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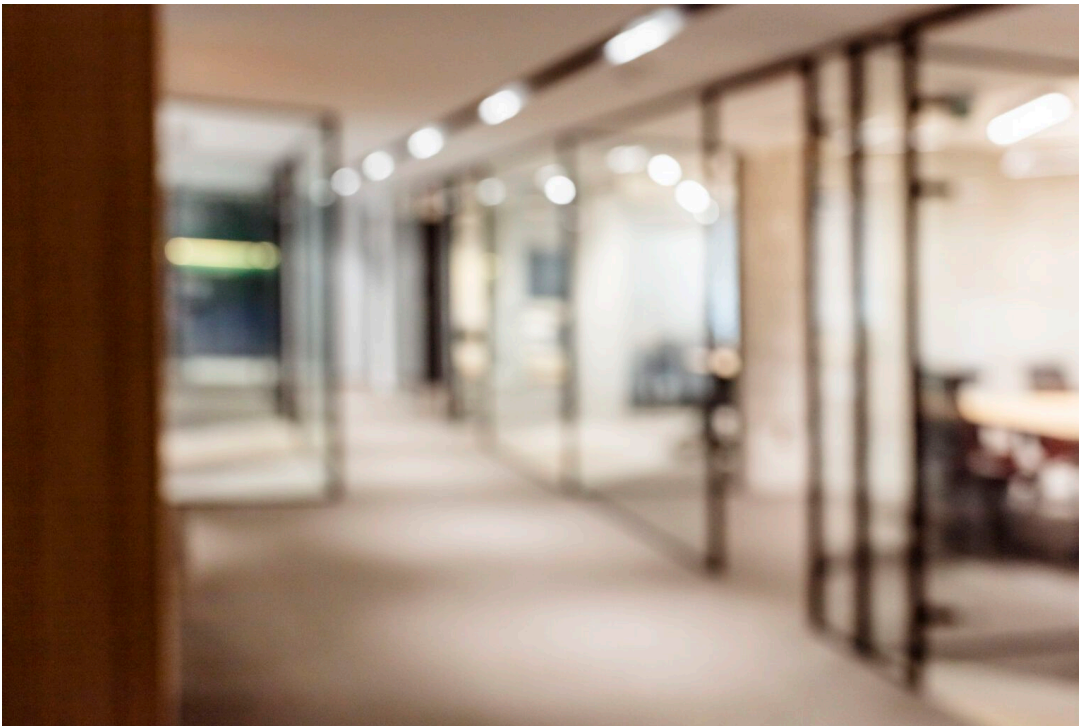
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FRIDAY, JULY 28, 2023

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## Why Baton Rouge office sale prices are rising despite fewer sales

By **David Jacobs**



*(iStock)*

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The average sales price per square foot for Baton Rouge office space is rising, even as the number of sales and the overall dollar volume trends down, according to Elifin Realty's latest commercial sales [report](#).

As businesses try to encourage employees to return to the office, they are being selective about office space, and the supply of properties considered to be of the highest quality is

tight, experts say.



Some areas of town, such as along Bluebonnet Boulevard, are seeing record-high square foot prices, says Elifin's Fabian Edwards, who helped compile the office stats. Nearby amenities are important, and garden offices that look and feel much like single-family houses remain popular, he adds.

There hasn't been much new office construction recently, except for garden offices, says Branon Pesnell, Baton Rouge market director for Corporate Realty.

"A lot of the product out there is pretty dated," he says.

Higher construction prices also help to explain the higher prices and the scarcity of new construction, Pesnell adds.

Looking at the past 12 months through June, average price per square foot is up 1.24%, while dollar volume is down by a little more than 5% and deal frequency is down 6.65%, Elifin reports.

## **AccuTemp expanding Baton Rouge presence with \$2.75M apprenticeship school**

By **Domenic Purdy**

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AccuTemp is expanding its presence in Baton Rouge with a planned \$2.75 million expansion to its North Harco Drive location.

The expansion, which is being constructed by Baton Rouge-based Build Commercial Construction, will add a 2,000-square-foot apprenticeship school and hands-on lab specializing in

training tradespeople.

The school, featuring state-of-the-art equipment for training in HVAC, electrical and plumbing services, is expected to expand AccuTemp's workforce by providing "an opportunity to jump into the trades," says Alex Tupper, AccuTemp's vice president of operations.

"You don't have to come to AccuTemp with experience," Tupper adds. "We'll pay people to acquire the technical skills."

Founded in 2006, AccuTemp specializes in installation and repair for both commercial and residential customers with two locations in Baton Rouge and one in New Orleans.

The expansion will also include amenities for staff such as a gym, as well as expanded office facilities.

AccuTemp's latest expansion follows a recent 7,500-square-foot expansion to the back of its warehouse, Tupper explains.

Construction is already underway on the expansion, which is expected to be finished by the end of the year.

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