

402 NORTH 4TH STREET

Baton Rouge, LA 70802



OFFICE SPACE FOR SALE OR LEASE IN DOWNTOWN BATON ROUGE



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Three stories high, this Class A office building is a rare opportunity for sale or lease in Central Downtown Baton Rouge at the hard corner of N. 4th Street and Laurel Street.

1st Floor
5,670 ± SF

2nd Floor
4,710 ± SF

3rd Floor
4,710 ± SF

GLA TOTAL
22,000 ± SF

PROPERTY DETAILS

ADDRESS	402 North 4th Street Baton Rouge, LA 70802
PROPERTY TYPE	Class A Office
SQUARE FEET	22,000 ± SF GBA
ZONING	C5
OCCUPANCY	Owner Occupied
STORIES	3 stories
ACCESS	Quick and convenient access to I-110 and I-10
FEATURES	<ul style="list-style-type: none">• FF&E will remain• Focal interior atrium and skylight• Professional building maintenance through Arkel/Aci
PARKING	80 ± adjacent surface parking spaces available for lease at market rents on third party owned site
PRICING	Sale Price: \$4,371,000 Lease Rate: \$27.00 RSF
ADDITIONAL NOTES	Owner will consider a sale leaseback on a portion of the Property



DOWNTOWN BATON ROUGE

Downtown Baton Rouge is the hub of commerce, government affairs and culture within the city. It is a dynamic regional destination that draws more than 3 million visitors every year. Downtown Baton Rouge offers diverse activities, venues and cultural experiences.

With more than 60 restaurants, 20 bars and lounges, 8 art galleries and 5 large concert venues, Downtown Baton Rouge is the heart of the city. Cultural attractions in Downtown include the Shaw Center for the Arts, Louisiana's Old State Capitol, the Raising Cane's River Center and numerous parks and greenways that connect downtown's cultural and civic attractions and host over 150 events a year.



29,208
Jobs



140,000
Daily Visitors



9,298
Households



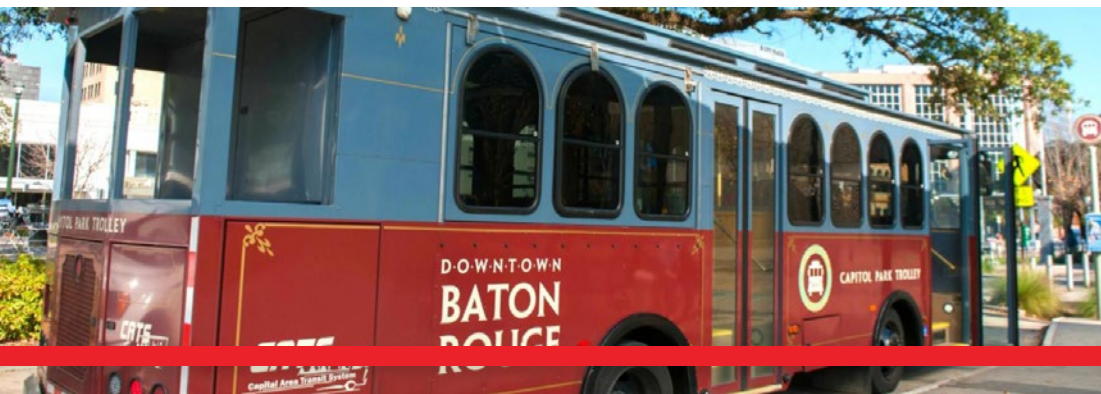
644
Businesses



29,208
Employees

TRANSPORTATION

There are several public transportation options for traveling into and out of Downtown Baton Rouge. A total of seven public transportation routes service Downtown including four regular Capitol Area Transit routes, the Capitol Park Trolley, and two LSU Tiger Trail Routes, the Downtown/LSU Vet School Route and LSU Night Route B.



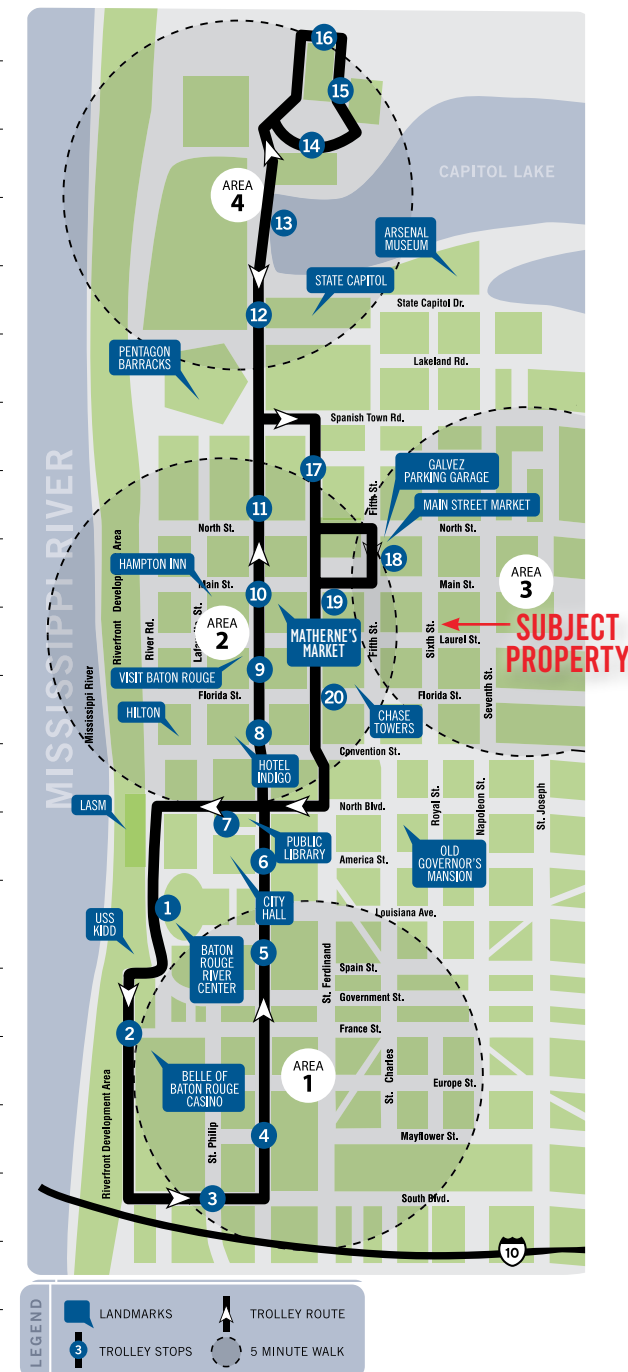
Trolley Stops

- 1 Riverfront Plaza
- 2 Belle Atrium
- 3 South Blvd. & St. Phillip St.
- 4 St. Louis St. & Mayflower St.
- 5 River Center Garages
- 6 Governmental Building
- 7 Town Square Pavilion
- 8 200 Block of Third Street
- 9 300 Block Third Street
- 10 400 Block of Third Street
- 11 LaSalle Building
- 12 State Capitol
- 13 Claiborne Building
- 14 First Circuit Court of Appeals Poydras Building
- 15 Poydras Building
- 16 Livingston Building
- 17 State Museum
- 18 Main Street Market
- 19 Fourth & Main Streets
- 20 Fourth & Florida Streets



Capitol Park Trolley Service

Capitol Park Trolley Service is a FREE DOWNTOWN SERVICE operated by CATS running weekdays from 10:30 am to 2:30 pm. The trolley runs approximately every 8 minutes.







Louisiana State Capitol



Louisiana
State
Museum



Red Stick
Farmers Market



Russel B. Long Federal Building
& U.S. Courthouse

SITE

19th Judicial
District Courthouse







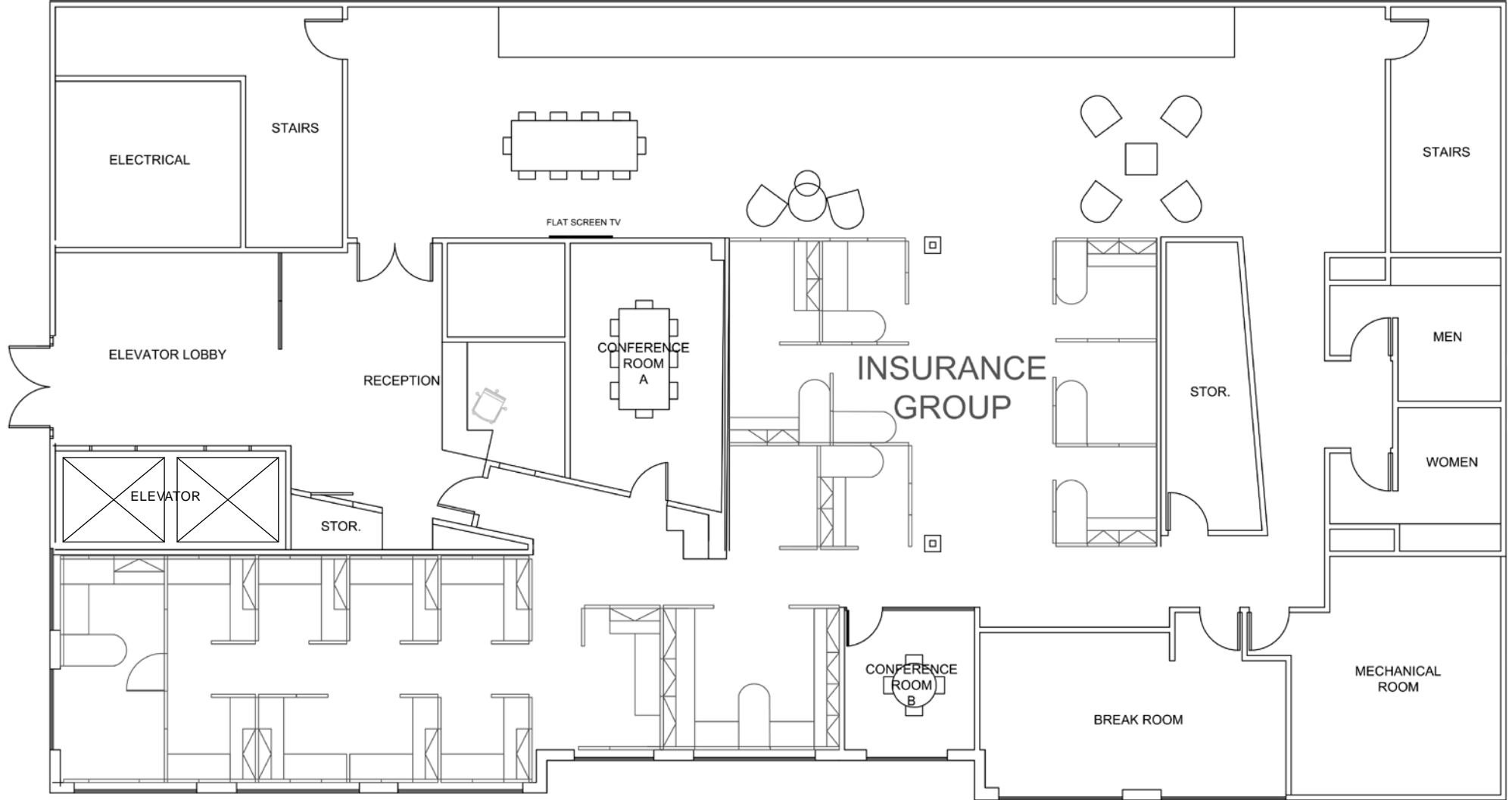




LOUISIANA'S
OLD STATE CAPITOL

DEMOGRAPHICS

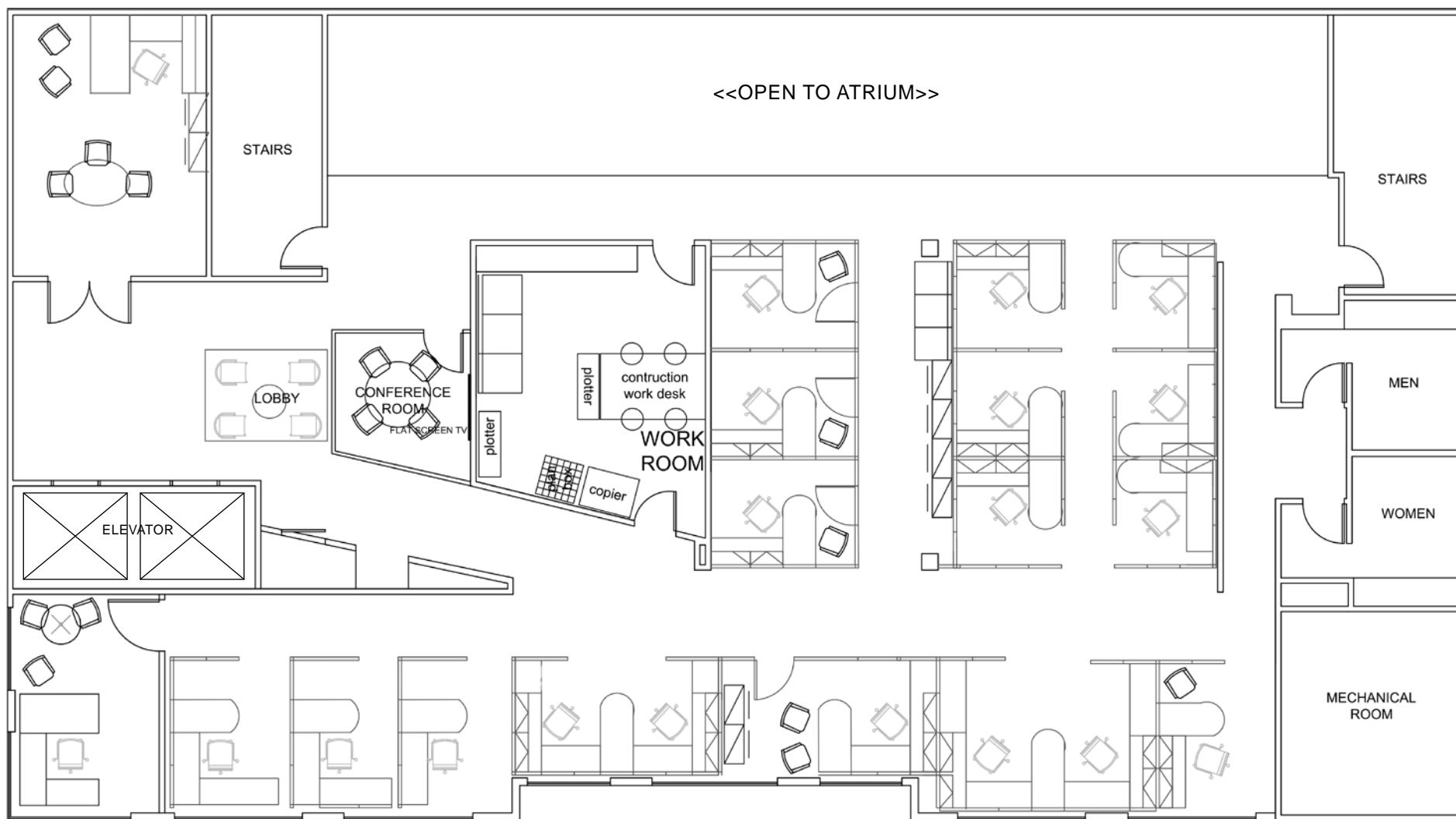
	1 Mile	3 Miles	5 Miles
POPULATION	4,384	58,692	142,784
AVERAGE HH INCOME	\$55,683	\$59,086	\$66,148
MEDIAN HH INCOME	\$30,266	\$34,087	\$35,171
HOUSEHOLDS	2,149	23,667	58,146
DAYTIME EMPLOYEES	26,284	57,932	116,202



FLOOR PLAN

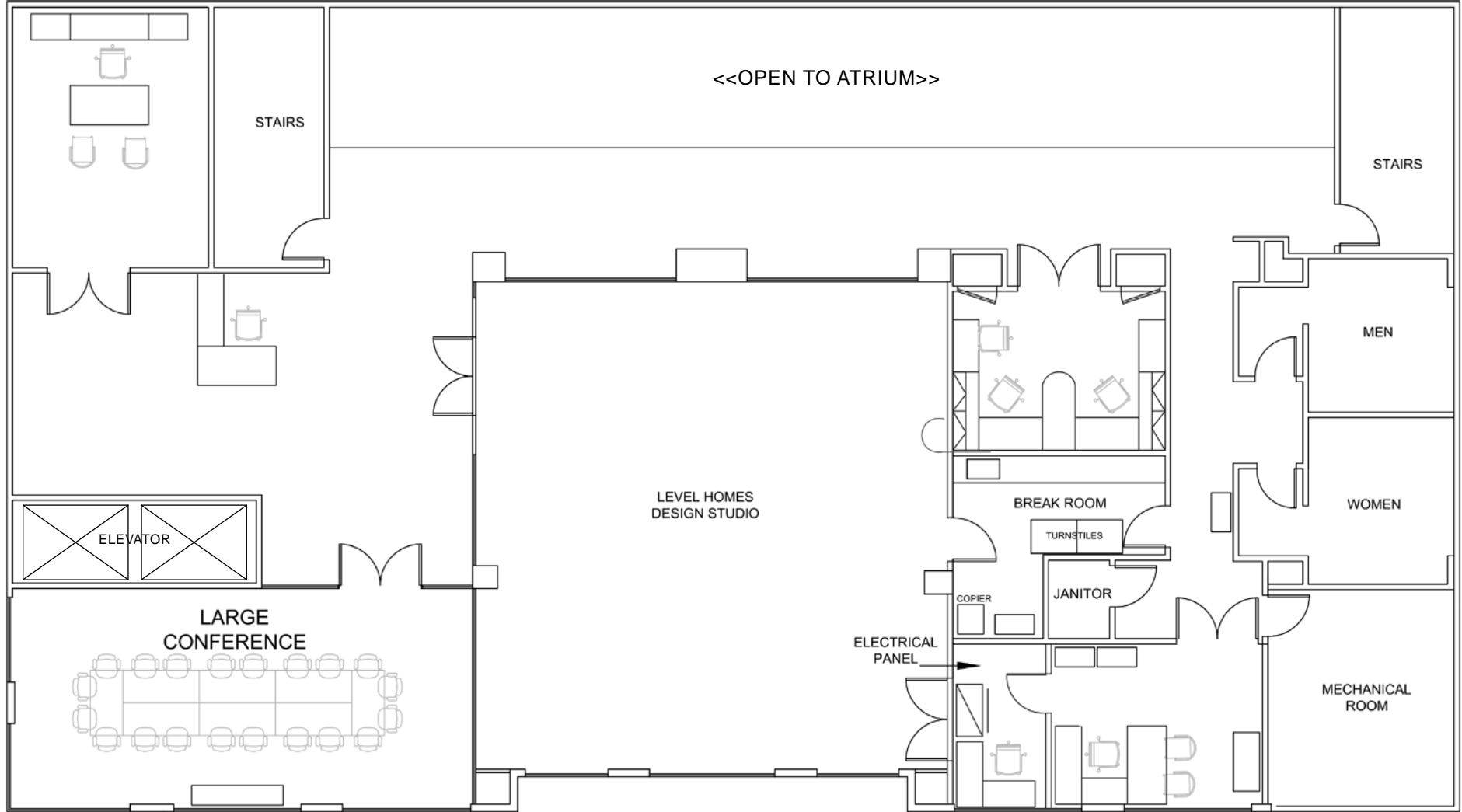
First Floor





FLOOR PLAN

Second Floor



FLOOR PLAN

Third Floor



INTERIOR PHOTOS





CONTACT



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