

JEFFERSON NEAR BLUEBONNET: OFFICE PARK PAD SITES

10235 JEFFERSON HWY.
BATON ROUGE, LA 70809

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Pad Sites Summary



OFFERING SUMMARY

Sale Price:	\$72.50 - \$75.00 Per Square Foot Pad Sites
Construction To Commence:	August 2018
Total Lot Size:	3.44 Acres
Zoning:	GOL General Office Low Rise
Market:	S.. Baton Rouge Jefferson / Bluebonnet

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 pad sites, on which a custom office building will be constructed. Our seasoned development team has the knowledge to guide you from construction to completion. Additionally, build-to-suit leases are also available for this office park.

PROPERTY HIGHLIGHTS

- New professional and medical office park on Jefferson Hwy.
- Modern architecture and one-of-a-kind project in Baton Rouge, LA
- Centrally located | Surrounded by retail, restaurants, single family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane and Essen Lane

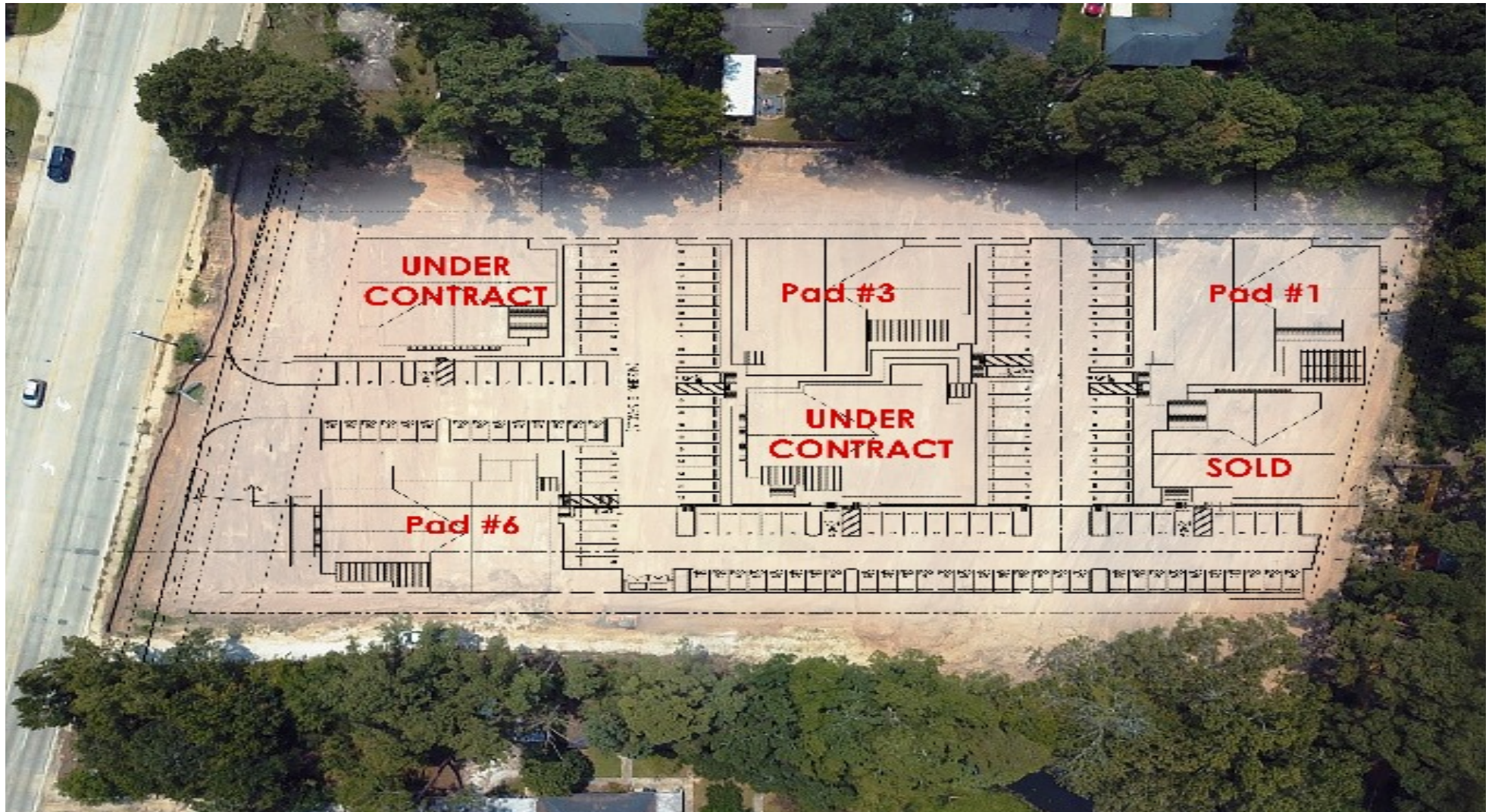
Close proximity to Our Lady of the Lake, Baton Rouge General and Ochsner hospitals

Pad Sites

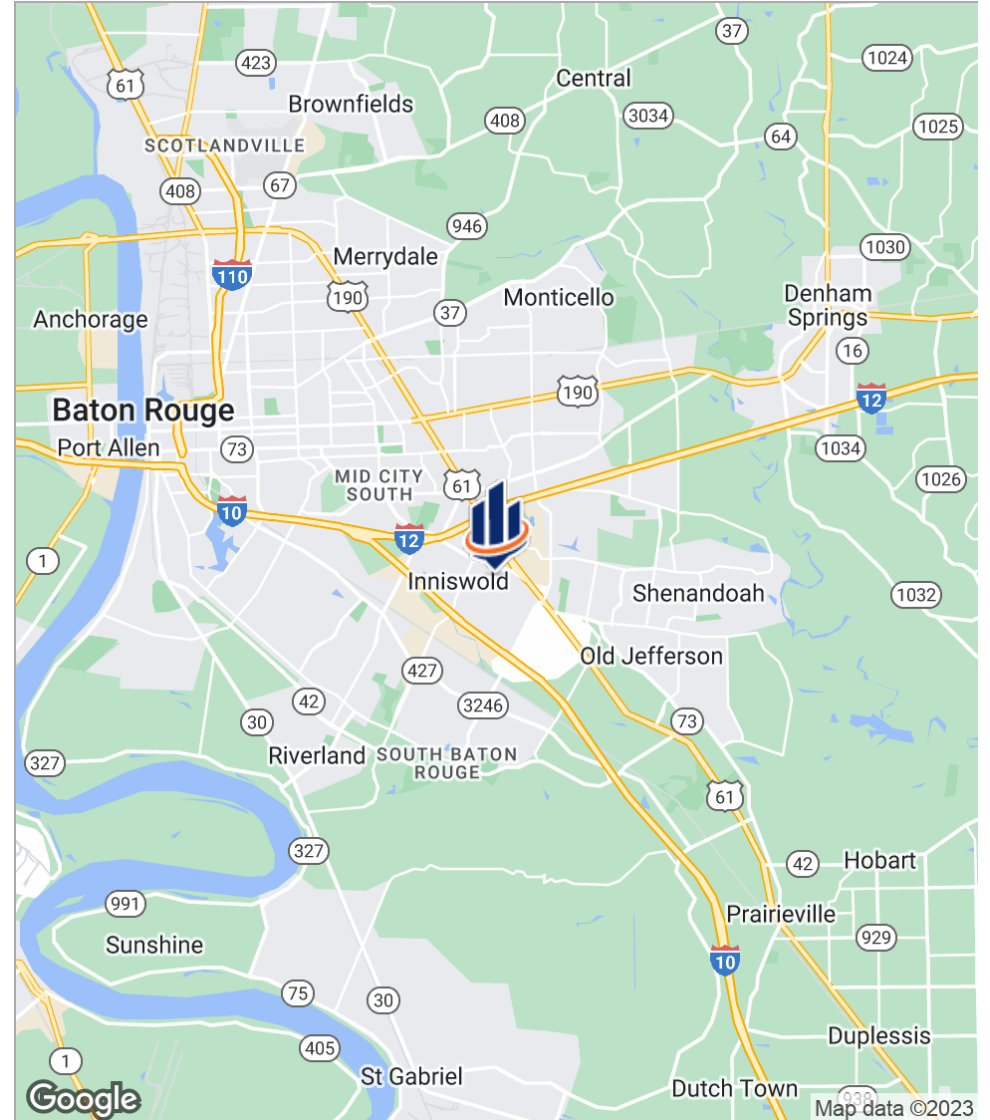
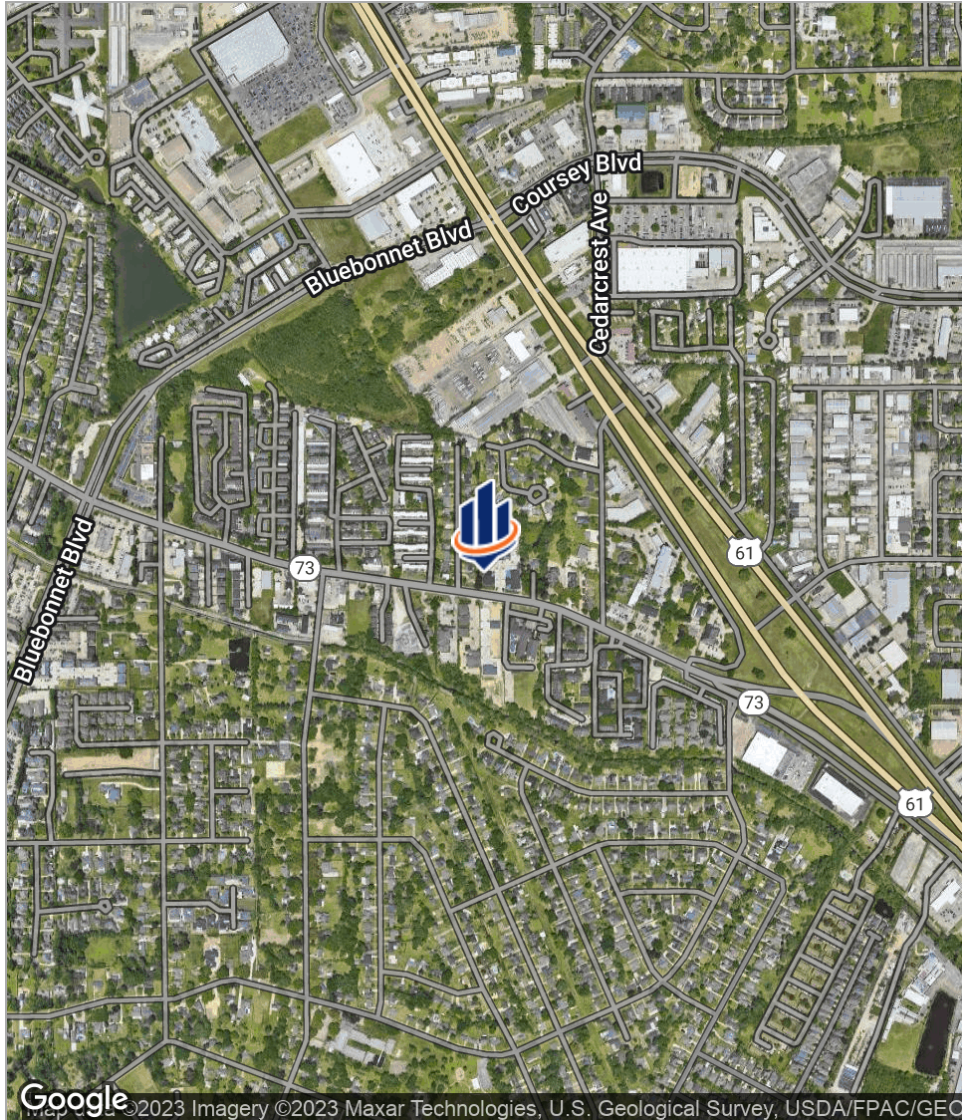


Lot #	Size [AC]	Price/Acre	Sale Price	Status
Pad Site #1	7,820	\$566,950	\$72.50 / SF	Available
Pad Site #2	5,426	\$393,385	\$72.50 / SF	Pending
Pad Site #3	7,605	\$551,362.5	\$72.50 / SF	Available
Pad Site #4	7,305	\$529,612.5	\$72.50 / SF	Pending
Pad Site #5	6,316	\$473,700	\$75.00 / SF	Pending
Pad Site #6	7,703	\$577,725	\$75.00 / SF	Available

Site Plan



Location Maps



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

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