



PROFESSIONAL OFFICE SUITES WITH HIGHLY-VISIBLE MONUMENT SIGNAGE

4137 S SHERWOOD FOREST BLVD BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$11.00 SF/YR

±1,075 SF | 2 SUITES AVAILABLE

- ±1,075 SF office suites
- Each office is equipped with 3 offices, a reception area and a work area
- Opportunity for excellent access and highly-visible monument signage
- Modified Gross lease type

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | July 2025

640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 4137 S Sherwood Forest Blvd features ±1,075 SF office suites.
- These quiet suites, ideal for professional services, are well-equipped with 3 offices, a reception area, and a work area. Restrooms and a kitchenette are shared with one adjacent suite, which can remain locked for added privacy.
- Situated near the highly-visible intersection at S Sherwood Forest Blvd and Coursey Blvd, as well as near I-12, the location provides excellent accessibility and opportunity for prominent monument signage.
- Modified Gross lease type. Tenants are responsible for electricity, WiFi, and janitorial services.

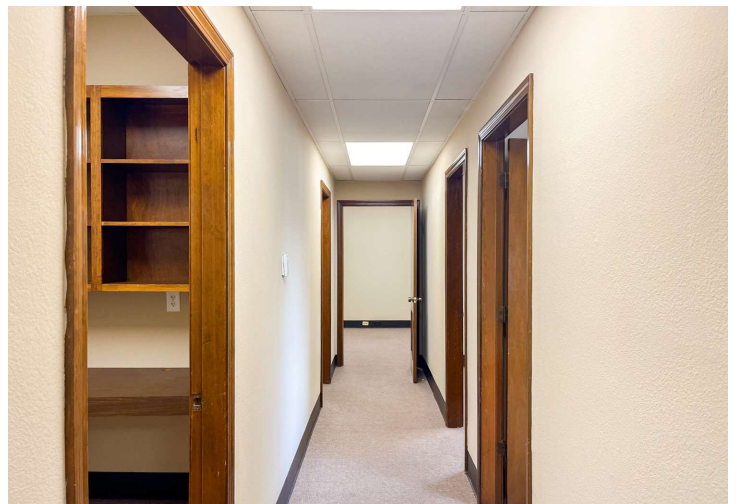
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SAMPLE INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS



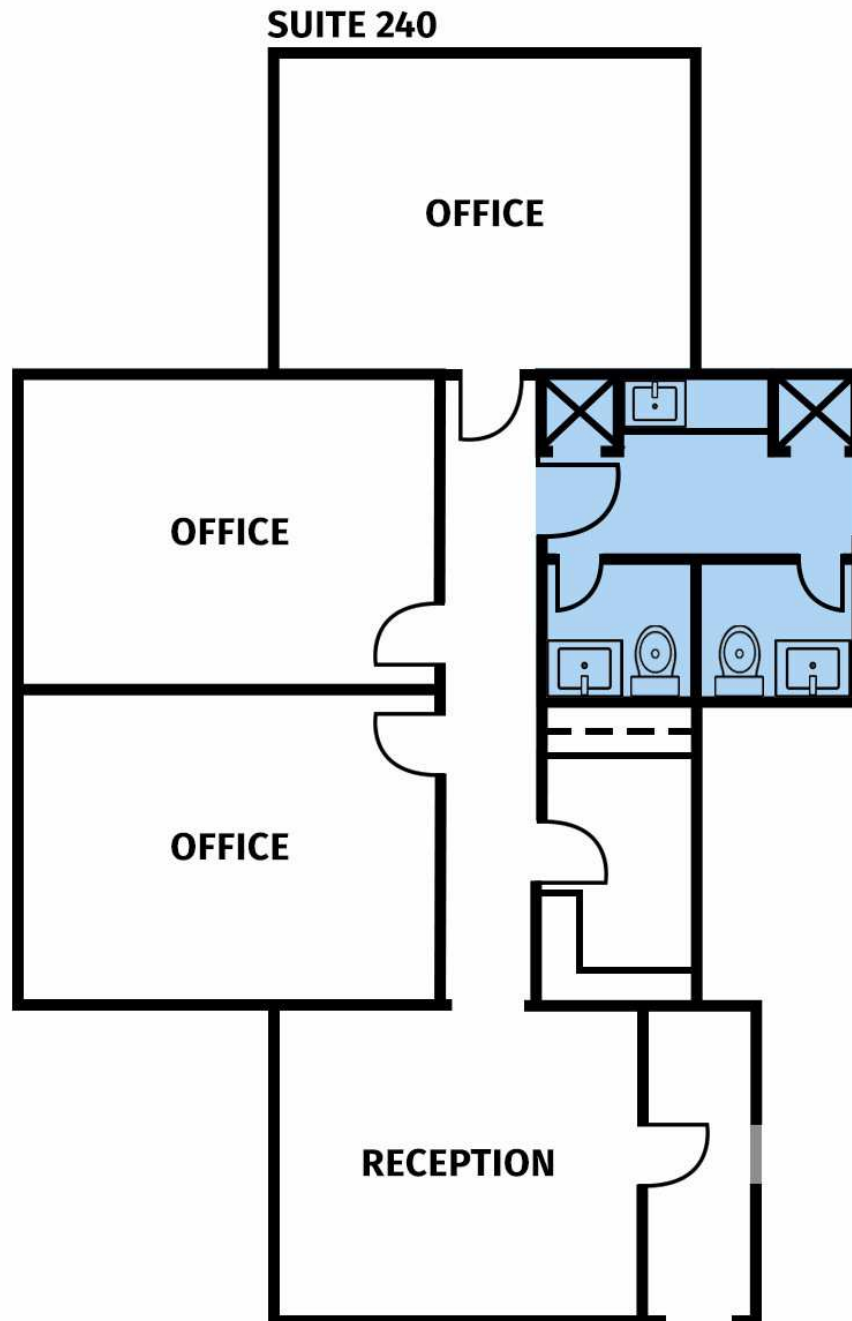
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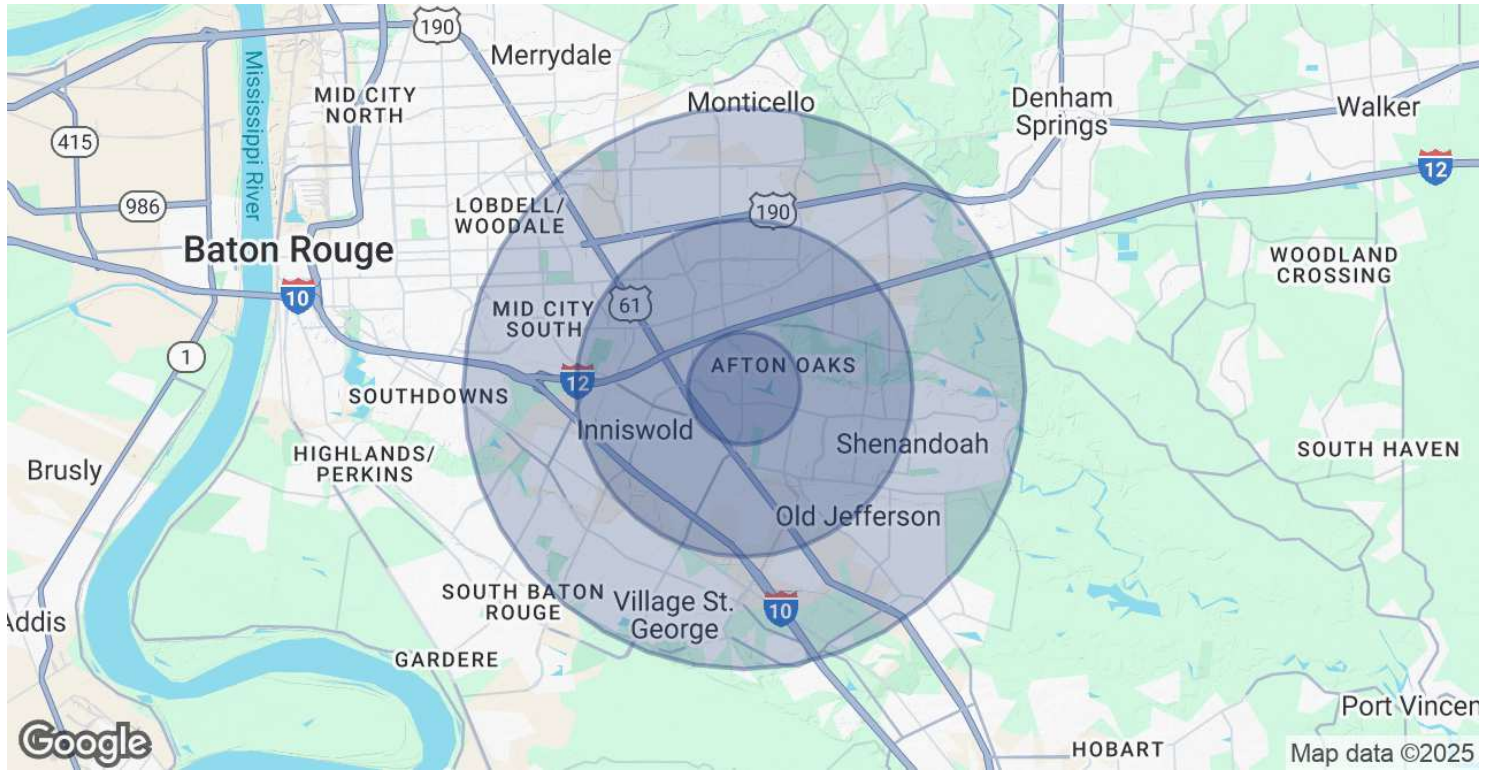
FLOOR PLAN

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,653	82,285	174,916
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,198	35,134	73,406
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$82,390	\$92,627	\$97,713
Average House Value	\$234,787	\$275,242	\$315,146

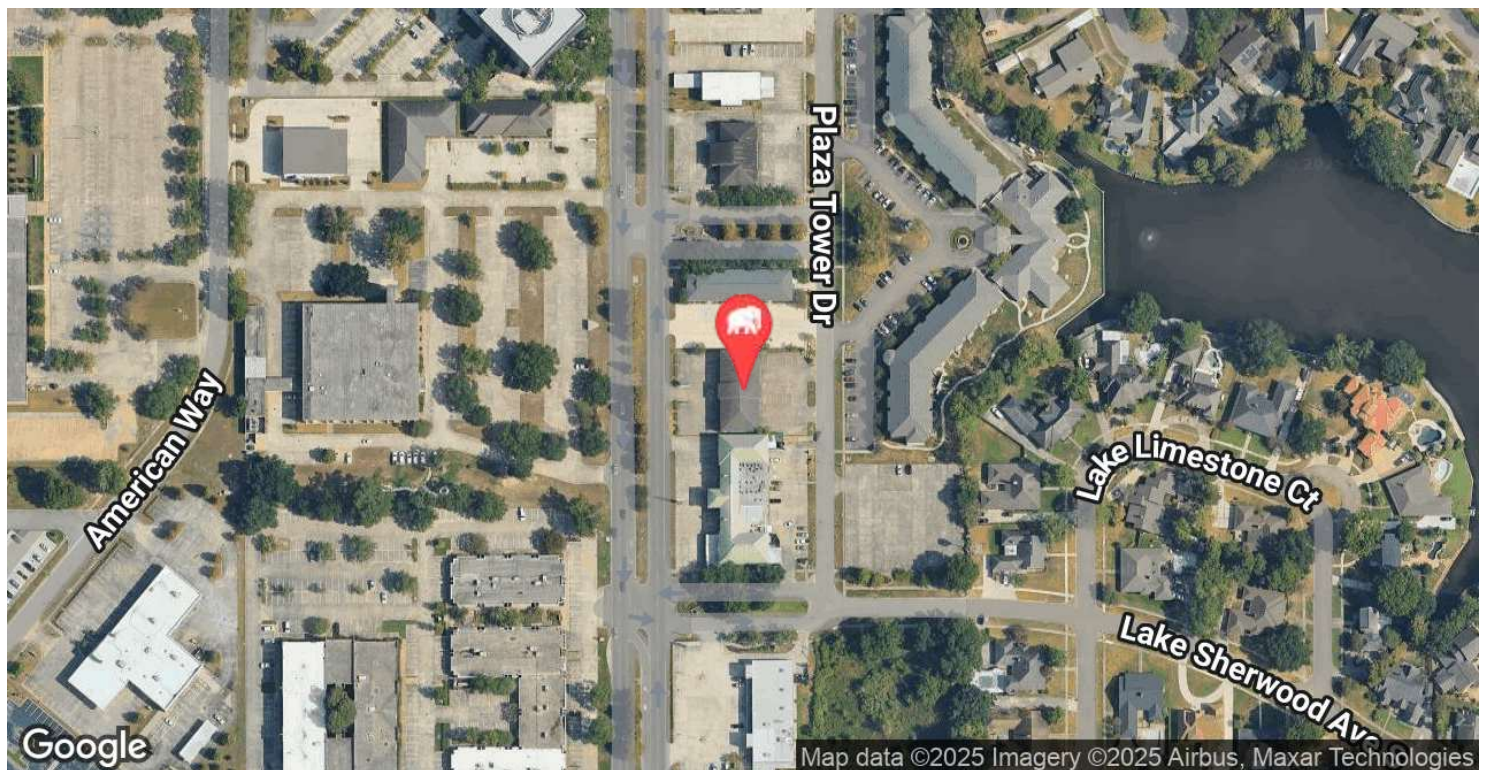
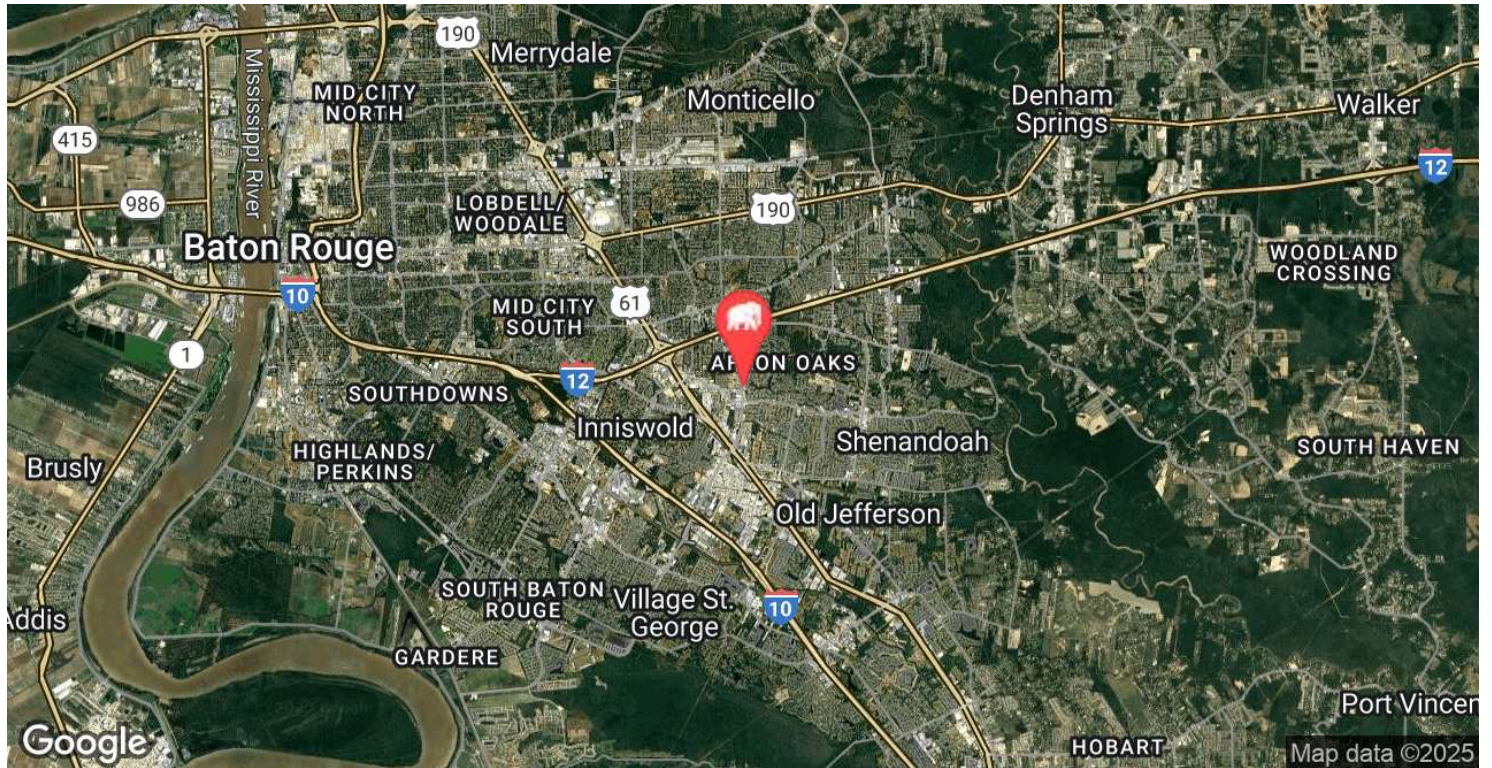
Demographics data derived from AlphaMap

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LOCATION MAP



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