

# Property Summary



**LEASE RATE**      **\$950 PER MONTH**

**OFFERING SUMMARY**

Available SF:	750 SF
Lease Rate:	\$950 per month
Lease Type:	Modified Gross
Building Size:	3,000 SF
Zoning:	MU (Mixed Use)
Market:	Prairieville
Submarket:	Baton Rouge

**PROPERTY OVERVIEW**

Two +/-750sf office condos are available near the busy intersection of Hwy 73 and Airline Hwy. These affordable spaces contain 3 offices, 1 bathroom, and a kitchenette with room for a mini fridge. One of the spaces has brand new laminate flooring and the other has durable carpet. Modified Gross Lease meaning that in addition to rent, you will only have to pay for your own electricity, internet, and interior janitorial services. There is one garbage can for the building and if there is a need for an additional can, this cost will be added to rent as well.

**PROPERTY HIGHLIGHTS**

- +/- 750sf Condo's
- Modified Gross Lease
- Near Airline Hwy

# Available Spaces



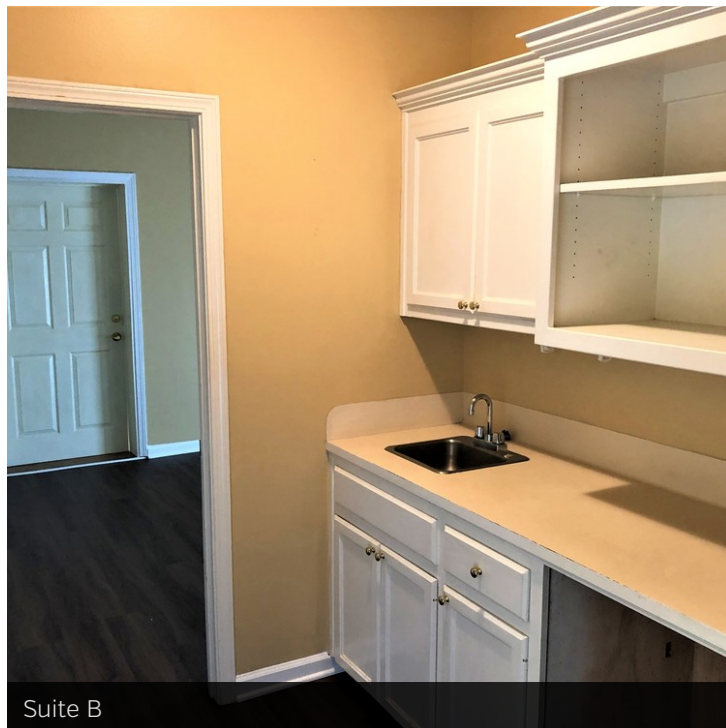
LEASE RATE:	\$950 PER MONTH	TOTAL SPACE:	750 SF EACH
LEASE TYPE:	MG	LEASE TERM:	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite B	Office Condo	\$950 per month	Modified Gross	750 SF	36 months	This space has brand new laminate flooring. Includes 3 offices with plenty of natural light, a bathroom, and a kitchenette. Additional storage space is available in the attic.
Suite C	Office Condo	\$950 per month	Modified Gross	750 SF	36 months	This space has durable carpet flooring. Includes 3 offices with plenty of natural light, a bathroom, and a kitchenette. Additional storage space is available in the attic.

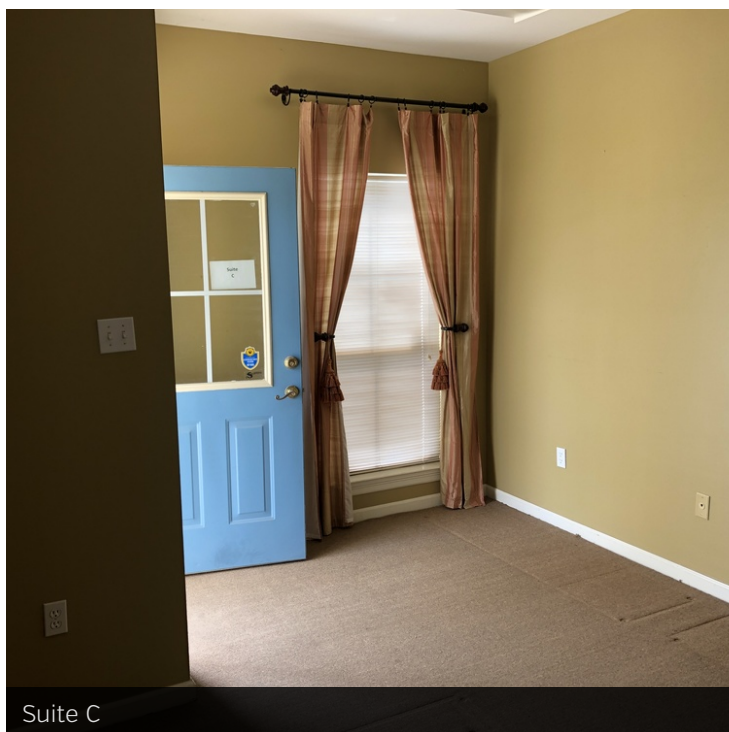
# Interior Photos



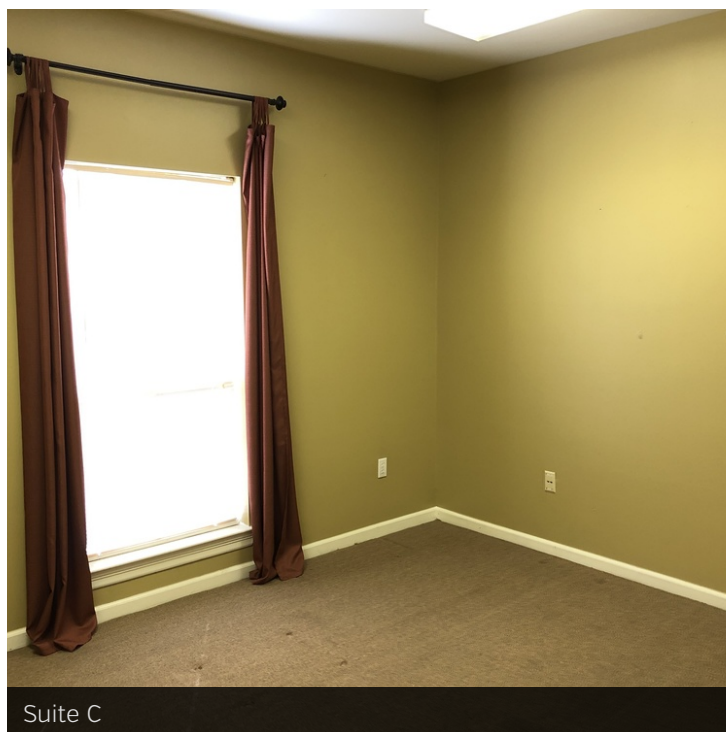
Suite B



Suite B



Suite C



Suite C

# Location Maps



# Advisor Bio & Contact 1

## J. COLLIER THORNTON

Senior Advisor



6160 Perkins Road, Suite 200  
Baton Rouge, LA 70808  
T 225.367.1515  
C 225.279.4444  
[collier.thornton@svn.com](mailto:collier.thornton@svn.com)

## PROFESSIONAL BACKGROUND

J. Collier Thornton [CT] serves as a Senior Advisor with SVN | Graham, Langlois & Legendre. With over sixteen years in the industry he has worked as an Agent, Broker, Tenant Rep, Developer, Small Business Owner and P&C Insurance Agent. This broad knowledge base has armed him with a commercial real estate skill set that is second to none in Baton Rouge.

If you are considering a commercial real estate investment whether it's a purchase, a new construction or a "full scale" development from the ground up, CT should be your first call. Rather than attempt to learn the process on your own or risk financial loss, team up with someone who has working knowledge of all aspects of commercial real estate. CT understands the intricacies of the rezoning process, all site related aspects [site work, water retention, drainage, wetlands, etc], engineering, architecture, construction, lending, P&C insurance and more.

In addition to his unsurpassed knowledge of development, CT specializes in the sale and leasing of retail, office and industrial space in Louisiana. He has personally represented and been the owner of over \$100 million worth of developments, and his extensive background in retail tenant rep. His client list includes CVS, Taco Bell/KFC, Family Dollar, Rite Aid, in addition to numerous other local and regional companies.

At the age of 26, CT started Thornton, Harvison and Rhodes Real Estate [THR] and was consistently ranked as one of the top commercial real estate brokerage firms from 2004-2011. During this time CT was recognized among the Top 40 under 40. In 2012 he put the commercial real estate business on hold to explore a new opportunity in Property and Casualty Insurance sales.

CT's lengthy career in commercial real estate and related fields makes him an asset to the SVN | GLL team where he reunites with Steve Legendre, who was a colleague at his first brokerage out of college, Latter and Blum.

When not dedicating his time to the commercial real estate market in Baton Rouge, CT's primary focus is his three sons. He is heavily involved in the Kids Ministry at Healing Place Church and coaches both baseball and football for his sons.

Take advantage of CT's personal experience and call him today for a consultation and or to engage him as your personal Commercial agent.

# Advisor Bio & Contact 2

## ALEXANDER KEARNEY

Associate Advisor



6160 Perkins Road, Suite 200  
Baton Rouge, LA 70808  
T 225.328.4120  
C 225.328.4120  
alex.kearney@svn.com

## PROFESSIONAL BACKGROUND

Alexander Kearney was born and raised in Baton Rouge, Louisiana and attended Louisiana State University. He graduated with a Bachelor's degree in Business Marketing from the E.J. Ourso College of Business. Alex started working with the SVN/GLL team in the beginning of 2018. He previously worked for another commercial real estate firm where he specialized in bank-owned properties, vacant land, leasing office space to tenants, and finding investment properties for buyers.

Alex has a passion for being a self-starter and has had interest in the real estate market since he was very young. He is dedicated to providing steadfast and reliable service to anyone he has the pleasure of working with. Alex is avid about putting the right property with the right owner whether it be from a listing or buying standpoint.

His other interests outside of Commercial Real Estate include playing music, health and fitness, reading, duck hunting, fishing, investing, and anything involving hand tools or machinery.

Experienced in:

- Sale – Self-Storage Properties and Investing
- Sale – Bank-Owned Property
- Sale – Land
- Sale – Buyer Representation
- Lease – Tenant Representation
- Lease – Landlord Representation

## EDUCATION

Parkview Baptist High School [2011]  
Bachelor of Science in Marketing from Louisiana State University [2015]