

FOR LEASE

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



225.925.0600
George@kurzhebert.com
www.kurzhebert.com
7910 Wrenwood Blvd.
Suite D
Baton Rouge, LA 70809
Licensed in Louisiana

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

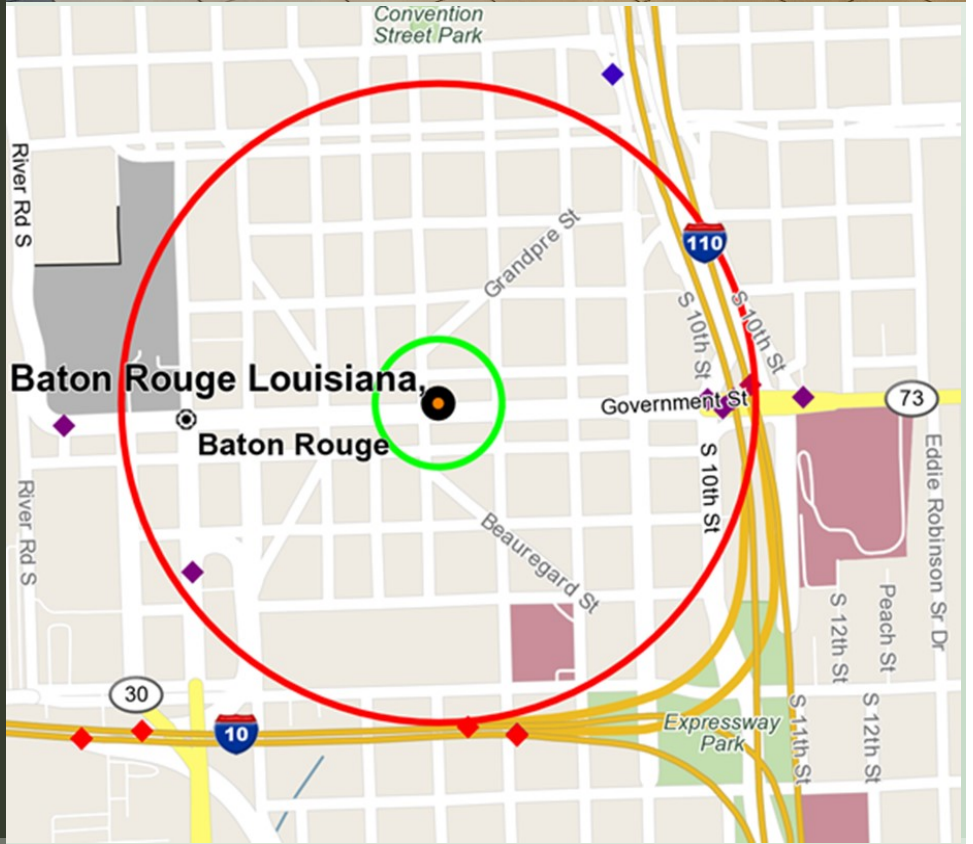
Property Information

- 721 Government St.
Baton Rouge, LA
- Lot Size : .9 Acres
- Gated parking
- Lease Rate: \$21/sf
- Full service lease



Traffic Count

	Traffic Count - High (Above 41,500)
	Traffic Count - Above Average (13,750 to 41,500)
	Traffic Count - Average (4,600 to 13,750)
	Traffic Count - Below Average (1,525 to 4,600)
	Traffic Count - Low (Below 1,525)



For Additional Information Contact:

George Kurz



225.925.0600
 George@kurzhebert.com
 www.kurzhebert.com
 7910 Wrenwood Blvd.
 Suite D
 Baton Rouge, LA 70809
 Licensed in Louisiana

Demographics

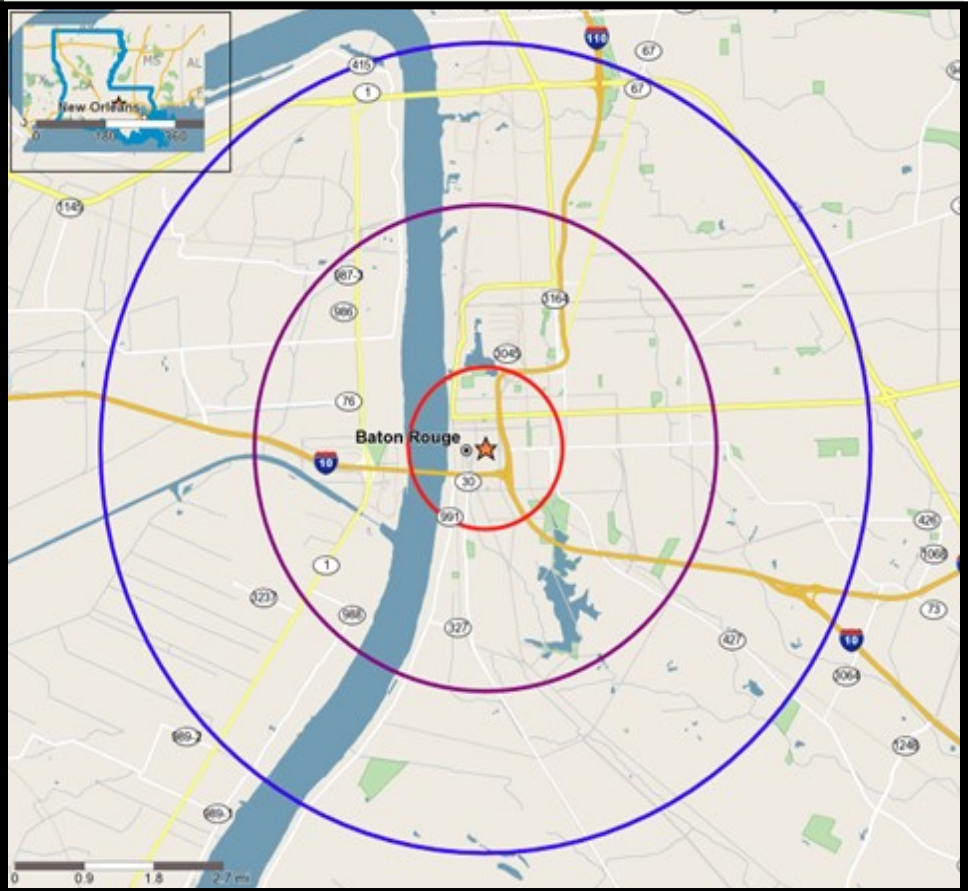
Population Demographics

	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



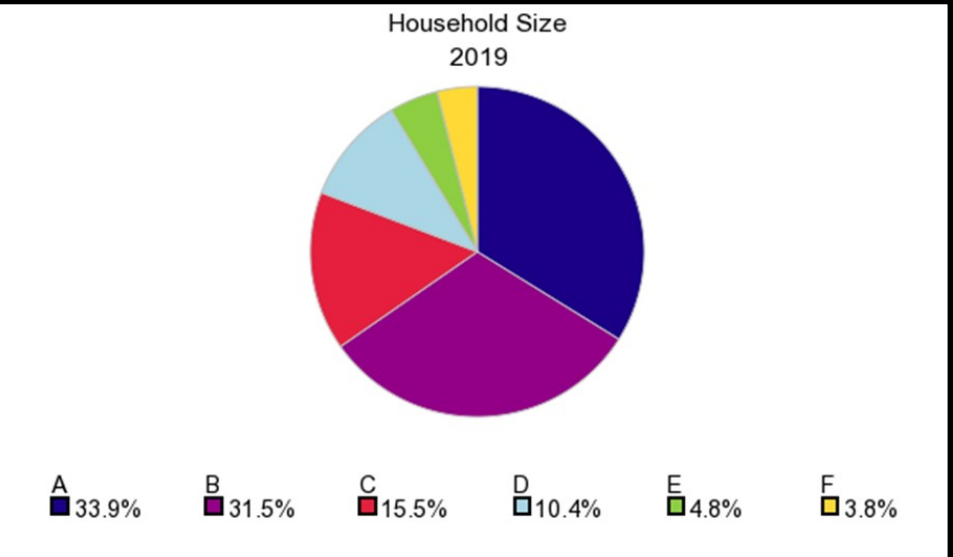
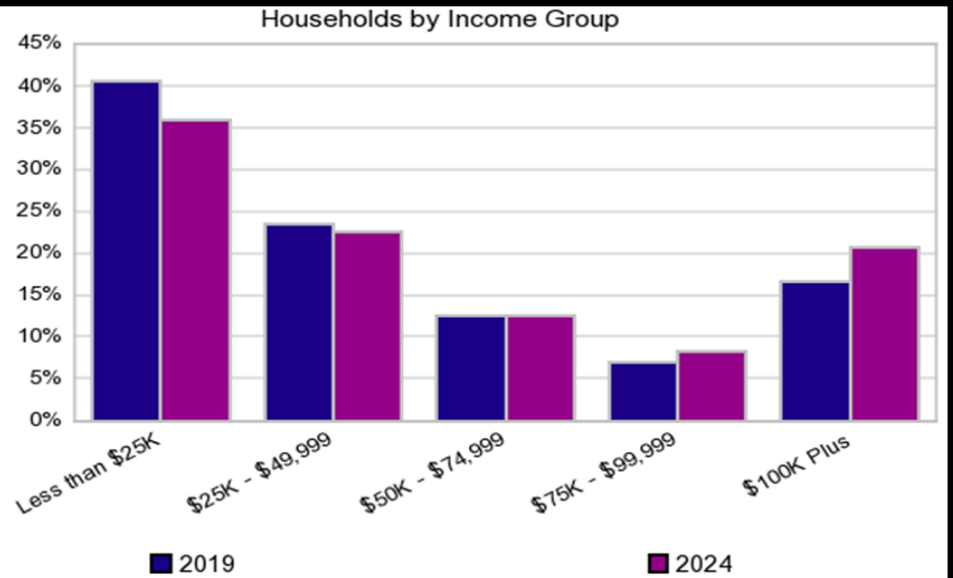
For Additional Information
Contact:

George Kurz

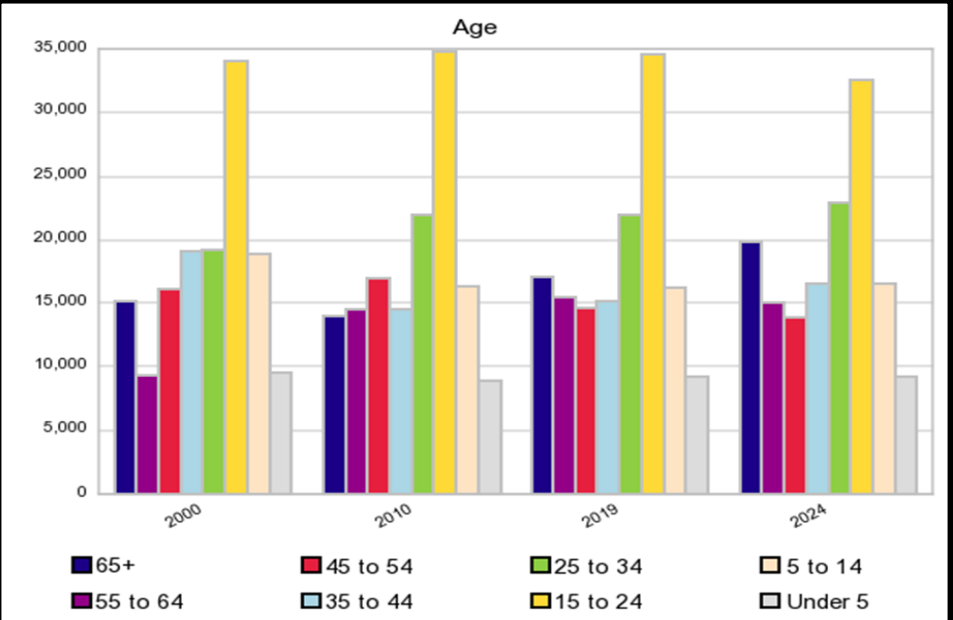


225.925.0600
George@kurzhebert.com
www.kurzhebert.com
7910 Wrenwood Blvd.
Suite D
Baton Rouge, LA 70809
Licensed in Louisiana

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



For Additional Information
Contact:

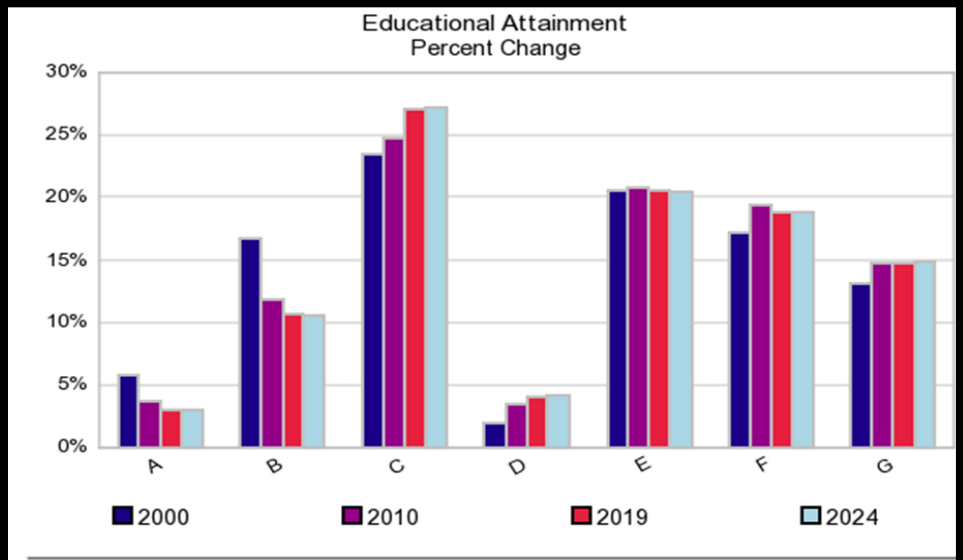
George Kurz



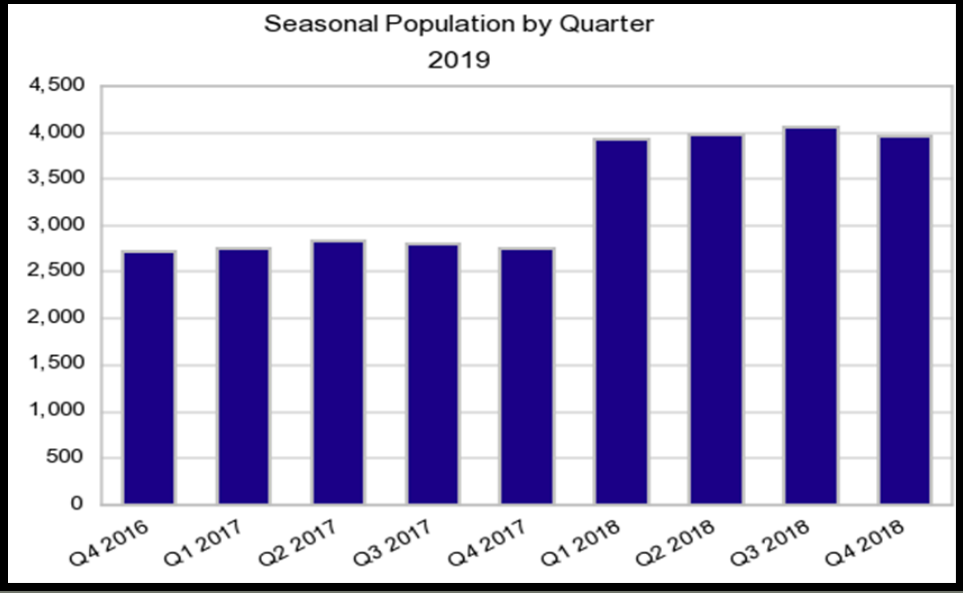
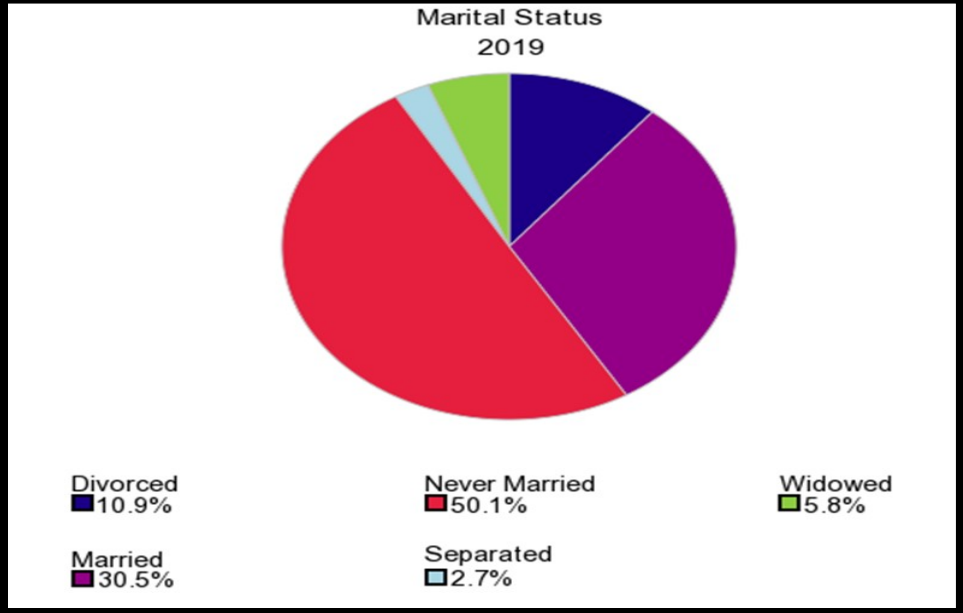
225.925.0600
 George@kurzhebert.com
 www.kurzhebert.com
 7910 Wrenwood Blvd.
 Suite D
 Baton Rouge, LA 70809
 Licensed in Louisiana

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

Demographics



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



For Additional Information
Contact:

George Kurz



225.925.0600
 George@kurzhebert.com
 www.kurzhebert.com
 7910 Wrenwood Blvd.
 Suite D
 Baton Rouge, LA 70809
 Licensed in Louisiana

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

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

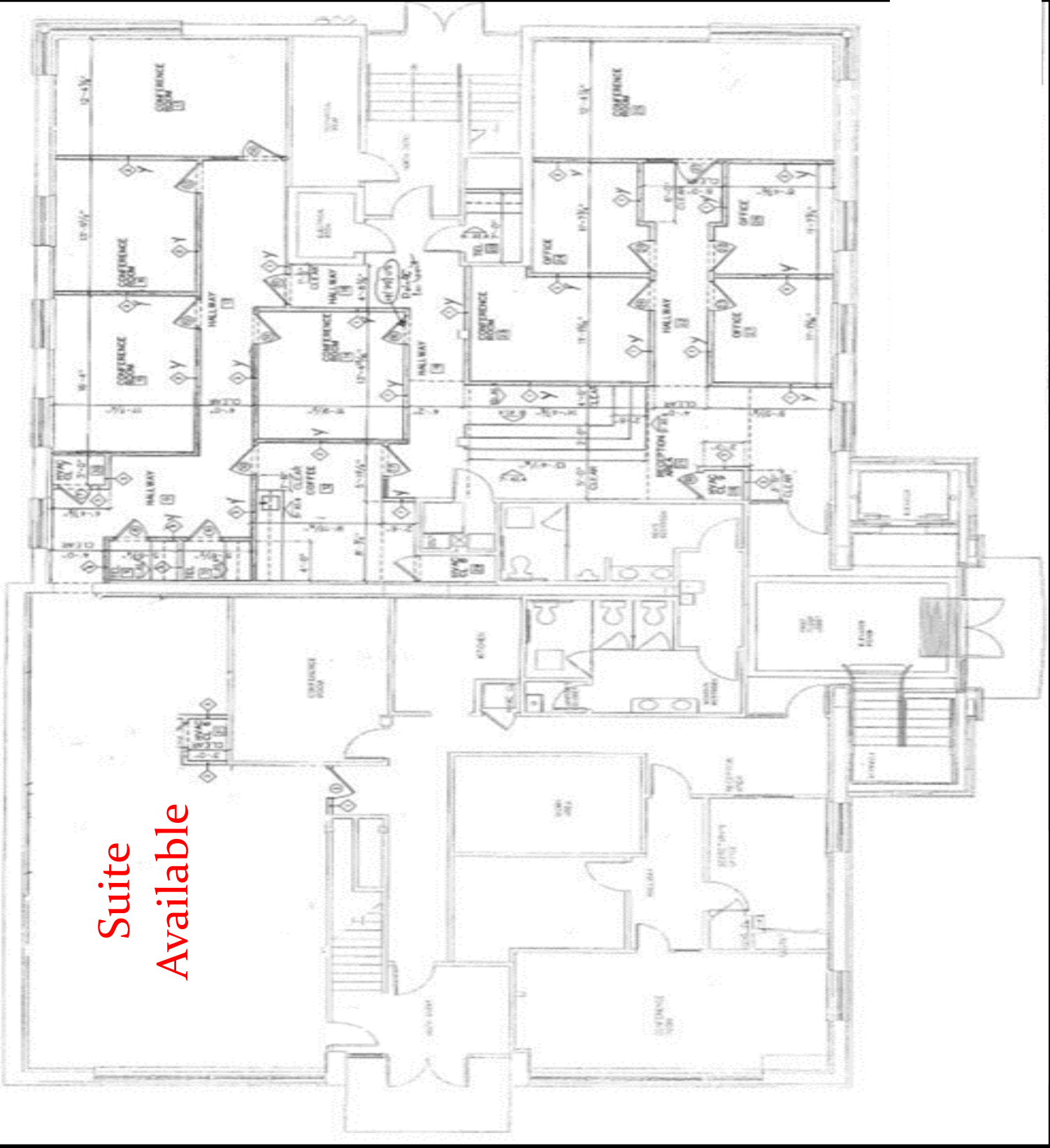
	2000 Census		2010 Census		2019 Estimates		2024 Projections		Percent Change	
		%		%		%		%	2000 to 2010	2019 to 2024
Total Housing Units	62,151		64,732		66,868		68,613		4.2%	2.6%
Total Occupied Housing Units	n/a	n/a	58,015	89.6%	58,939	88.1%	60,320	87.9%	n/a	2.3%
Owner Occupied: Owned with a mortgage or 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%

For Additional Information Contact:

George Kurz



225.925.0600
 George@kurzhebert.com
 www.kurzhebert.com
 7910 Wrenwood Blvd.
 Suite D
 Baton Rouge, LA 70809
 Licensed in Louisiana

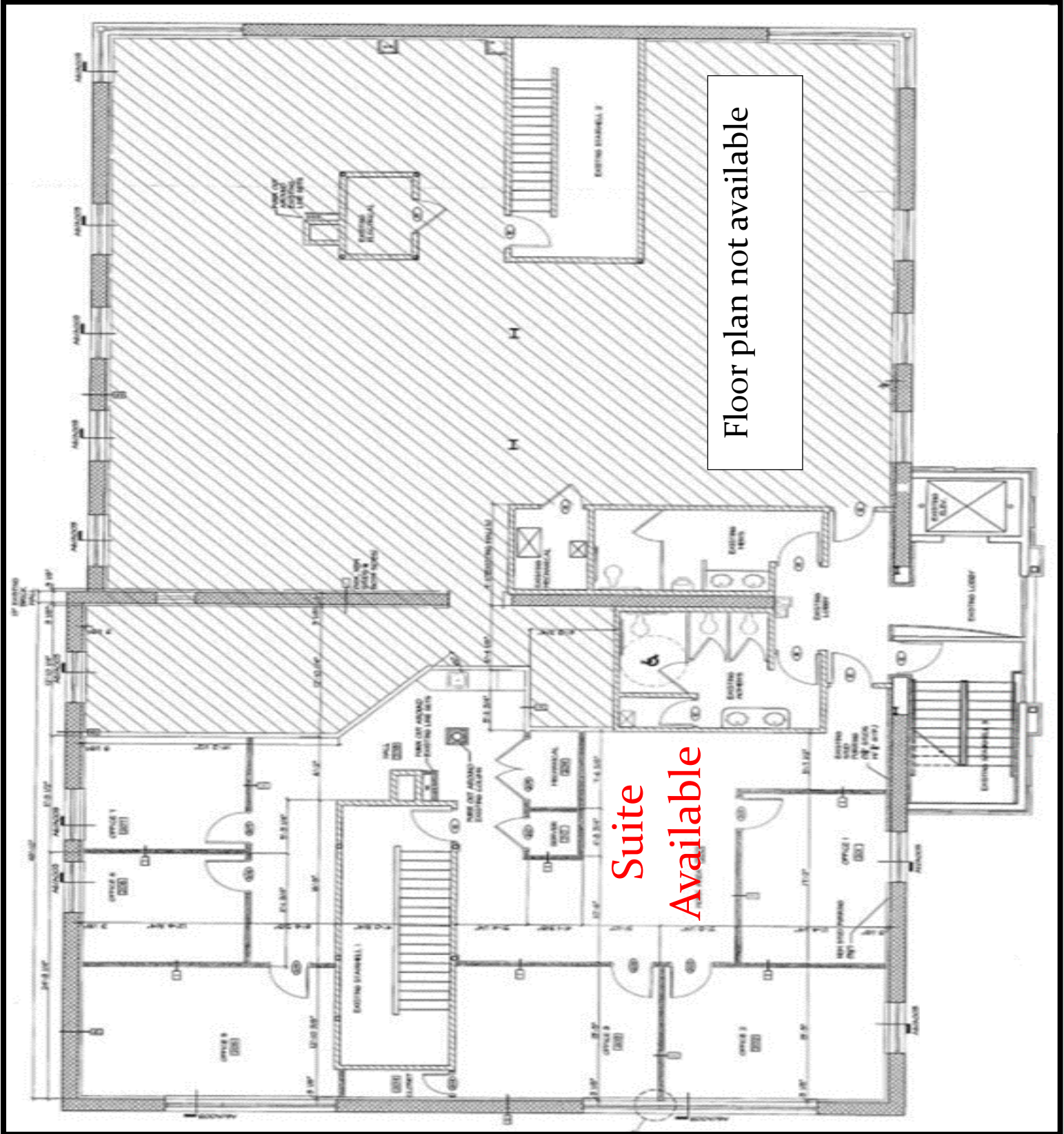


Suite
Available

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

Ground Floor : Suites 101, 102, & 103

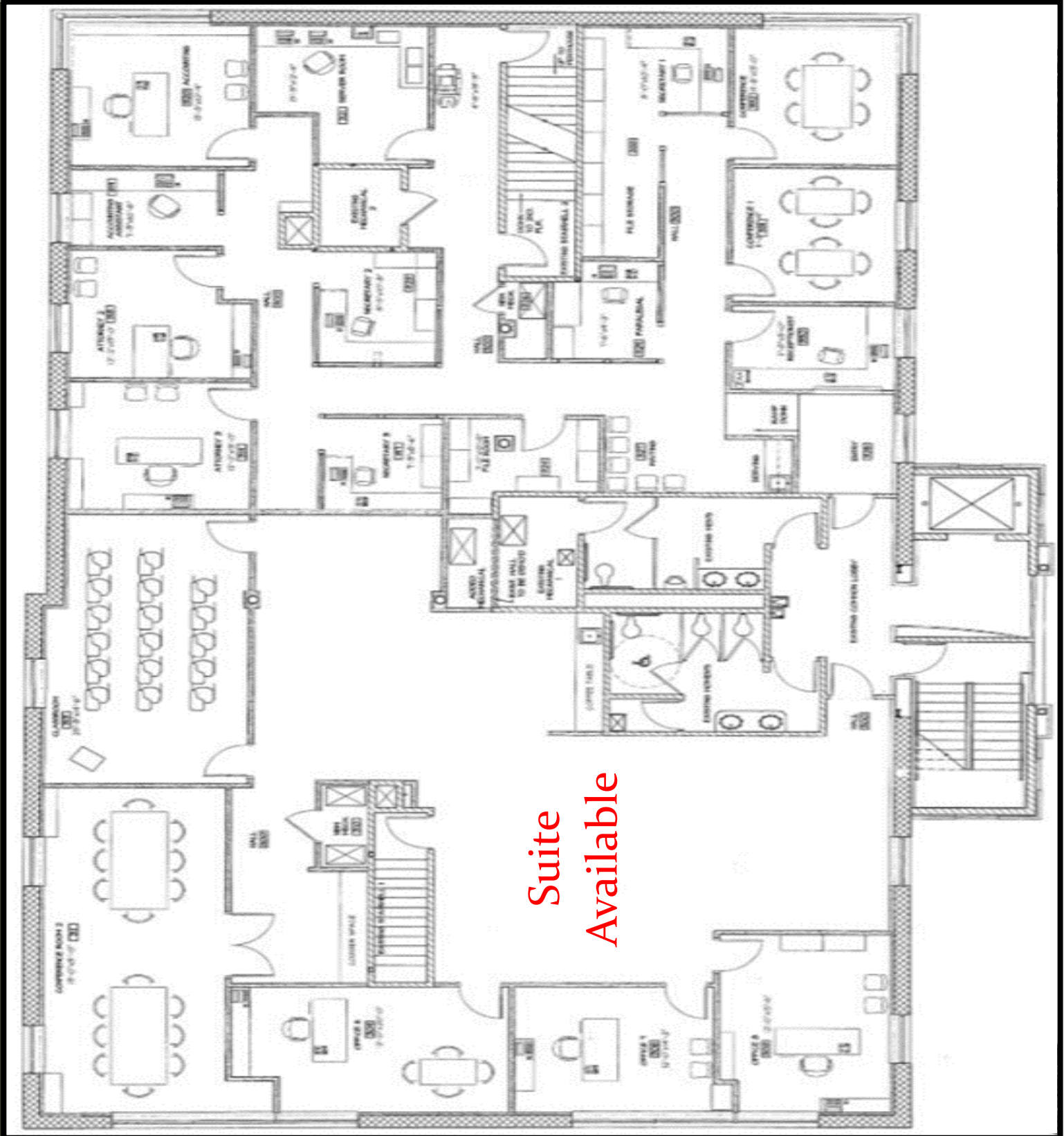
All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.



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

Second Floor : Suites 200 & 202

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.



Suite
Available

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

Third Floor : Suites 301 & 302

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

FOR LEASE

721 Government Street

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

For Additional Information Contact:

George Kurz



225.925.0600
George@kurzhebert.com
www.kurzhebert.com
7910 Wrenwood Blvd.
Suite D
Baton Rouge, LA 70809
Licensed in Louisiana



All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.



George Kurz

Kurz & Hebert Commercial Real Estate, Inc.



P. O. Box 80301
Baton Rouge, LA 70898

225.925.0600 ph
225.337.3333 cell
225.925.0661 fax

www.kurzhebert.com

We know the market. The market knows us.

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.