



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MIKE STINSON, CCIM

TEL: 225 448-2919
MOBILE: 225 907-7793
EMAIL: MIKE@SR-CRE.COM



FOR LEASE

**10455 JEFFERSON HIGHWAY
BATON ROUGE, LA 70809**

\$14 - 15/SQ.FT. 1,500 - 12,000 SQ.FT.

HIGHLIGHTS

- Two Story Office Space Available for Lease
- Formerly Latter and Blum Real Estate Office
- Ample Parking and Great Visibility
- Easy Access from Anywhere in the Metro Area
- New Paint
- Brand New BBQ Restaurant Immediately Adjacent to Property
- Wired for High Speed Data
- Cox Fiber to Building and All Offices are Dual Port Cat-5 Wired
- Large Tenant to Have Use of Server Room with Independent Cooling Supply System
- Can Subdivide
- Perfect for User Needing Large or Individual Offices
- Both Floors Include a Reception Area, Conference Room, Kitchen and Break Room, and Mail/Copy Room
- Co-Tenants Include Landlord and Attorney



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



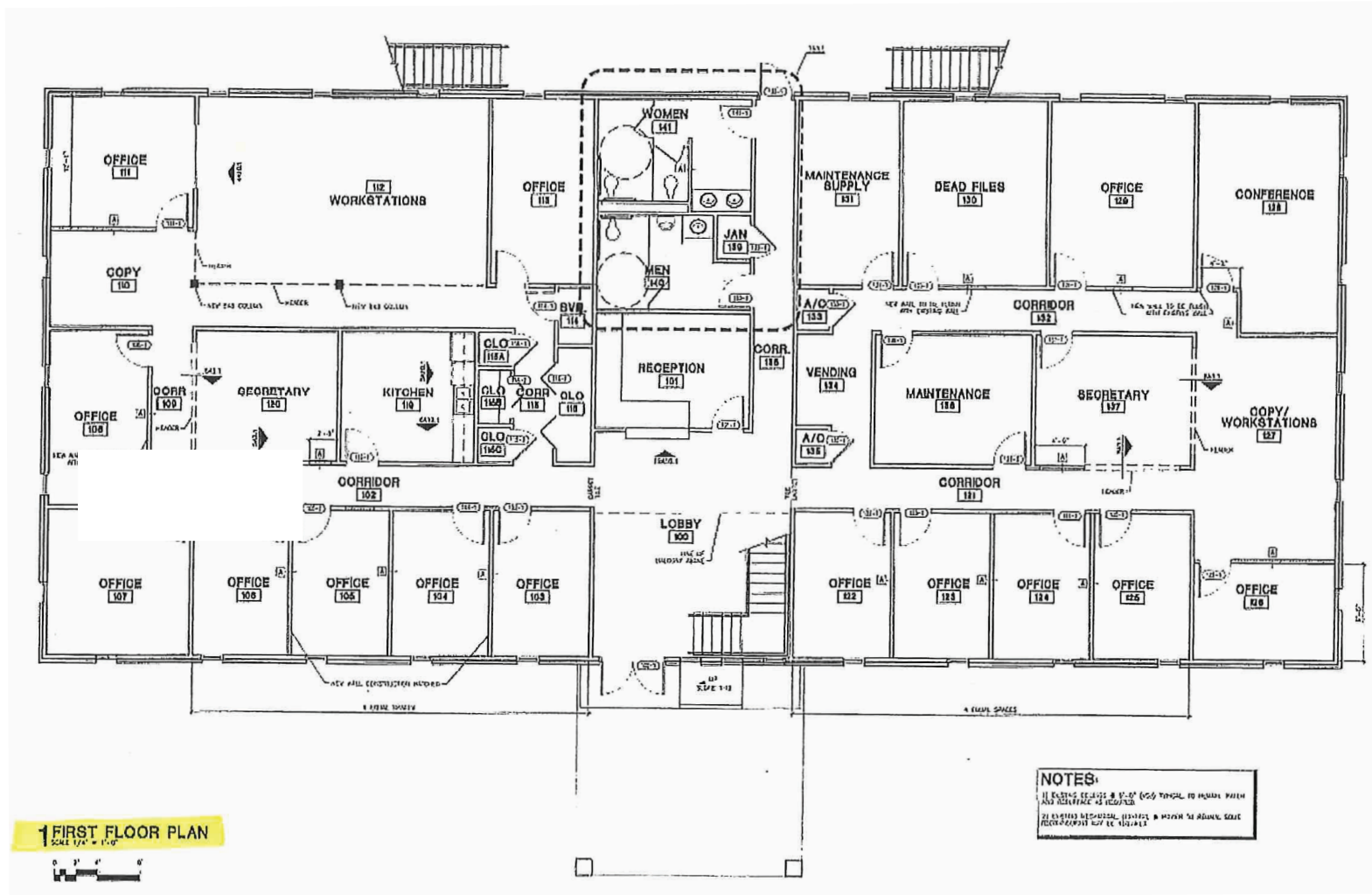
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MIKE STINSON, CCIM
TEL: 225 448-2919
MOBILE: 225 907-7793
EMAIL: MIKE@SR-CRE.COM

FIRST FLOOR

7,000 SQ.FT. | \$15.00 / SQ.FT.

Can be Subdivided into two (2) 3,500 SQ.FT. Spaces
Gross / Full Service Lease, Minus Janitorial



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



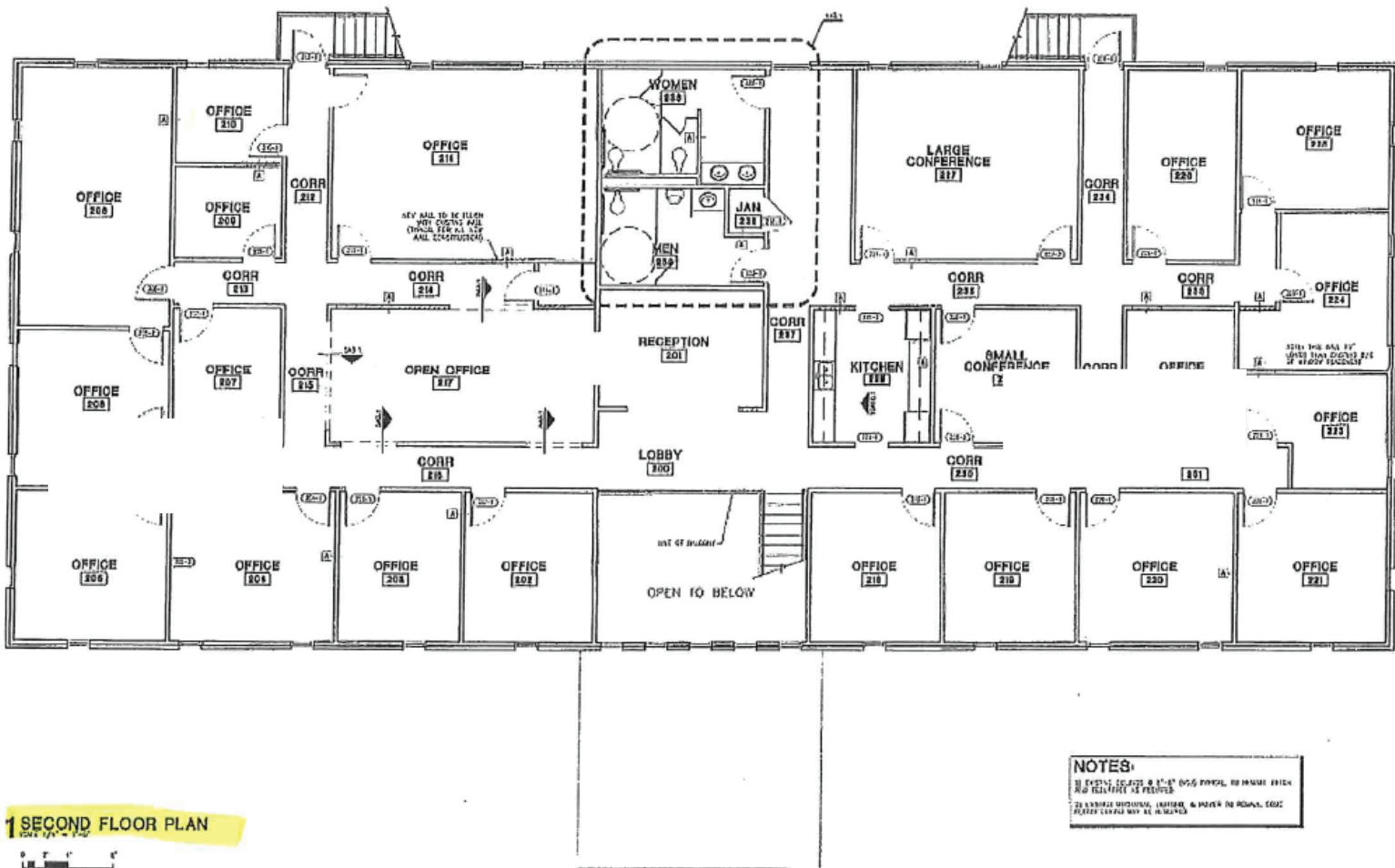
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MIKE STINSON, CCIM
TEL: 225 448-2919
MOBILE: 225 907-7793
EMAIL: MIKE@SR-CRE.COM

SECOND FLOOR

5,000 SQ.FT. | \$14.00 / SQ.FT.

Can be Subdivided into a 1,500 SQ.FT. and 3,500 SQ.FT. Space
Gross / Full Service Lease, Minus Janitorial



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MIKE STINSON, CCIM
TEL: 225 448-2919
MOBILE: 225 907-7793
EMAIL: MIKE@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

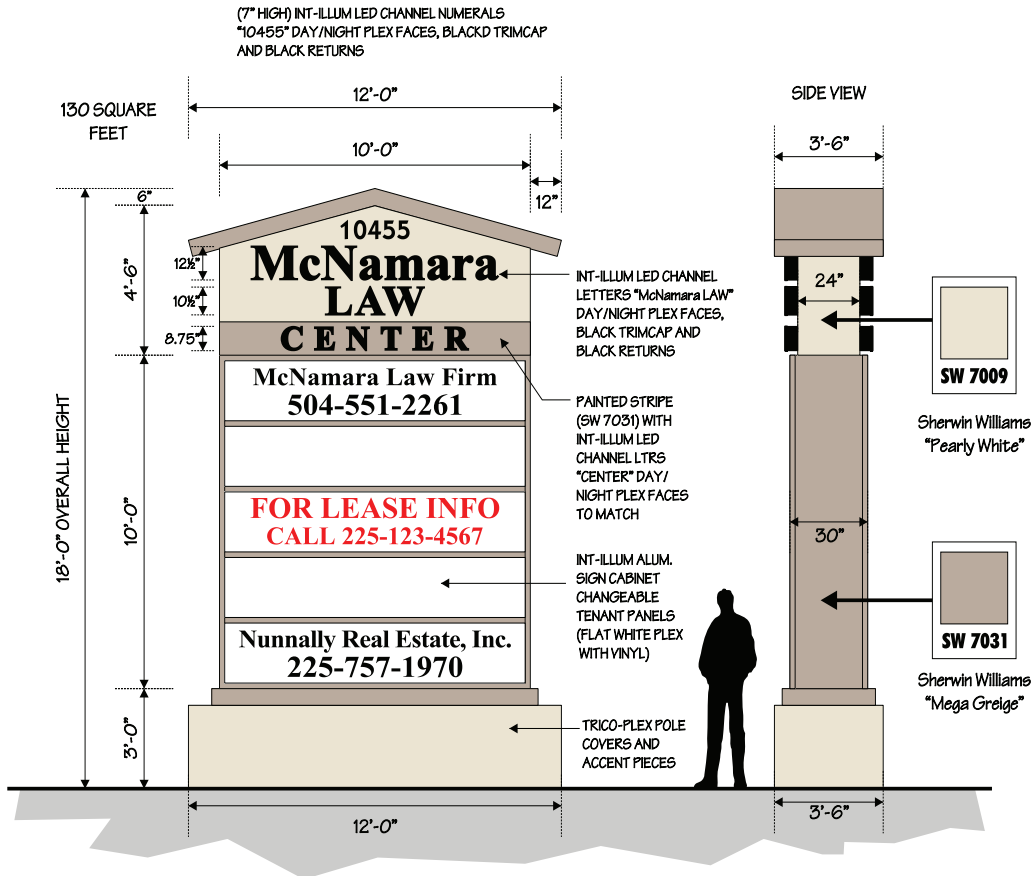
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MIKE STINSON, CCIM
TEL: 225 448-2919
MOBILE: 225 907-7793
EMAIL: MIKE@SR-CRE.COM

New Pylon Signage



NIGHTTIME VIEW



THOMPSON ELECTRIC SIGN CO. IS RESPONSIBLE FOR
PROVIDING ADEQUATE STEEL PIPES & CONCRETE
FOUNDATION TO MEET OR EXCEED MANDATORY 130
MPH WINDLOAD REQUIREMENTS (TBD BY ENGINEER.)

MFG. & INSTALL (1) D/F INTERNALLY-ILLUMINATED
ALUMINUM MONUMENT SIGN WITH DECORATIVE TRICO-PLEX
POLE COVERS & PEAK. INTERNALLY-ILLUMINATED
CHANNEL NUMERALS/LETTERS, WITH CHANGEABLE PLEX
TENANT PANELS AS PER DRAWING.



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.