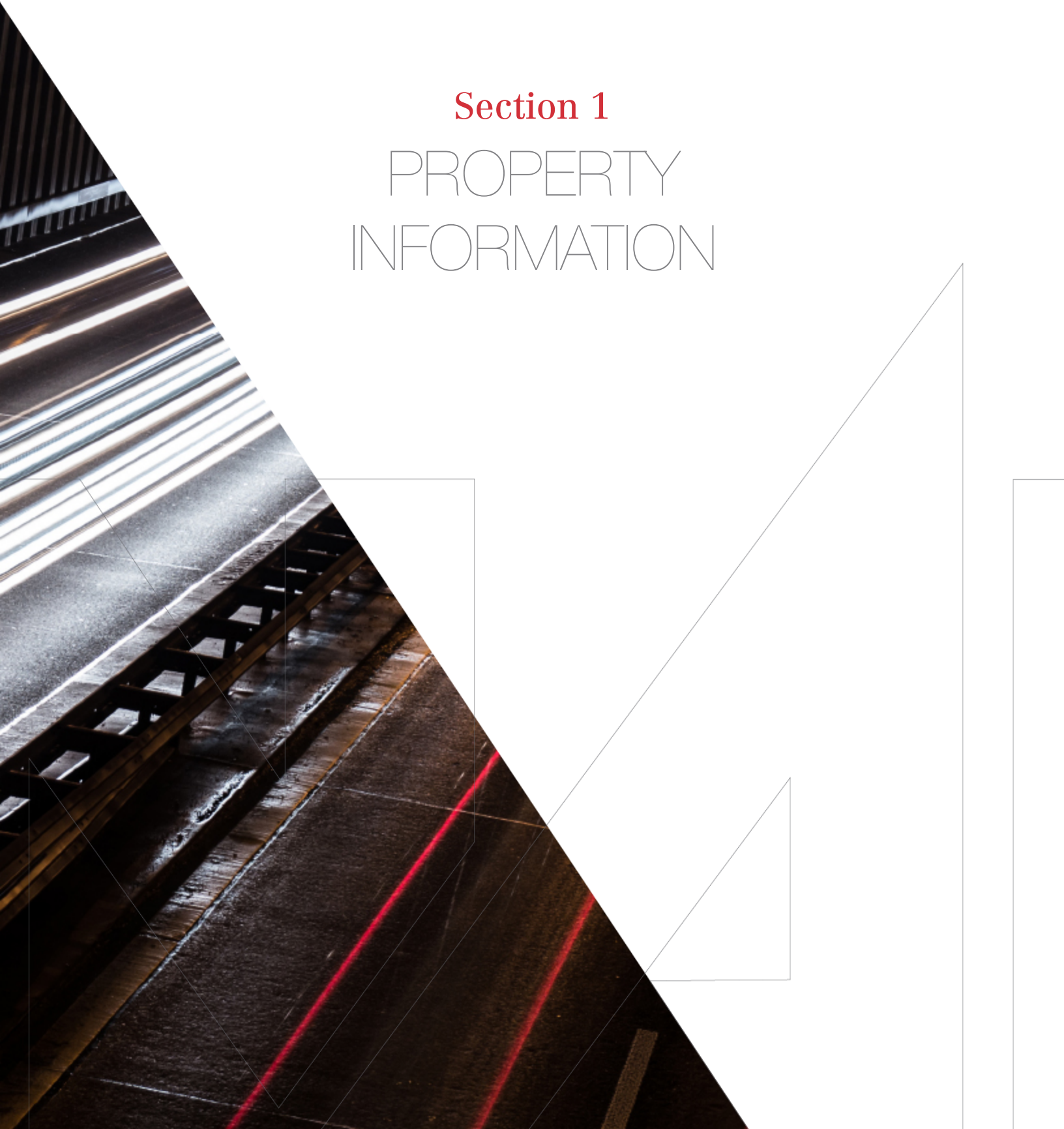
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Section 1

PROPERTY
INFORMATION





Property Overview

11745 Bricksome A-4 and A-3 for sale

A-3: (+- 800 SF) Single story with large common areas, closets, a kitchenette and bathroom

A-4: (+- 1050 SF) Two story featuring large private office upstairs with a reception area, large common area, closets, kitchenette, and bathroom.

Location Overview

Multiple office suites available on Bricksome Avenue

Located in quiet and peaceful office park off of South Sherwood

Convenient access to Airline Highway and I-12

SALE PRICE: **\$194,000**

BUILDING SIZE: **2,047 SF**

BUILDING CLASS: **B**

ZONING: **LC2**

Property Highlights

- Office suite for Sale
- Ample Parking
- Located near numerous restaurants
- Safe location
- Great location to Highways
- Located in quiet, peaceful office park off of Sherwood Blvd
- Large Private office upstairs with front reception/office, bathroom, kitchenette, and large conference room at the back of the suite
- 11745 Bricksome A-4 and A-3 for sale
- A-3: (+- 800 SF) Single story with large common areas, closets, a kitchenette and bathroom
- A-4: (+- 1050 SF) Two story featuring large private office upstairs with a reception area, large common area, closets, kitchenette, and bathroom.



Interior Photos

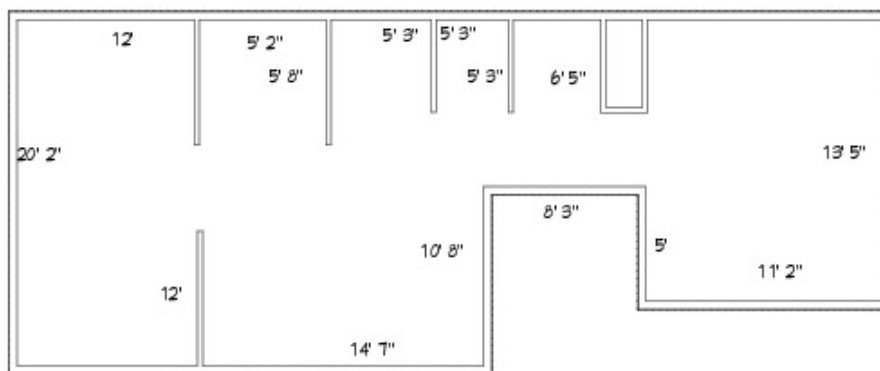


For Sale

Office Suites Building

A-3 FLOOR PLAN

Bricksome A-3



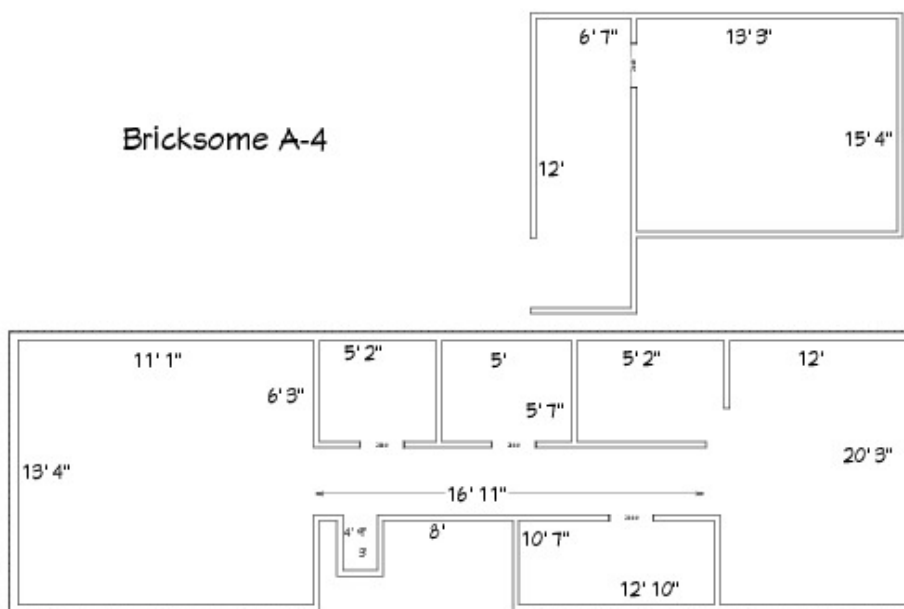
LIVING AREA
1193 sq ft

For Sale

Office Suites Building

A-4 FLOOR PLANS

Bricksome A-4

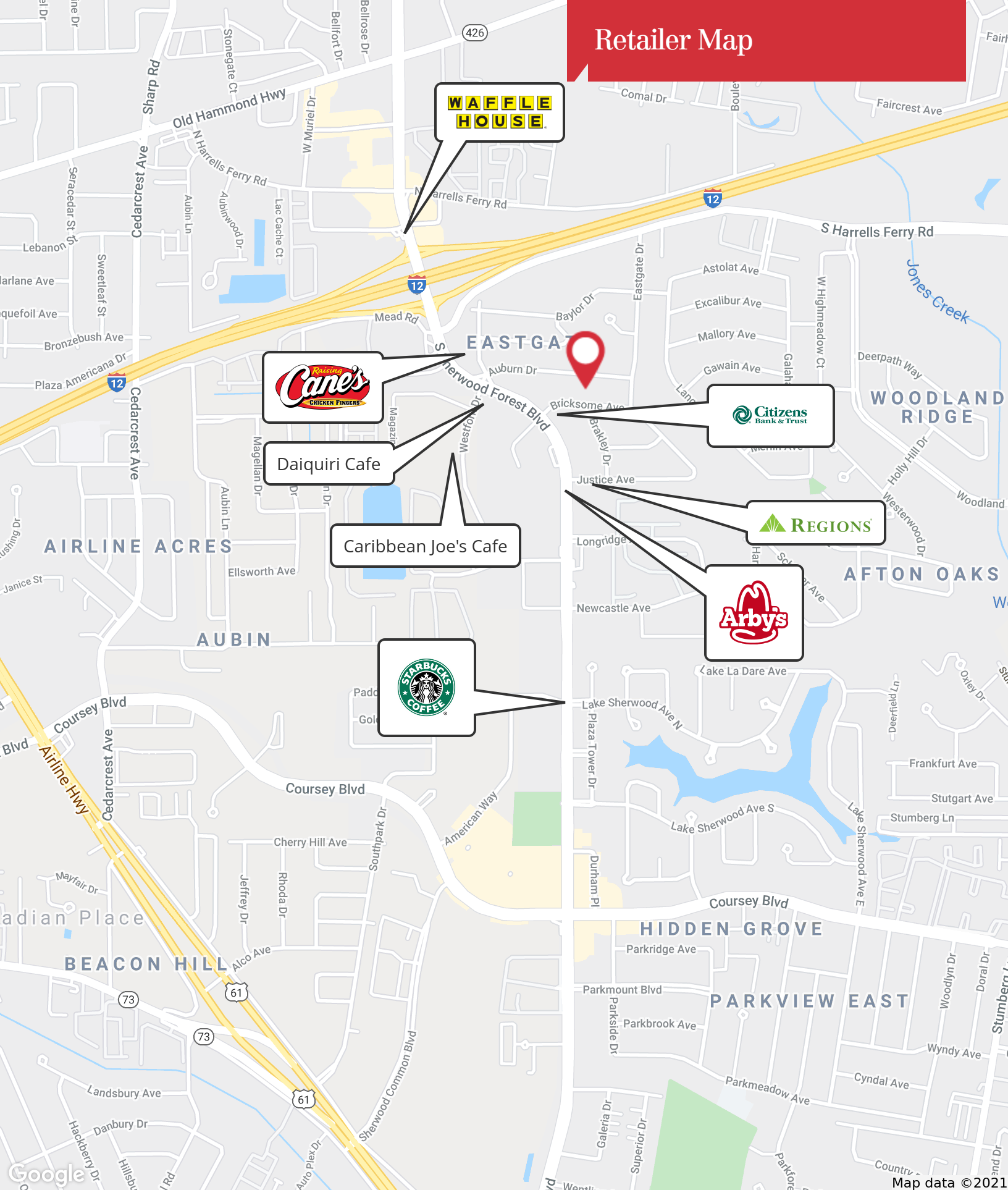


Section 2

LOCATION
INFORMATION



Retailer Map



Map data ©2021

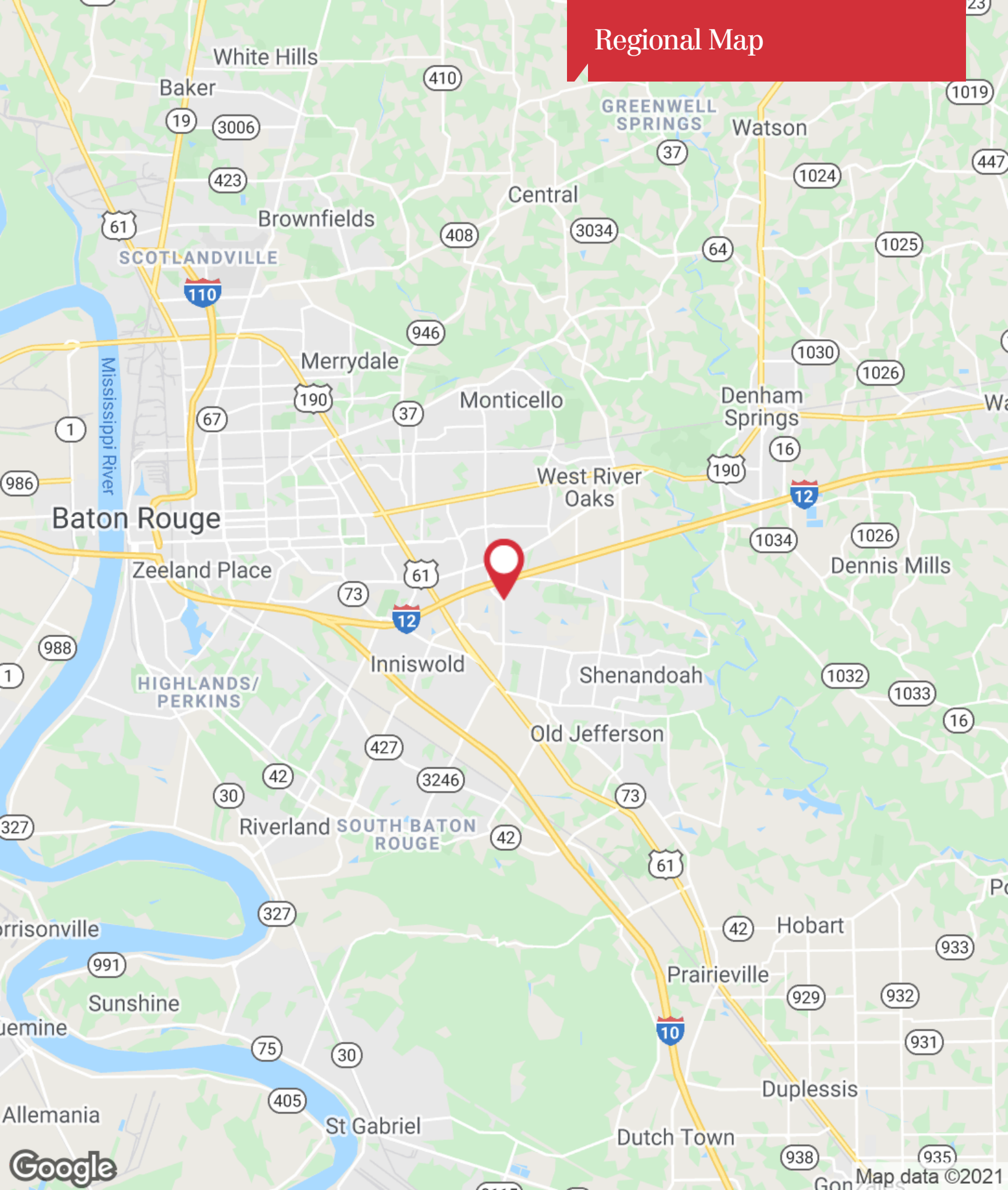
1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Location Maps



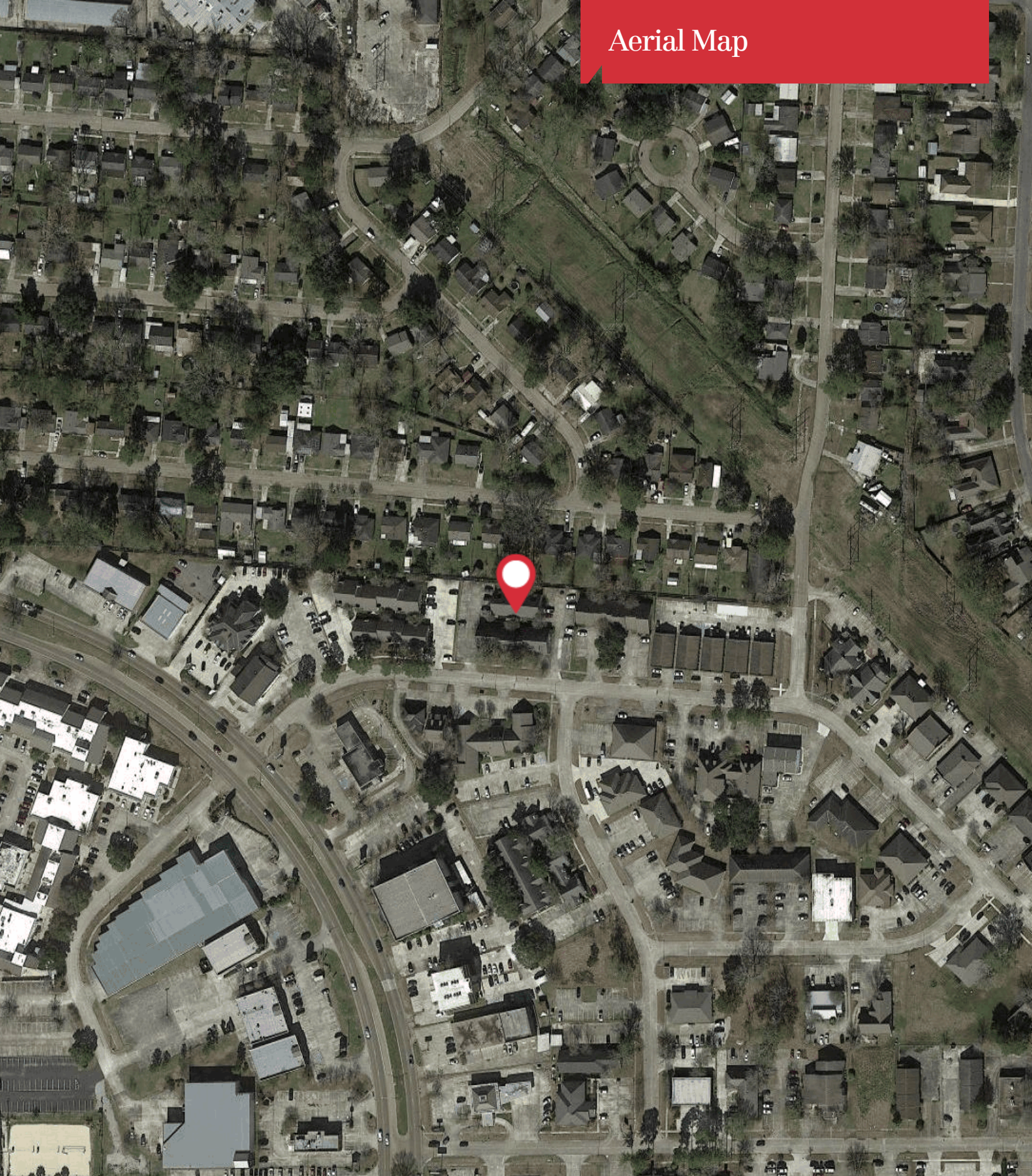
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Regional Map



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Aerial Map



Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

NAILatter&Blum

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SUMMARY

31,504

Population

37.4

Median Age

2.6

Average Household Size

\$51,966

Median Household Income

4,203

Renter Occupied
Housing Units

7,931

Owner Occupied
Housing Units

BUSINESS



1,304

Total Businesses



20,409

Total Employees



\$55,765

Average
Disposable Income



\$80,979

Median Net Worth

EDUCATION

11%

No High School Diploma



38%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



56%

White Collar



27%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



Property Overview

Baton Rouge is the capital city of Louisiana and is the second largest city in the state with a population of 227,715 people. As the capital city, Baton Rouge is Louisiana's political hub, but it is also one of the major industrial, chemical, medical, research, and technology employers in the south. The city's top employers include the State of Louisiana, Turner Industries, Exxon-Mobil, CB&I and JP Morgan Chase. Also, Baton Rouge is only 81 miles northwest of New Orleans, Louisiana's largest city. New Orleans is a major port city that is considered to be a commercial hub that contributes to the economic success in Baton Rouge. Baton Rouge also has a strong art and theater presence. The city has an expanding visual arts scene with a collection of different venues. The most popular of those venues is the Shaw Center of the Arts and the LSU Museum of Art.

The city of Baton Rouge is home to the well renowned Louisiana State University ("LSU"). LSU is a public coeducational university and the largest university in Louisiana with an enrollment of over 30,000 students. While being a highly-rated academic university, LSU is also a major football school. The university has the sixth largest stadium in the country, holding 102,321 people. Fans from all over the country sell out the stadium every Saturday during the season, creating an influx of people traveling to Baton Rouge every fall.

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GREY HAMMETT III

Commercial Sales and Leasing

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BROOKS LAWLEY

Commercial Sales and Leasing

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GREY HAMMETT III

Commercial Sales and Leasing

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Direct: 225.295.0800 | Cell: 225.588.4343

PROFESSIONAL BACKGROUND

Grey Hammett III is a Baton Rouge native. With a family deeply rooted in Baton Rouge real estate, it comes as no surprise that Grey has found his niche in the local market. Grey has worked in many roles of commercial real estate, including serving as developer, property investor, to commercial listing agent. Grey is married to Elizabeth Hammett and resides in Baton Rouge with their two boys.

Following his undergraduate studies at Ole Miss, Grey returned to Baton Rouge, working in business development and sales for a national internet retailer. In 2011, he shifted gears and began his career in the commercial real estate industry, where he joined a local commercial firm in Baton Rouge that serviced the Louisiana Gulf Coast.

Grey later moved to NAI Latter & Blum Commercial Real Estate, a move that grew his team into a statewide presence. Grey's familiarity with leasing, development, and construction allows him to meet his clients with tenured advice and clear answers.

As a Licensed Real Estate Agent, Grey prides himself on being available to his clients at all times of day. This has opened up his service to many repeat clients and longstanding relationships. From guiding potential buyers through investment deals and lease negotiations, Grey has a demonstrated history of skilled service. Grey and his team are looking forward to working both new and familiar contacts.

Expertise & Strengths:

- Commercial Sales
- Commercial Leasing
- Lease Negotiations
- Tenant Build Out
- Development Consultation
- Property Asset Management
- Commercial Real Estate Investment
- Property Management

EDUCATION

University of Mississippi
Bachelor of Science – 2008

NAI Latter & Blum
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BROOKS LAWLEY

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PROFESSIONAL BACKGROUND

Brooks Lawley was born and raised in Houston, Texas and is a true southern woman even though she graduated from the University of Southern California. Within six months of moving to Baton Rouge, she joined NAI Latter & Blum commercial and sales division under the Hammett Group and immediately became an active member of the Baton Rouge community with a mission to help develop it to be the most exciting, safe, and profitable place it can be. Through her experiences, she has developed a keen eye for the details and has seen firsthand what it means to go the extra mile. As a true entrepreneur at heart, she knows the value in connecting with each individual is equally as significant as delivering quality services. Brooks stays up to date with market trends and networks with other real estate professionals through various platforms, most notably through her local and national charitable involvement.

EDUCATION

Memorial Senior High School, Houston, Texas, 2003-2007

University of Southern California, 2007-2011

MEMBERSHIPS

- Creator and past president of the P.E.A.C.E Foundation
- Member of The Great Americans Shoot
- Member of The Del Mar Turf Club
- Board member of Ducks Unlimited Sponsor Banquet
- Member of NRA
- Member of CCA Baton Rouge and Texas
- Member of Baton Rouge Delta Waterfowl
- Junior League
- Houston Live Stock and Rodeo Member
- Member of Ducks Unlimited Baton Rouge and Houston
- Member of Texas Wildlife Association
- Member of Safari Club International
- Member of The Wild Turkey Federation
- Sitka Gear Women's Whitetail and Waterfowl
- Member Of CAEF: The Capital Area Law Enforcement Foundation

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