



CORPORATE REALTY

301 Main St., Ste. 1100, Baton Rouge, LA 70801
225.228.3750 | corp-realty.com

OFFICE SPACE | FOR LEASE

Office Space in Historic Building

703 Laurel Street
BATON ROUGE, LA 70802

Walt Ketchings
wketchings@corp-realty.com
225.228.3750



HISTORIC BUILDING IN DOWNTOWN BATON ROUGE

703 Laurel Street, Baton Rouge, LA 70802

PROPERTY OVERVIEW

The Warden House, built in 1839 and on the National Historic Register, is a fully renovated office building located across from the Federal Courthouse in Downtown Baton Rouge. The character is excellent with exposed brick and cypress beams offering a unique and stunning office location and work environment.

The building is wired with a security system and has 13 to 14 off-street shared parking spaces included within the quoted rental rate. Lease structure is a modified gross lease with tenant responsibilities for utilities, phone and data lines, security system monitoring, janitorial, and gas.

PROPERTY SUMMARY

SIZE	2,761 sf on the ground floor plus mezzanine
RENTAL RATE	\$18.00/rsf, modified gross
PARKING	Off-street parking shared with co-tenant at no additional cost



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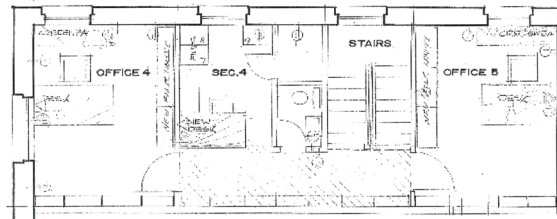
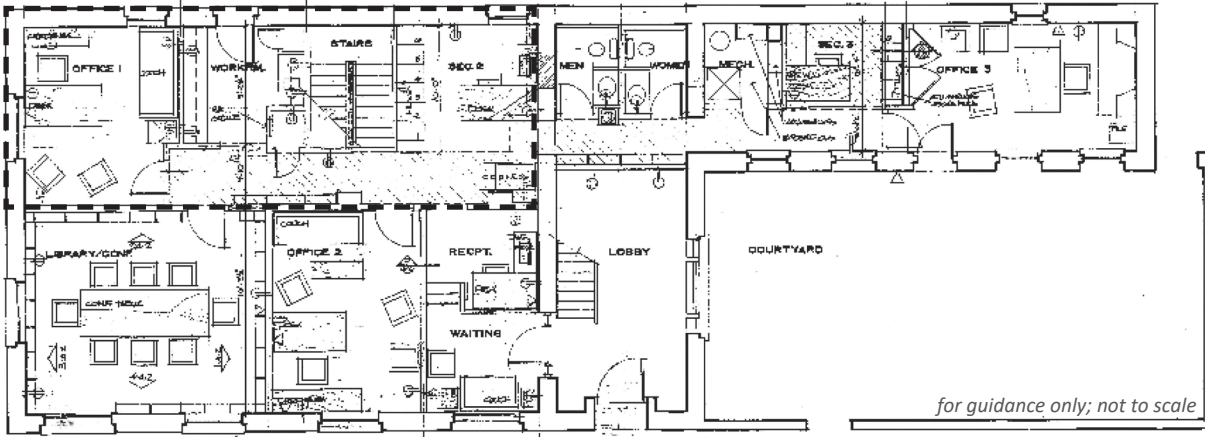
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703 LAUREL STREET

FLOOR PLAN

2,761 RSF

mezzanine location



This first-floor suite with mezzanine contains five private offices, reception desk, lobby area, secretarial spaces, conference room, and three restrooms. A brick courtyard is accessed through the downstairs wing office as well as through gates.



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703 LAUREL STREET

NEIGHBORHOOD

AREA DESCRIPTION

703 Laurel St, on the corner of N 7th St and Laurel St, has great visibility. Located in the heart of Downtown Baton Rouge, the property has quick access to I-10, Mississippi River Bridge, and the I-10 & I-12 split. The property is located near the New and Old Louisiana State Capitol buildings, River Center, Capital Park Museum, and many more downtown attractions.

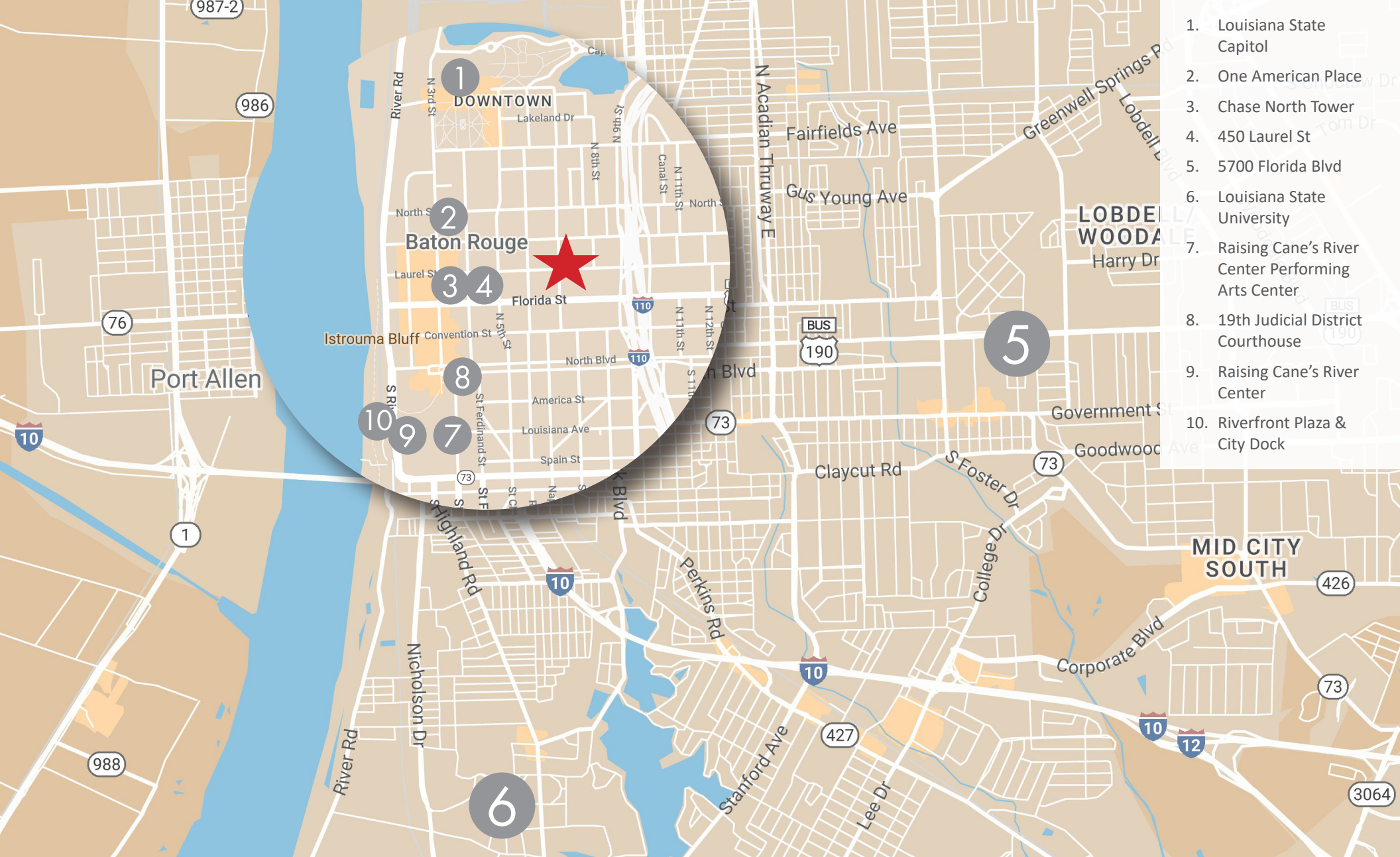


LOCATION OF PARKING SPACES



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1. Louisiana State Capitol
2. One American Place
3. Chase North Tower
4. 450 Laurel St
5. 5700 Florida Blvd
6. Louisiana State University
7. Raising Cane's River Center Performing Arts Center
8. 19th Judicial District Courthouse
9. Raising Cane's River Center
10. Riverfront Plaza & City Dock

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