

830 Main St
Baton Rouge, LA 70802



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MLS# 2026002684



\$950,000

6,237 Sqft

830 Main Street is a distinctive, standalone office building located in the heart of downtown, offering a compelling blend of historic character and modern functionality. This Class B property has benefited from recent capital improvements, including a new roof and updated electrical systems completed within the past five years. The current use is a law firm, blocks to the courthouse make it an ideal location in downtown Baton Rouge. The building features approximately 20 private offices, several of which are generously sized and suitable for conference or collaborative meeting spaces. A detached, rear private parking lot with 24 dedicated spaces provides exceptional convenience and accessibility for tenants and clients an uncommon amenity in the downtown core. Positioned along Main Street with prominent frontage and a substantial footprint, the property offers strong visibility and presence within the downtown corridor. Its strategic location allows for easy access to both I-110 and I-10, while also placing occupants within walking distance of downtown restaurants, retail, and local attractions. This offering represents an excellent value-add opportunity for investors seeking to preserve a unique historic asset while enhancing long-term income potential as a core investment.



Raina Johnson

Phone: (225) 931-9693

DiGiulio Properties, LLC

For full listing details, please scan:

