

# FOR SALE

## Cordova Square

- Landmark office building in downtown Baton Rouge fronting on Government Street with on-site parking and easy access to and from the interstate
- Completely renovated with interior systems and finishes by Kevin Harris Architects and Bani Carville to meet the demands of the 21 century
- Building is leased to multiple tenants with additional space available for tenants or owner/occupant
- Great opportunity for an owner/investor to take advantage of an architectural gem

**For Additional Information  
Contact:**

**George Kurz**



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Licensed in Louisiana

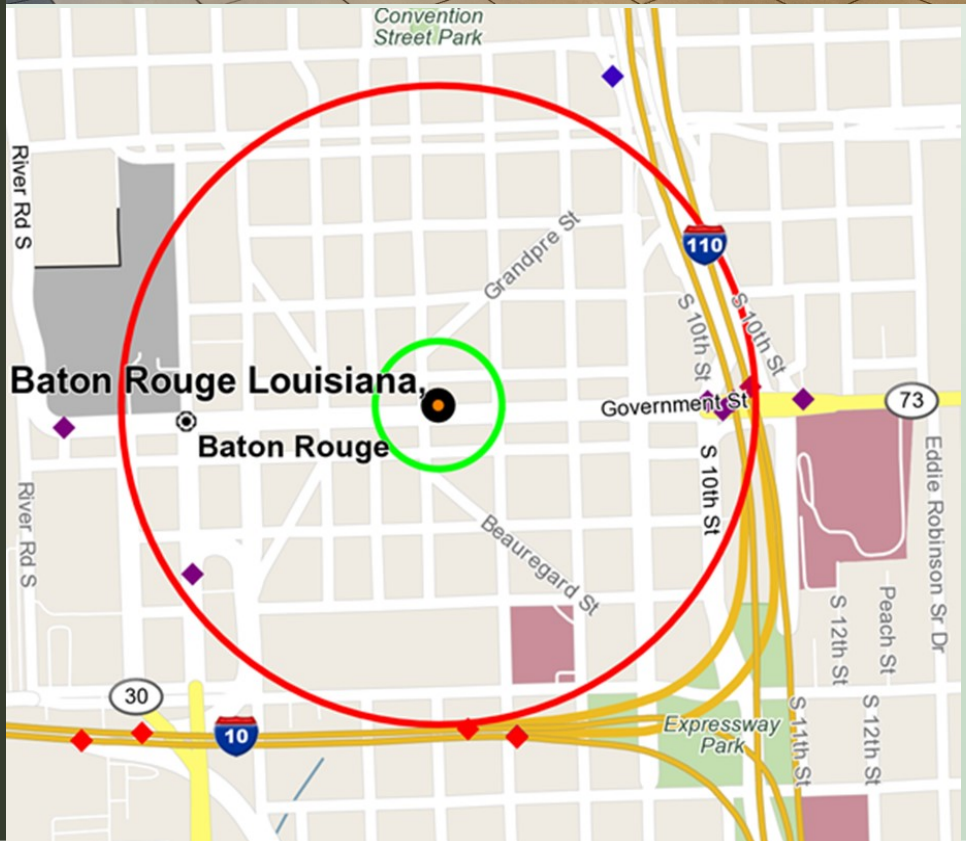


# Property Information

- 721 Government St.  
Baton Rouge, LA
- Lot Size : .9 Acres
- Gated parking
- Lease Rate: \$21/sf
- Full service lease
- Available For Sale at  
\$3,3000,000.00
- Financials available  
upon registration



# Traffic Count



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# Demographics

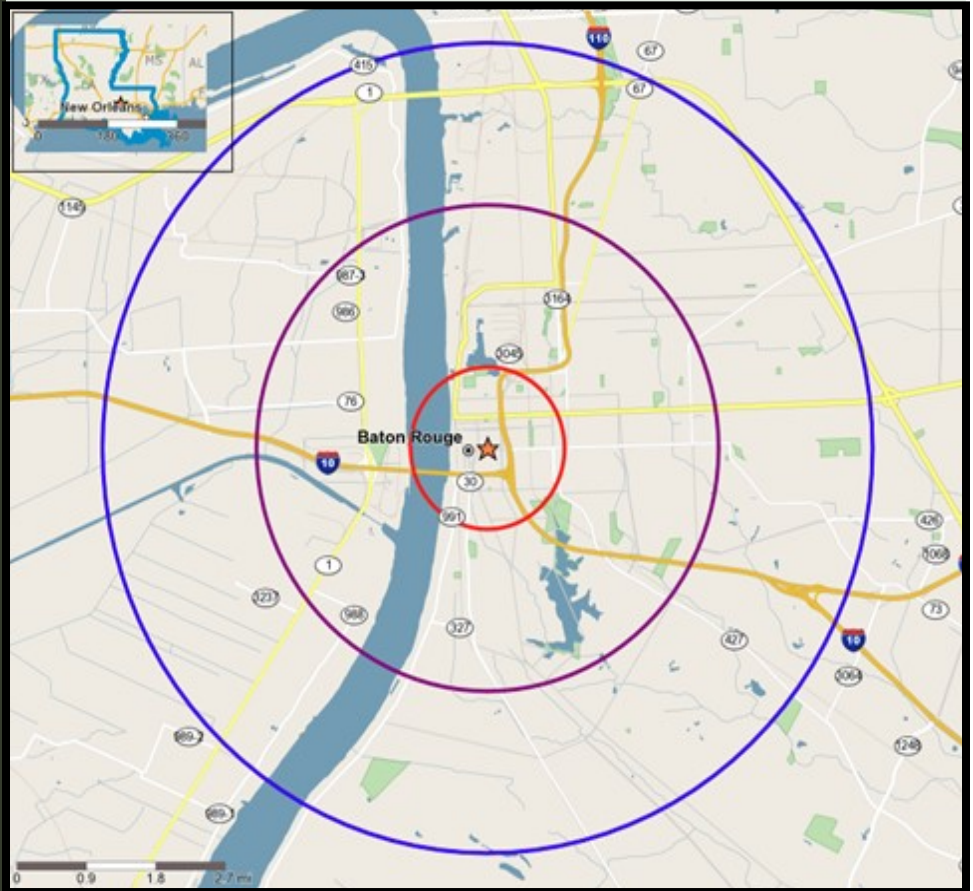
## Population Demographics

	2000		2010		2019		2024		Percent Change	
	Census	%	Census	%	Estimates	%	Projections	%	2000 to 2010	2019 to 2024
Total Population	141,291		141,840		144,212		146,739		0.4%	1.8%
Population Density (Pop/Sq Mi)	1,800.07		1,763.10		1,837.29		1,869.48		-2.1%	1.8%
Total Households	55,930		58,015		58,939		60,320		3.7%	2.3%

## Population by Gender:

Male	66,974	47.4	68,442	48.3%	69,363	48.1%	70,676	48.2%	2.2%	1.9%
Female	74,316	52.6	73,398	51.8%	74,850	51.9%	76,063	51.8%	-1.2%	1.6%

- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5



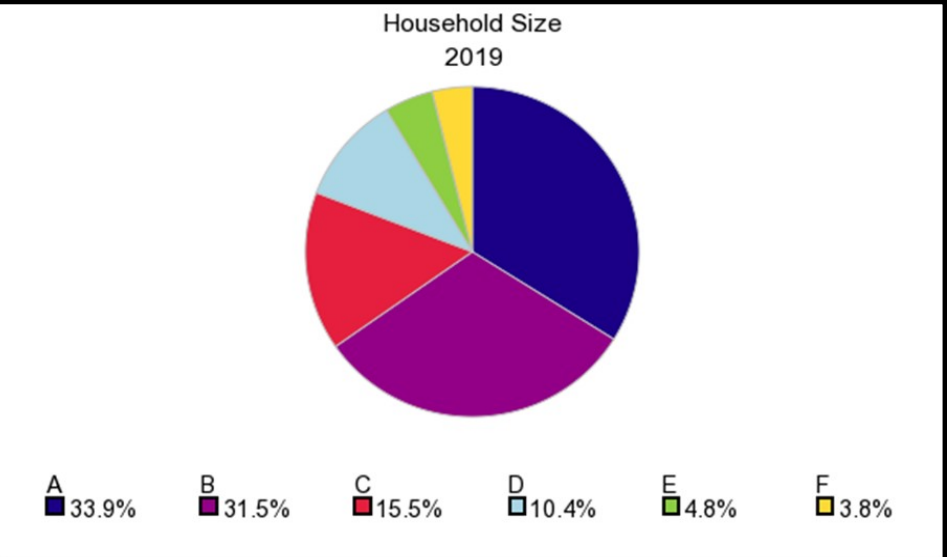
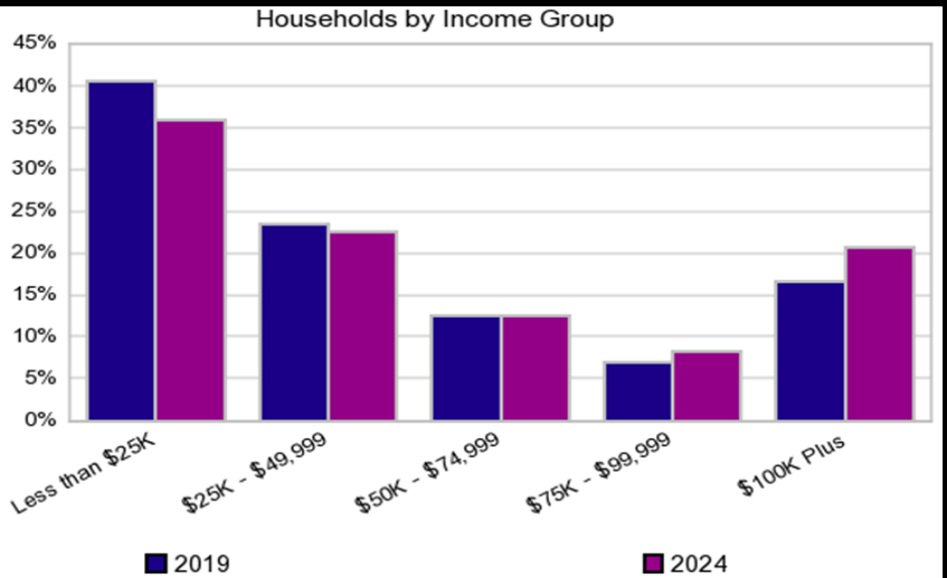
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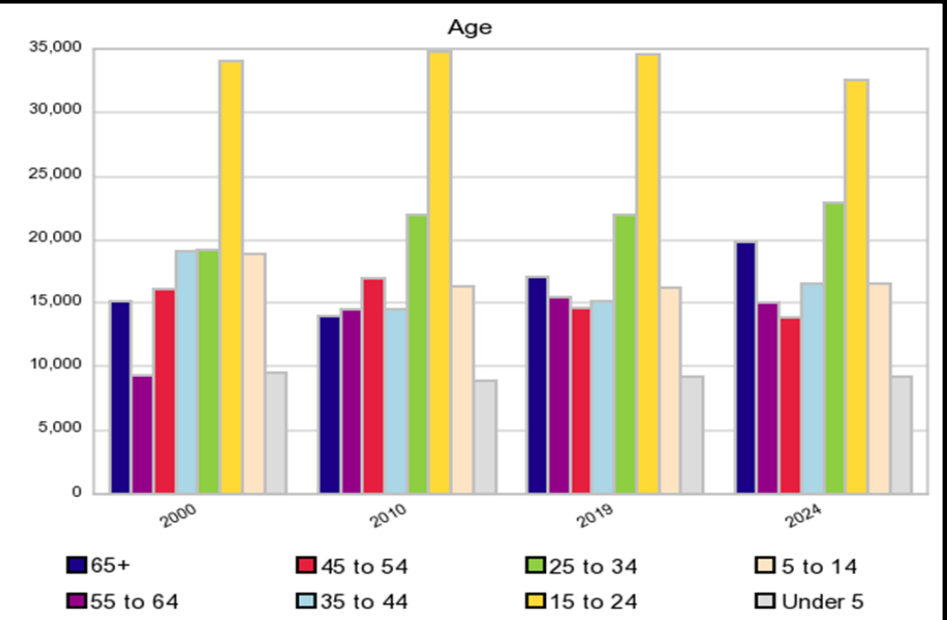


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# Demographics



A: 1 Person per Household    C: 3 People per Household    E: 5 People per Household  
 B: 2 People per Household    D: 4 People per Household    F: 6+ People per Household



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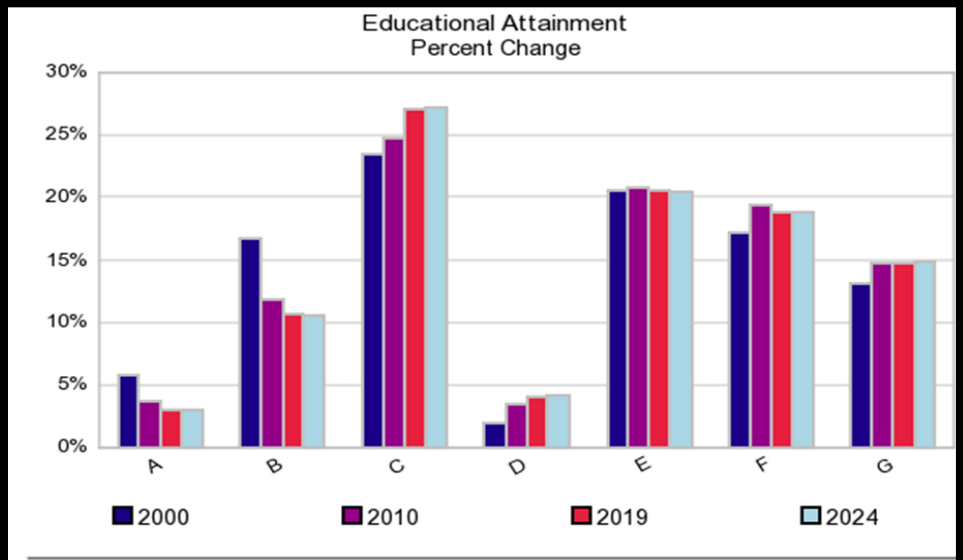
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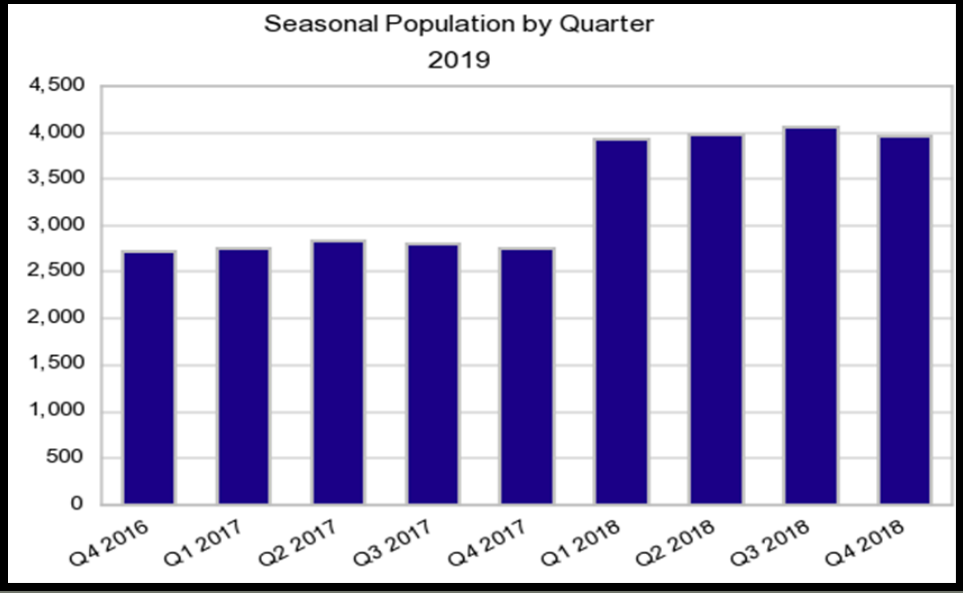
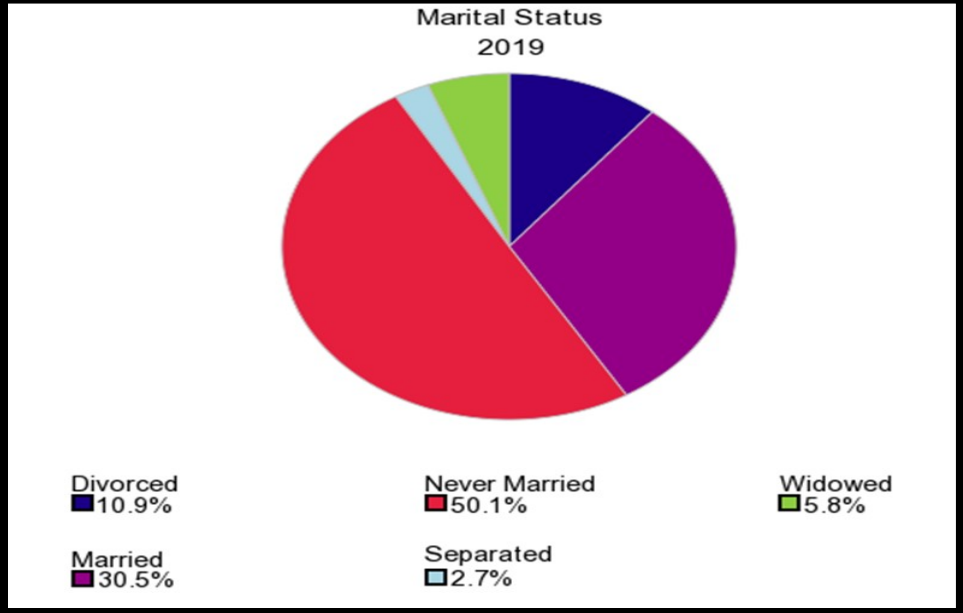
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# Demographics



A: Grade K - 8                      D: Associates Degree                      G: Graduate Degree  
 B: Grade 9 - 11                      E: Some College  
 C: High School Grad                      F: Bachelors Degree



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# Demographics

## Employment

	2000 Census		2010 Census		2019 Estimates		2024 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2019 to 2024
Total Population 16+	111,000		114,992		117,173		119,229		3.6%	3.7%
Total Labor Force	68,240	61.5%	75,386	65.6%	71,777	61.3%	72,503	60.8%	10.5%	1.0%
Civilian, Employed	61,702	90.4%	68,186	90.5%	66,433	92.6%	67,069	92.5%	10.5%	1.0%
Civilian, Unemployed	6,448	9.5%	6,915	9.2%	5,028	7.0%	5,100	7.0%	7.2%	1.4%
In Armed Forces	89	0.1%	285	0.4%	316	0.4%	335	0.5%	218.8%	6.0%
Not In Labor Force	42,759	38.5%	39,606	34.4%	45,396	38.7%	46,726	39.2%	-7.4%	2.9%
% Blue Collar	21,813	35.3%	29,178	42.8%	28,094	42.3%	28,283	42.6%	33.8%	0.7%
% White Collar	39,919	64.7%	39,008	57.2%	38,340	57.7%	38,785	58.4%	-2.3%	1.2%

## Housing Unit

	2000 Census		2010 Census		2019 Estimates		2024 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2019 to 2024
Total Housing Units	62,151		64,732		66,868		68,613		4.2%	2.6%
Total Occupied Housing Units	n/a	n/a	58,015	89.6%	58,939	88.1%	60,320	87.9%	n/a	2.3%
Owner Occupied: Owned with a mortgage or loan	n/a	n/a	15,674	27.0%	14,424	24.5%	14,667	24.3%	n/a	1.7%
Owner Occupied: Owned free and clear	n/a	n/a	9,443	16.3%	11,003	18.7%	11,471	19.0%	n/a	4.2%
Renter Occupied	n/a	n/a	32,898	56.7%	33,512	56.9%	34,182	56.7%	n/a	2.0%
Vacant	6,221	10.0%	6,717	10.4%	7,930	11.9%	8,293	12.1%	8.0%	4.6%

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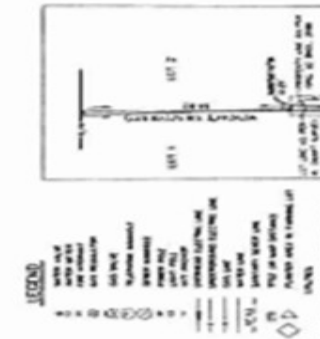
**MOBILITY MAP**  
 The location of the site is shown in the vicinity map. The site is located at the intersection of Government Street and Joseph Street.

**Reference Map**  
 The site is located in the Parish of East Baton Rouge, Louisiana. The site is located in the Parish of East Baton Rouge, Louisiana. The site is located in the Parish of East Baton Rouge, Louisiana.

**SEPARATE OF PARTS, LEFT**  
 A 1/4 acre parcel of land is shown in the vicinity map. The site is located in the Parish of East Baton Rouge, Louisiana. The site is located in the Parish of East Baton Rouge, Louisiana.



**SEPARATE OF PARTS, RIGHT**  
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**MAP SHOWING SURVEY OF LOTS 2 THROUGH 4, AND A PORTION OF LOT 1 SQUARE 51 NORTH AND LOT C AND LOT D, SQUARE 52 BEAUREGARD TOWN, SECTION 49, TOWNSHIP 7 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST ROUGE PARISH, LOUISIANA FOR BEAUREGARD TOWN PROPERTIES, L.L.C.**

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**Kurz & Hebert**  
**COMMERCIAL REAL ESTATE, INC.**  
 925-0600

# Site Plan

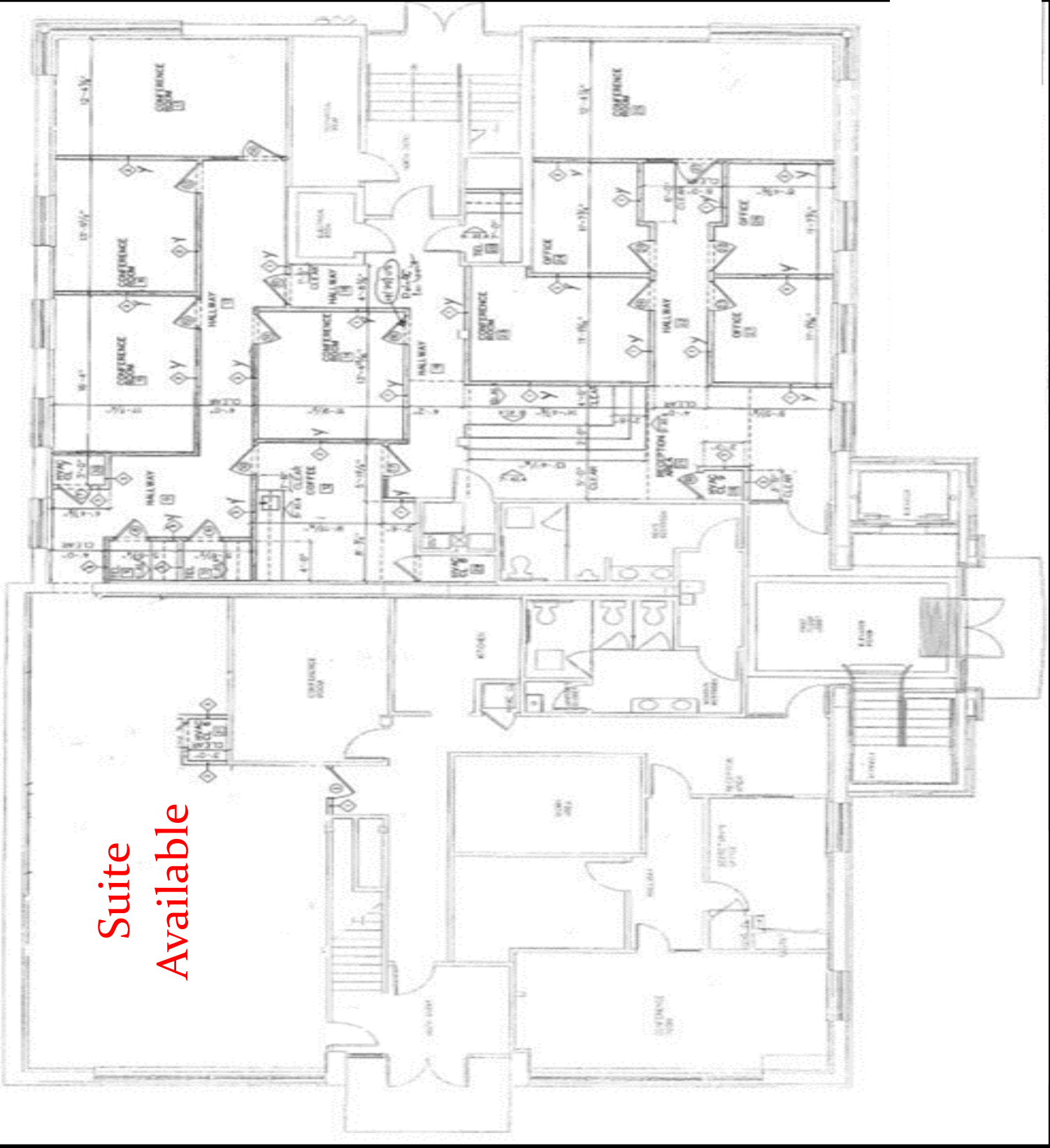
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**GRAPHIC SCALE**  
 0 100 FEET



**MOBILITY MAP**  
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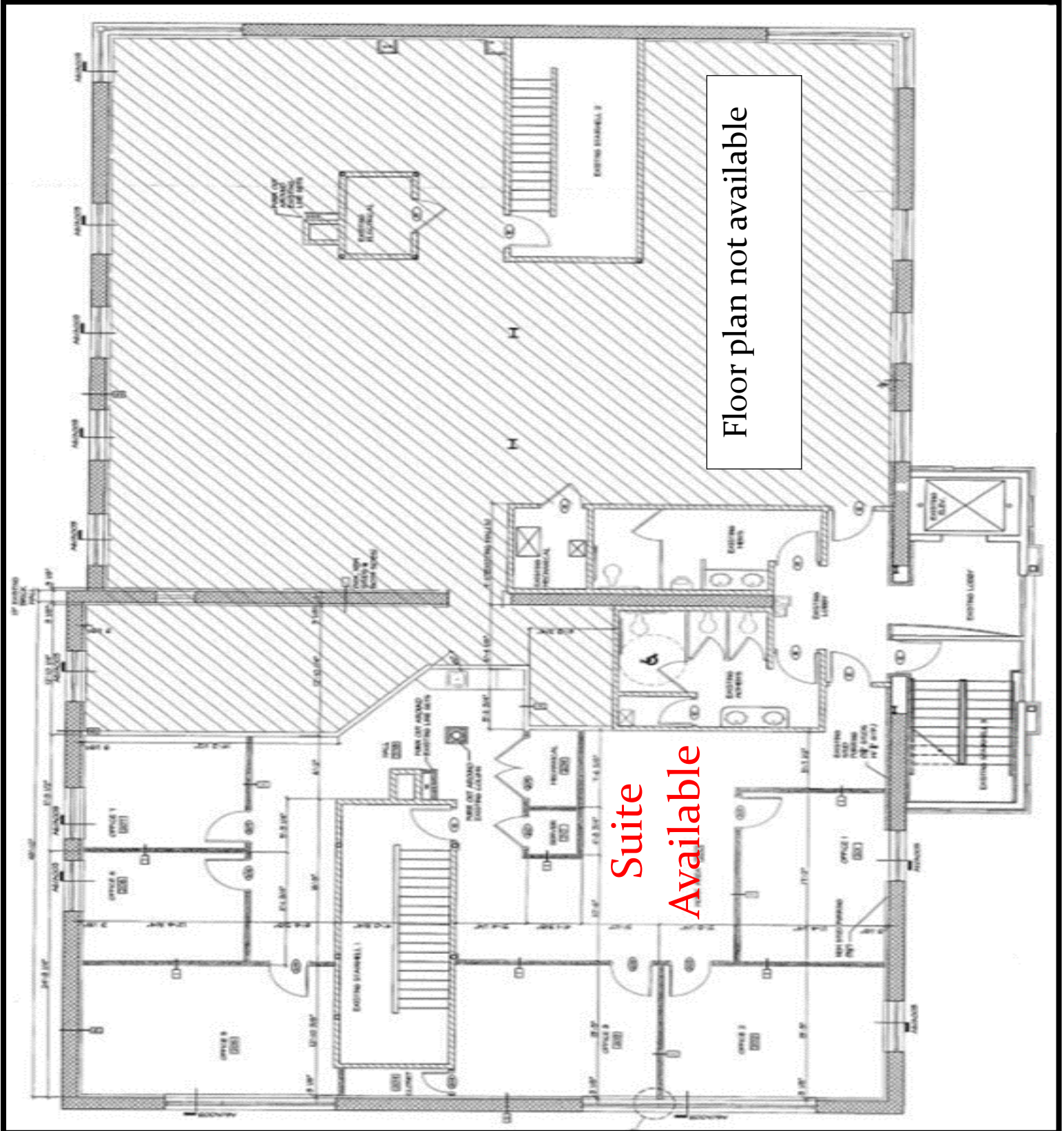


Suite  
Available

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## Ground Floor : Suites 101, 102, & 103

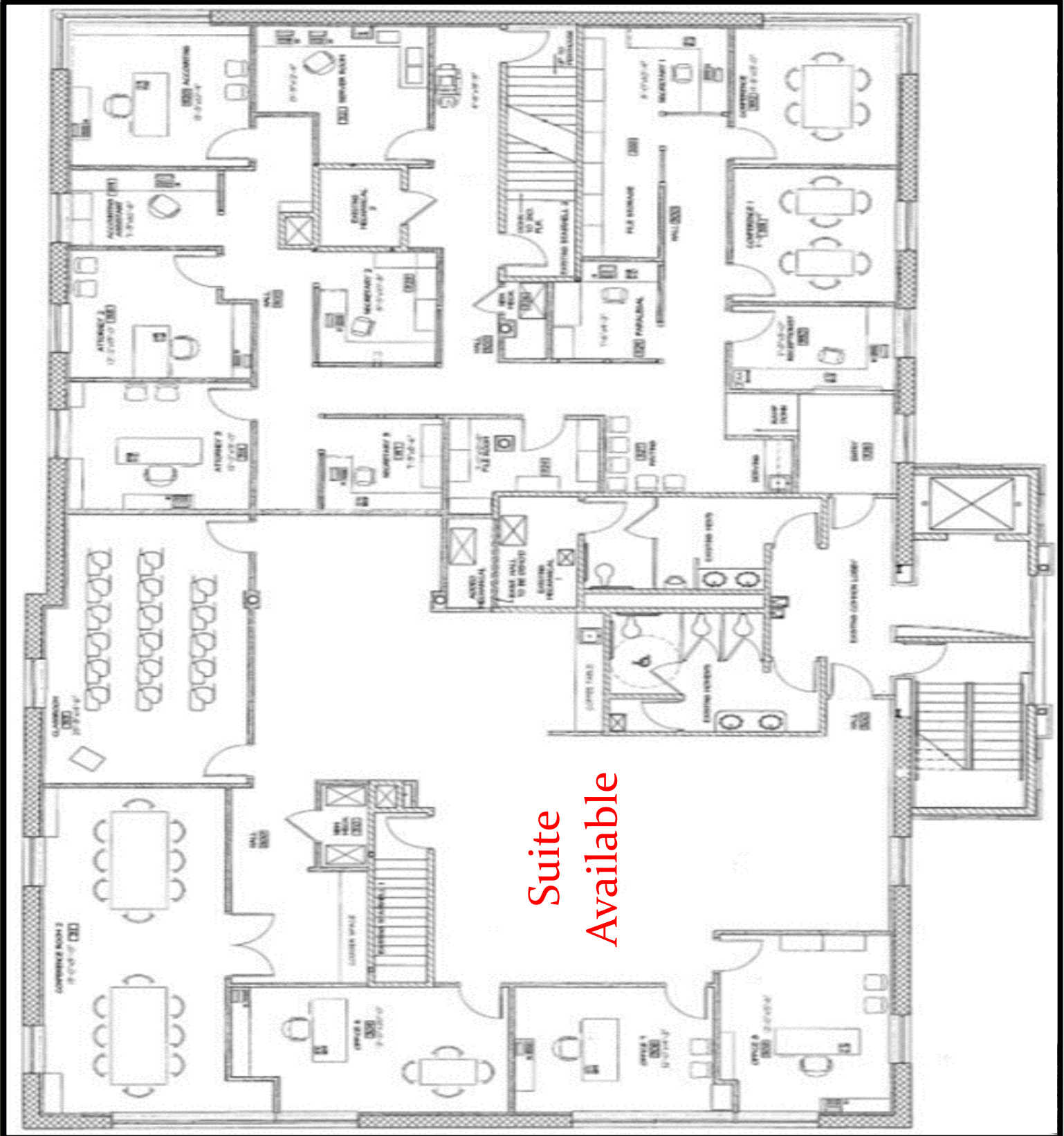
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## Second Floor : Suites 200 & 202

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## Third Floor : Suites 301 & 302

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# 721 Government Street

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## Multiple Spaces Available

### Leasing Information

- Faces Government Street with exterior entrance separate from the main building lobby located to the side
- Located near WAFB TV , WYPY FM, & McDonald's
- 1,349 sf (possible retail)
- 1,497 sf (office)
- 3,968 sf (office)
- Monthly Rent: \$21.00/sf
- Full service building

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We know the market. The market knows us.

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