

JEFFERSON NEAR BLUEBONNET: BUILD-TO-SUIT [LEASE]

10235 JEFFERSON HWY.
BATON ROUGE, LA 70809

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Build-To-Suit Summary



OFFERING SUMMARY

Available SF: 1,500 - 7,820

Lease Rate: N/A

Lot Size: 3.44 Acres

Zoning: GOL General Office
Low Rise

PROPERTY OVERVIEW

SVN | Graham, Langlois & Legendre is proud to be the exclusive listing representative of 10235 Jefferson in Baton Rouge. 10235 Jefferson Office Park is a unique project consisting of six professional / medical buildings and is located less than one mile away from intersection of Bluebonnet Blvd. and Jefferson Hwy. The development is strategically located between I-10 and I-12 with full access to Jefferson Hwy.

The buildings will be constructed in a modern/contemporary style, which instantly shows clients that your company does leading, innovative, and intelligent work. Any professional business that would like to appeal to Class-A clients would value the unique architecture of these upcoming office spaces. Offices of this type are recommended for law practices, medical users, media/design agencies, financial firms, IT and technology, engineering, architects, etc.

Currently, the offering is for build-to-suit, on which a custom office building will be constructed for your business to lease. Our seasoned development team has the knowledge to build outstanding offices to your company's specifications.

PROPERTY HIGHLIGHTS

- New professional and medical office park on Jefferson Hwy.
- Centrally located | Surrounded by retail, restaurants, single family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General and Ochsner hospitals

THE METRO OFFICE PARK | 10235 JEFFERSON HWY. BATON ROUGE, LA 70809

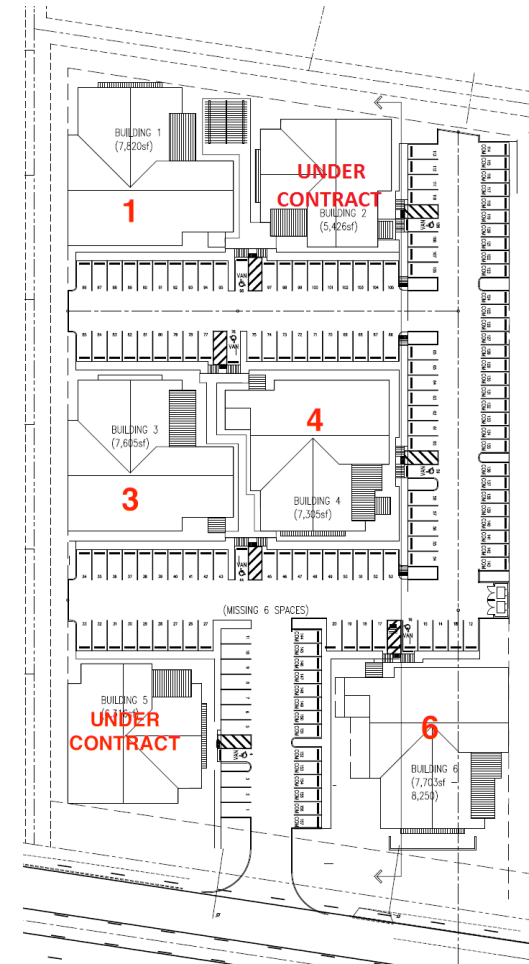
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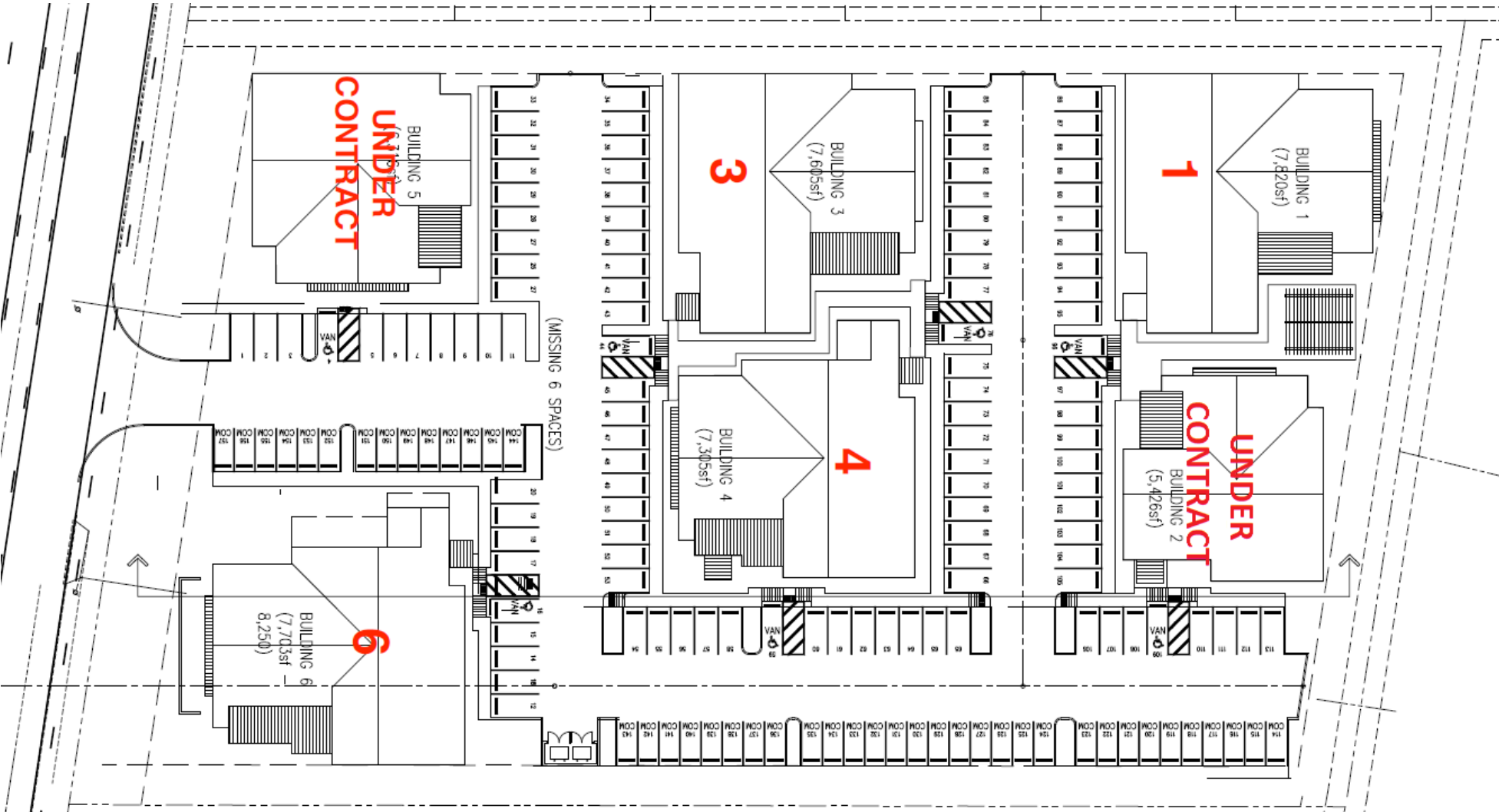
Available Spaces

LEASE TYPE	-	LEASE SPACE	-
LEASE TERM	Negotiable	LEASE RATE	N/A

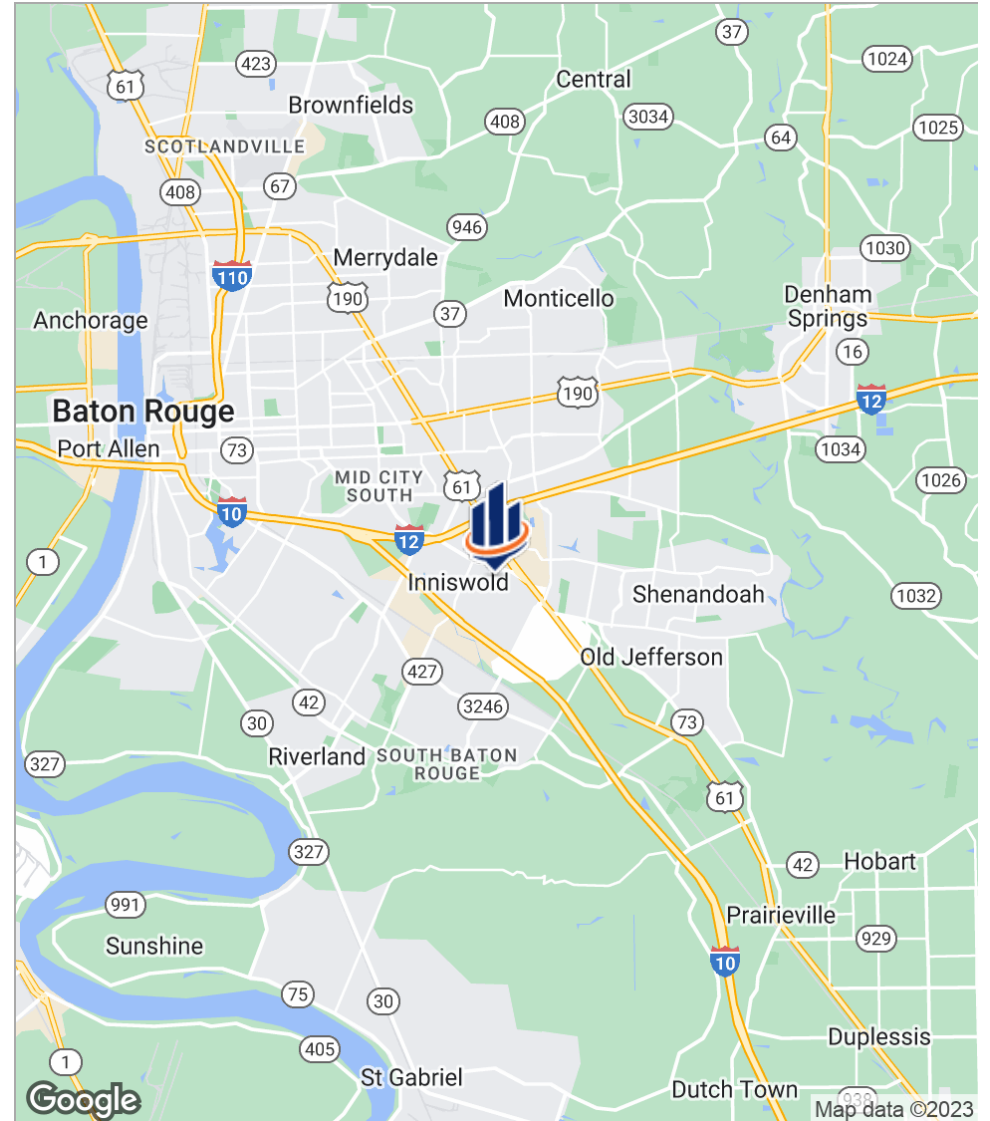
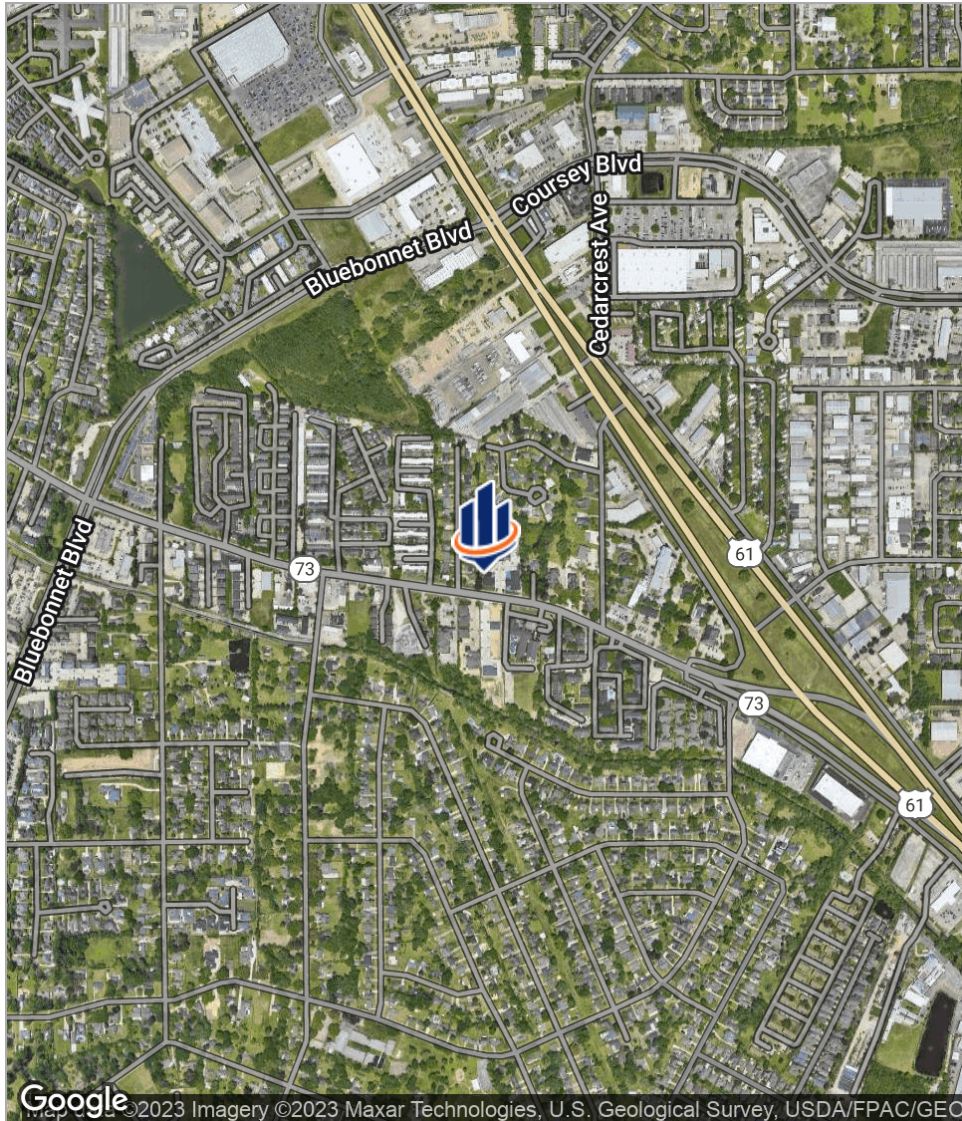
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1	-	1,500 - 7,820 SF	Modified Gross	\$21.00 SF/yr
Building 2	-	1,500 - 5,426 SF	Modified Gross	\$21.00 SF/yr
Building 3	-	1,500 - 7,605 SF	Modified Gross	\$21.00 SF/yr
Building 4	-	1,500 - 7,305 SF	Modified Gross	\$21.00 SF/yr
Building 6	-	1,500 - 7,703 SF	Modified Gross	\$21.00 SF/yr



Site Plan



Location Maps



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