



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

AFFORDABLE MEDICAL DISTRICT OFFICE

7932 SUMMA AVE., BATON ROUGE, LA 70809

1,000 SF

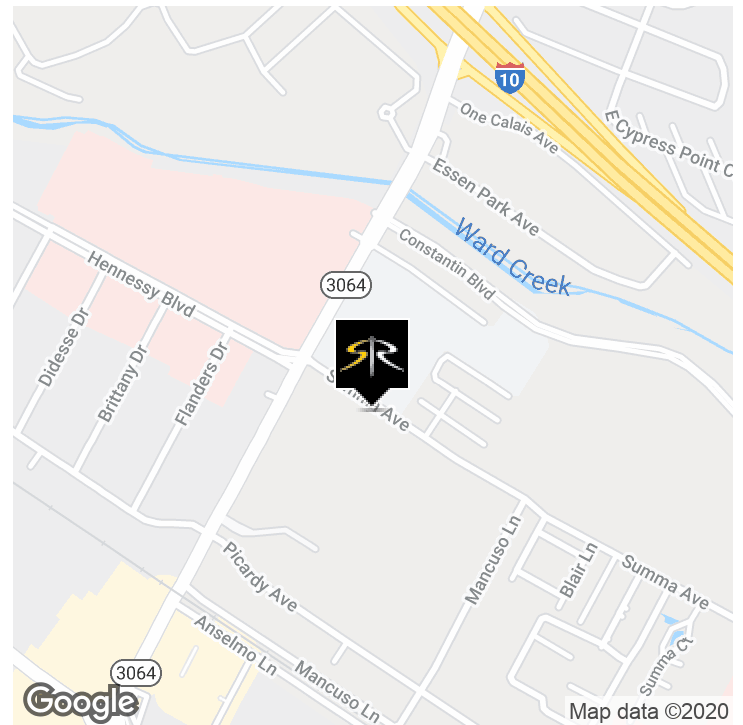


OFFERING SUMMARY

Lease Rate:	\$1,200.00 per month (MG)
Available SF:	1,000 SF

PROPERTY OVERVIEW

- 2nd Story Office Space Available**
- Located in the heart of the Baton Rouge Medical District
 - 3 Private Offices
 - Reception Area
 - Kitchen / Break Room



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,035	27,468	74,520
Total Population	6,528	61,885	179,130
Average HH Income	\$82,456	\$87,327	\$77,630

MATTHEW SHIRLEY
Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
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225.766.0000 | 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 & Mississippi.px



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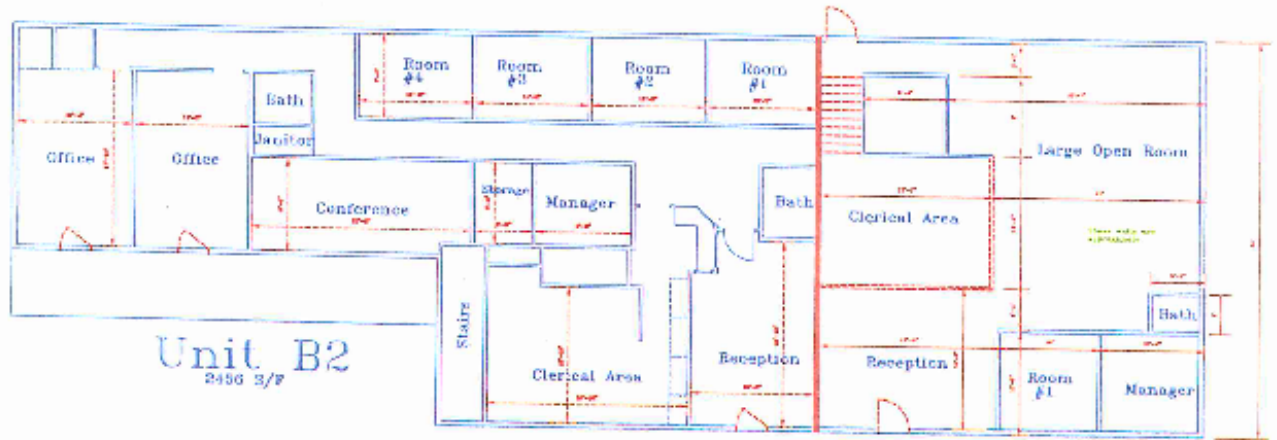
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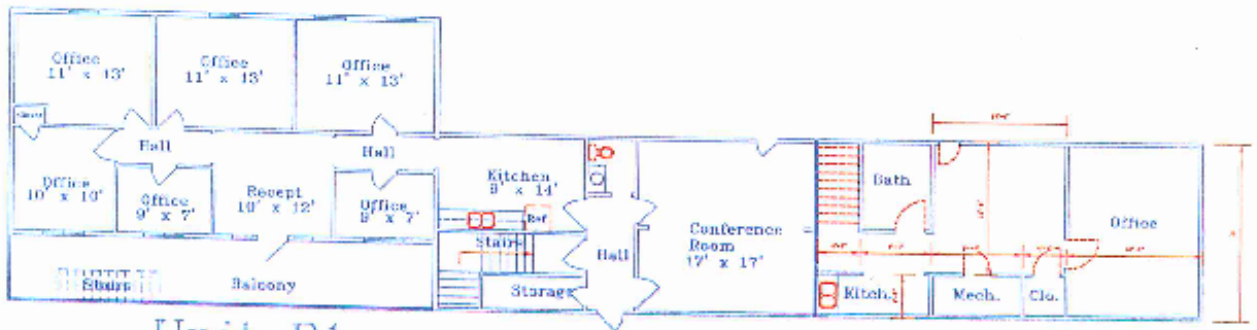
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DOWNSTAIRS

Unit B3

1500 S/F
downstairs only



Unit B1

1860 S/F

UPSTAIRS

965 S/F
upstairs only

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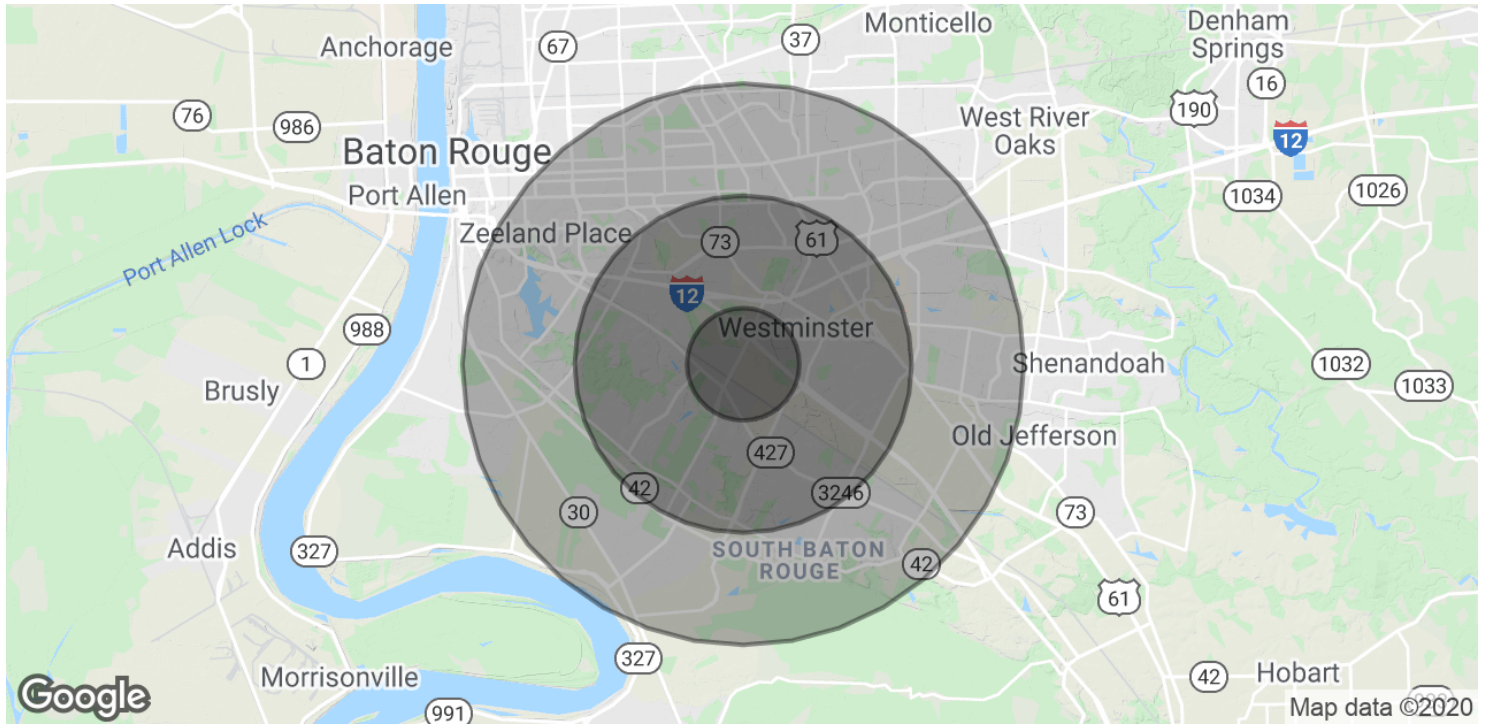
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1,000 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,528	61,885	179,130
Average age	36.8	38.6	35.2
Average age (Male)	32.1	35.0	33.1
Average age (Female)	40.4	41.6	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,035	27,468	74,520
# of persons per HH	2.2	2.3	2.4
Average HH income	\$82,456	\$87,327	\$77,630
Average house value	\$315,247	\$298,469	\$276,369

* Demographic data derived from 2010 US Census

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