



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
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FOR LEASE

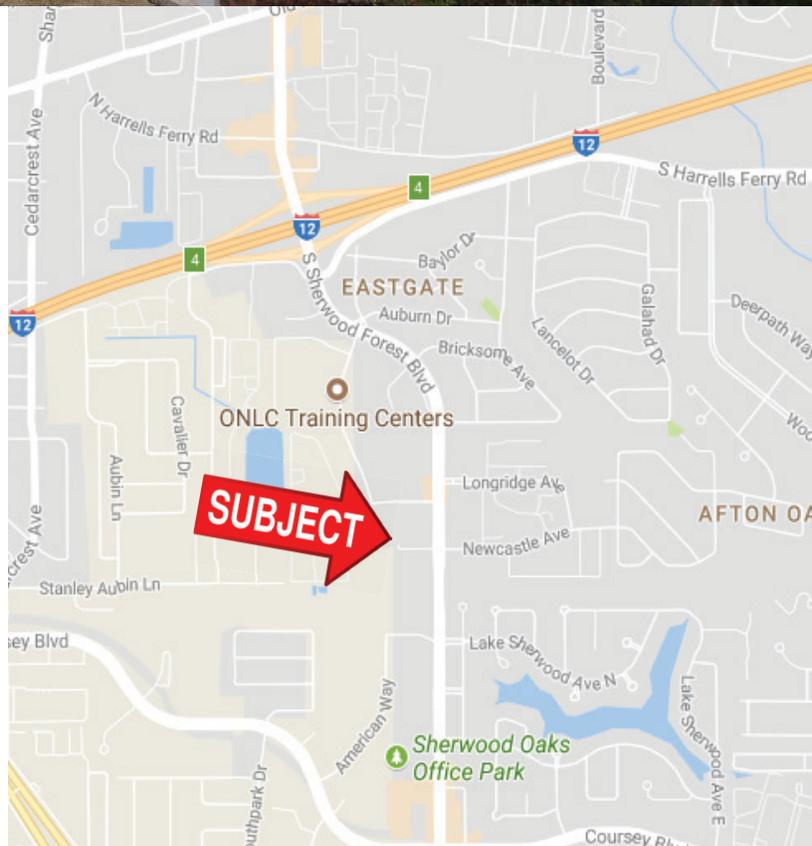
**11603 NEWCASTLE AVENUE
BATON ROUGE, LA 70816**

\$495-1,470 MONTHLY 700-1,900 SF

HIGHLIGHTS

- Second-Story Office Space Available for Lease
- **Suite C** 1,900 SF \$1,470 Monthly
- **Suite C-2** 700 SF \$495 Monthly
- **Suite C-3** 1,100 SF \$795 Monthly
- Freshly Renovated: All New Carpet and Paint
- High Traffic Area of Sherwood Forest Corridor
- Accessible to Banks, Offices, Retail, Restaurants, Coffee Shops, and Many Area Businesses
- Easy Access to I-10 and I-12
- Beautiful French Quarter Style Setting
- Expansive Balcony Porches and Soothing Courtyard
- Ample Parking
- Modified Gross Lease

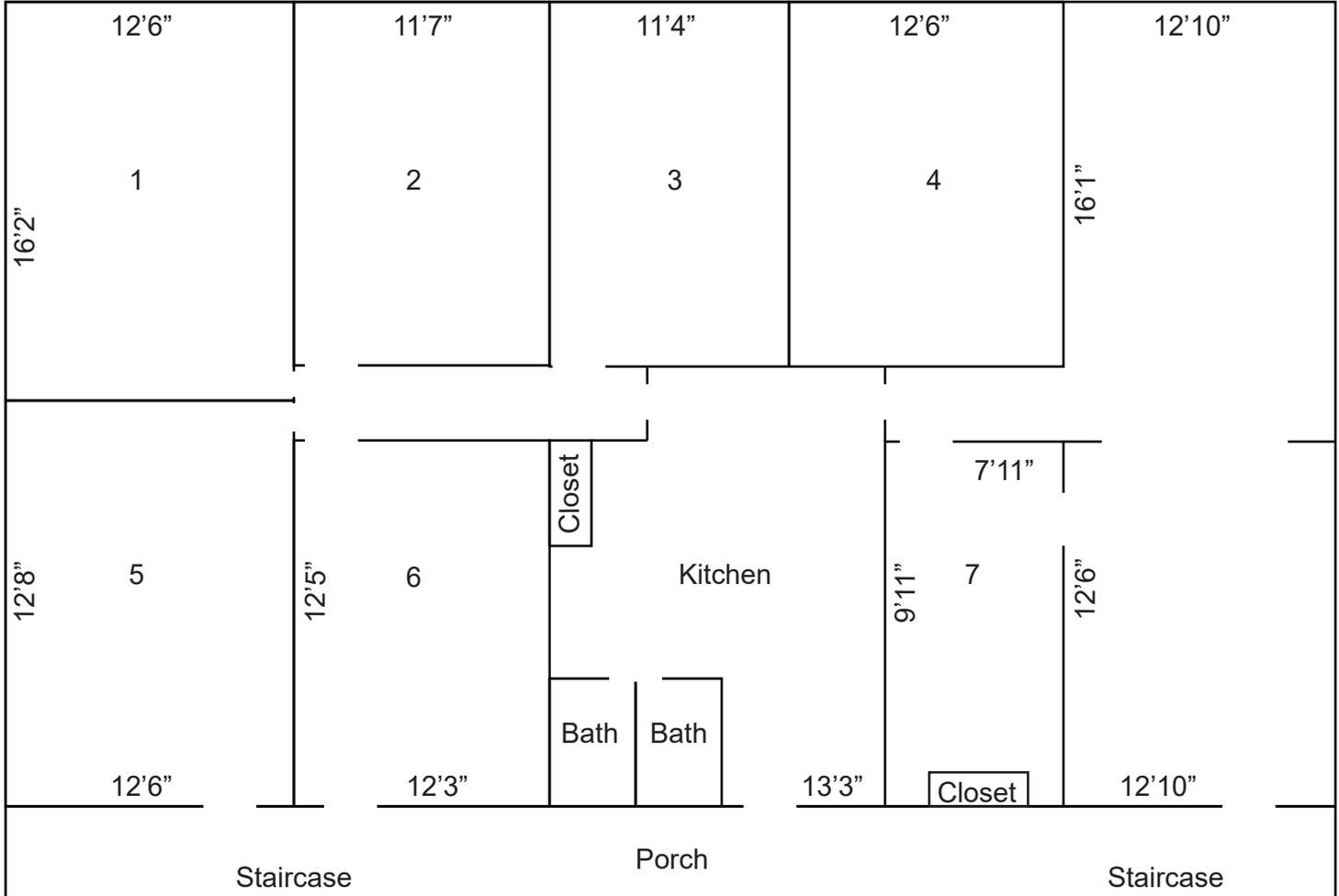
MOVE-IN SPECIAL!



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

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Hallway is 3'3"
Bathrooms are 5'11" x 4'10"

* Drawing is not to scale.

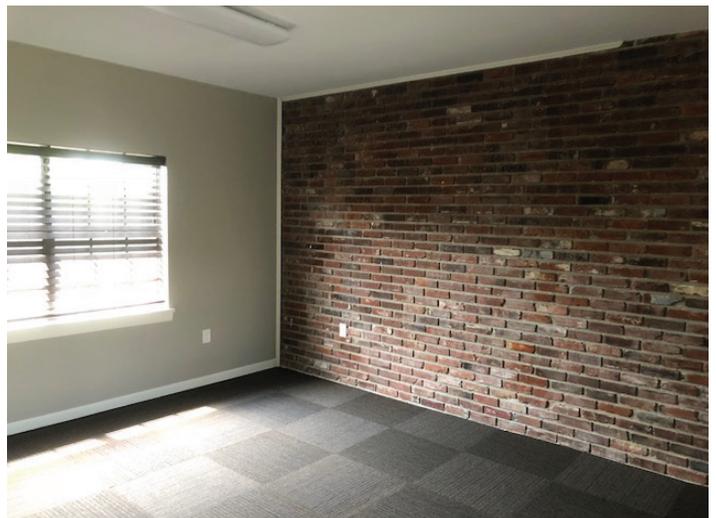




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