

# Executive Office Suites

FOR LEASE

803 Main Street, Baton Rouge, LA

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# Executive Office Suites For Lease - 803 Main Street Baton Rouge, LA 70802

## PROPERTY DESCRIPTION



## Property Highlights:

- Executive office suites for lease
- Lease rate: \$1,000/monthly for one (1) executive office room
- Located at the corner of Main Street and N 8th Street in Downtown Baton Rouge
- Amenities include: large meeting/training room including new, state of the art AV system, conference room, spacious reception area, full kitchen, café for seated dining, gated outdoor courtyard with large fountain suitable for entertainment, plus a Sonos sound system throughout. Refurnished furniture, new carpet, paint and countertops and a common copier/scanner/printer
- +/- 16 parking spaces with direct access to the parking lot through gated entry
- One block from Interstate 110 and 7 blocks from the State Capital Building

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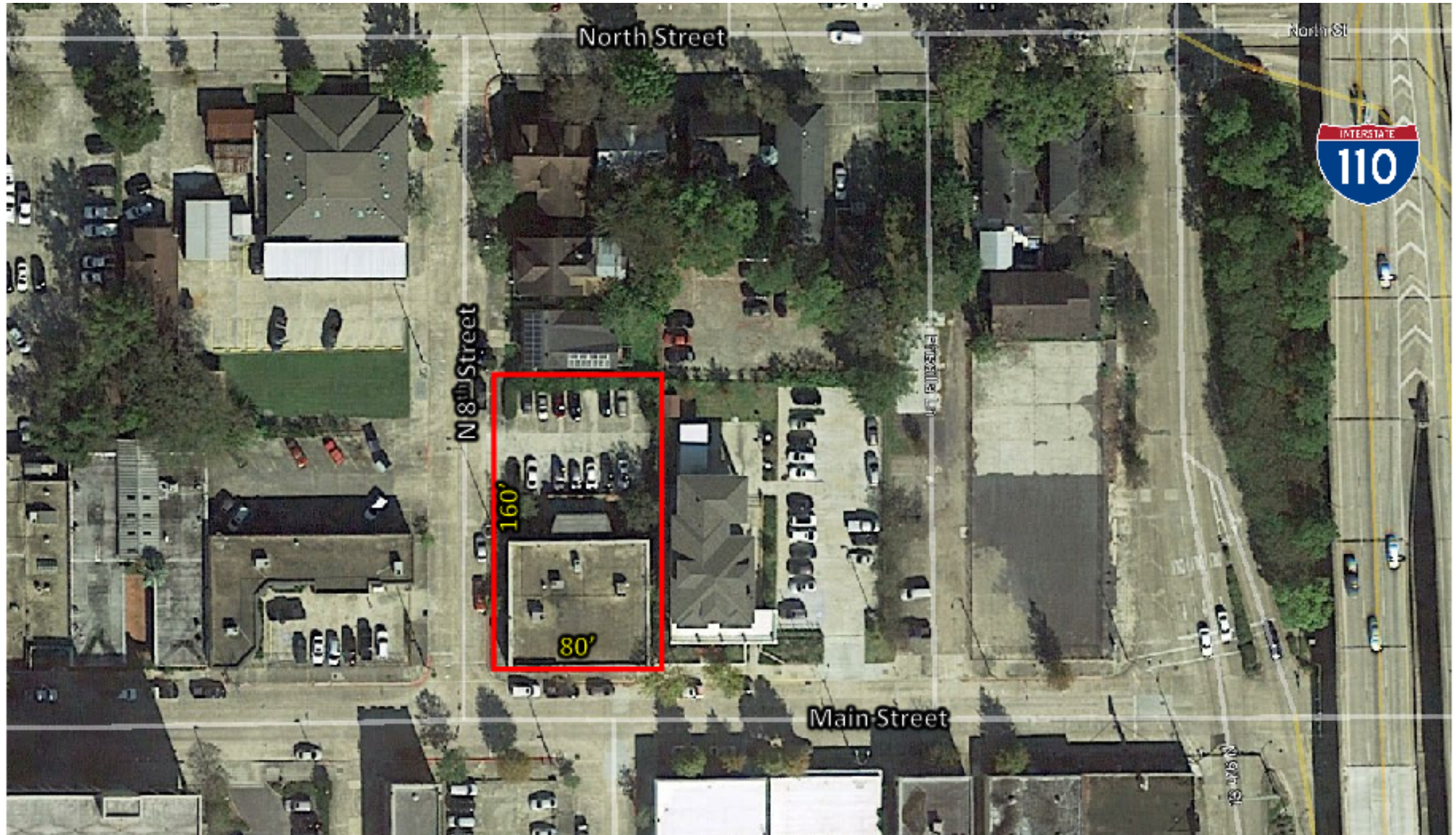
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AERIAL



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**ADDITIONAL PHOTOS**



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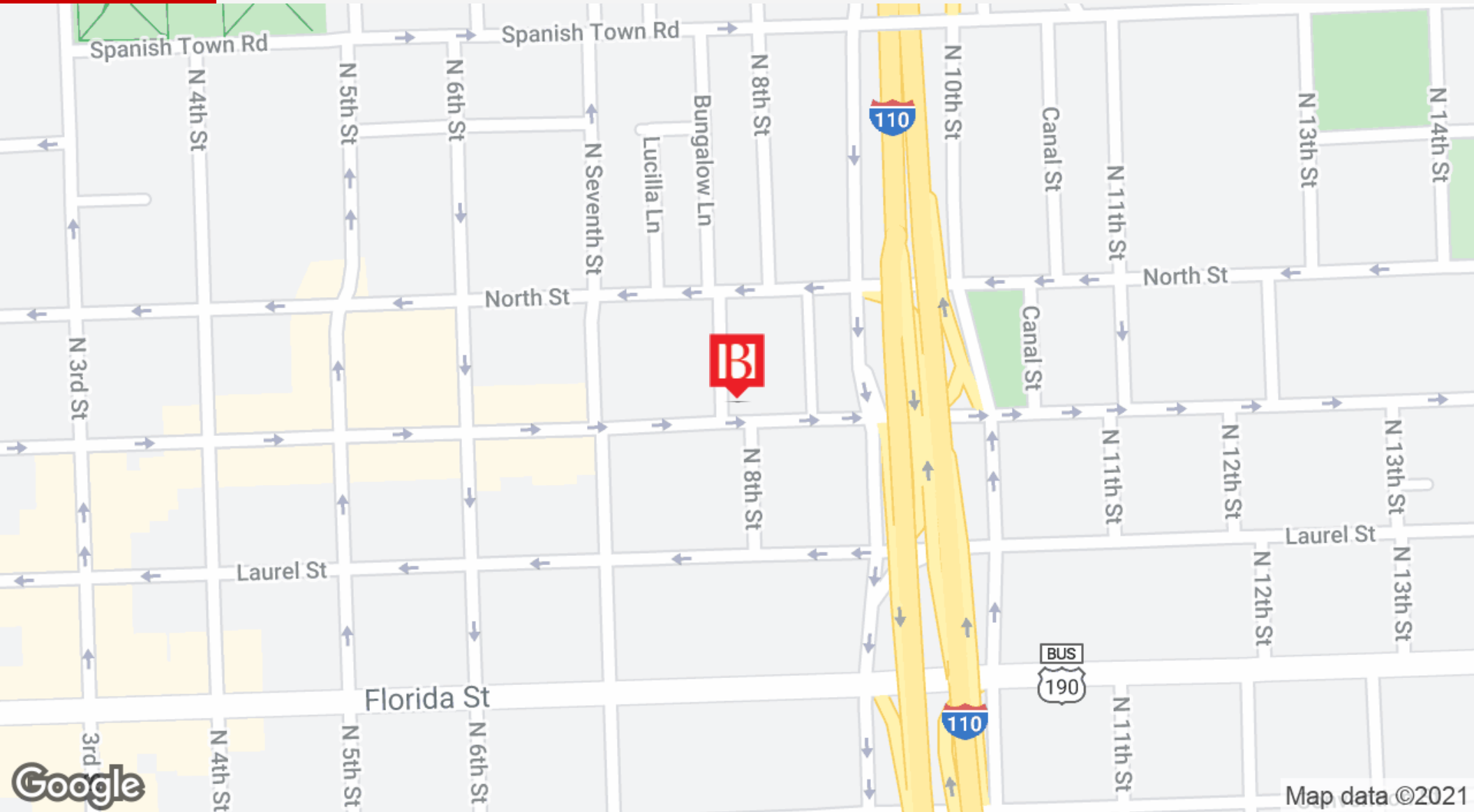
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LOCATION MAPS



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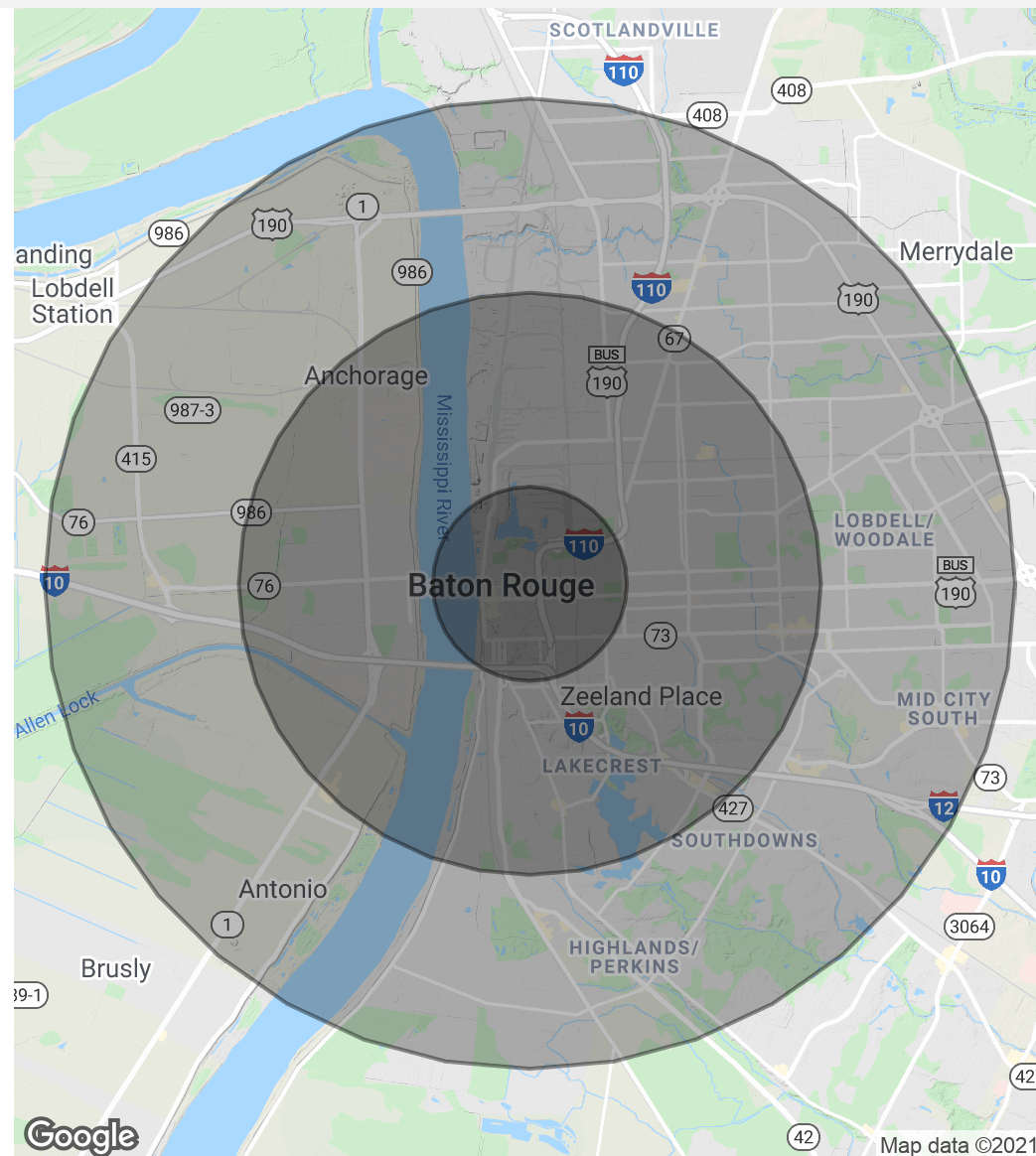


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## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,020	65,532	147,329
Average Age	30.5	31.5	30.7
Average Age (Male)	30.1	29.8	28.9
Average Age (Female)	31.1	33.2	32.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,503	24,907	56,320
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$40,398	\$47,030	\$50,931
Average House Value	\$95,608	\$162,804	\$228,418

\* Demographic data derived from 2010 US Census



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