

PROPERTY ONE

# PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



*Presented by:*

**WILL ADAMS, CCIM**

225.412.3467

LA #73158

[will.adams@propertyone.com](mailto:will.adams@propertyone.com)

**KELLY MORGAN**

225.412.3464

LA #995703799

[kelly.morgan@propertyone.com](mailto:kelly.morgan@propertyone.com)

PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



OFFERING SUMMARY

Building Size:	133,539 SF
Available SF:	4,035 - 25,467 SF
Zoning:	PUD
Market:	Baton Rouge
Parking:	Garage (5/1000)
Floors:	6

OVERVIEW

Perkins Rowe is located in the heart of Baton Rouge's high-end shopping district on the corner of Bluebonnet Boulevard and Perkins Road and 1 mile south of Interstate 10. The development is easily accessible from both Perkins Road and Bluebonnet Boulevard with an ADT of +/- 48,000 (Bluebonnet).

Baton Rouge is the capital city of Louisiana and parish seat of East Baton Rouge Parish, the most populous parish in Louisiana. Located on the Mississippi River in the southeast region of the state, Baton Rouge is a major center of commerce, industry and tourism. Home to Louisiana State University, the city has access to a large talent pool to fuel growing technology, medical and research industries.

PROPERTY HIGHLIGHTS

- 375,000 Sq. Ft. Retail
- 295,000 Sq. Ft. Class "A" & Medical Office
- 60,000 Sq. Ft. Restaurant & Food Specialties
- +640 residential Units
- +1,200 Employees
- Retail Mix: Barnes & Noble, Anthropologie, Cinemark, Kendra Scott, The Fresh Market, Z Gallerie, Urban Outfitters



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	4,035 - 25,467 SF	Lease Rate:	\$21.00 - \$24.00 PSF

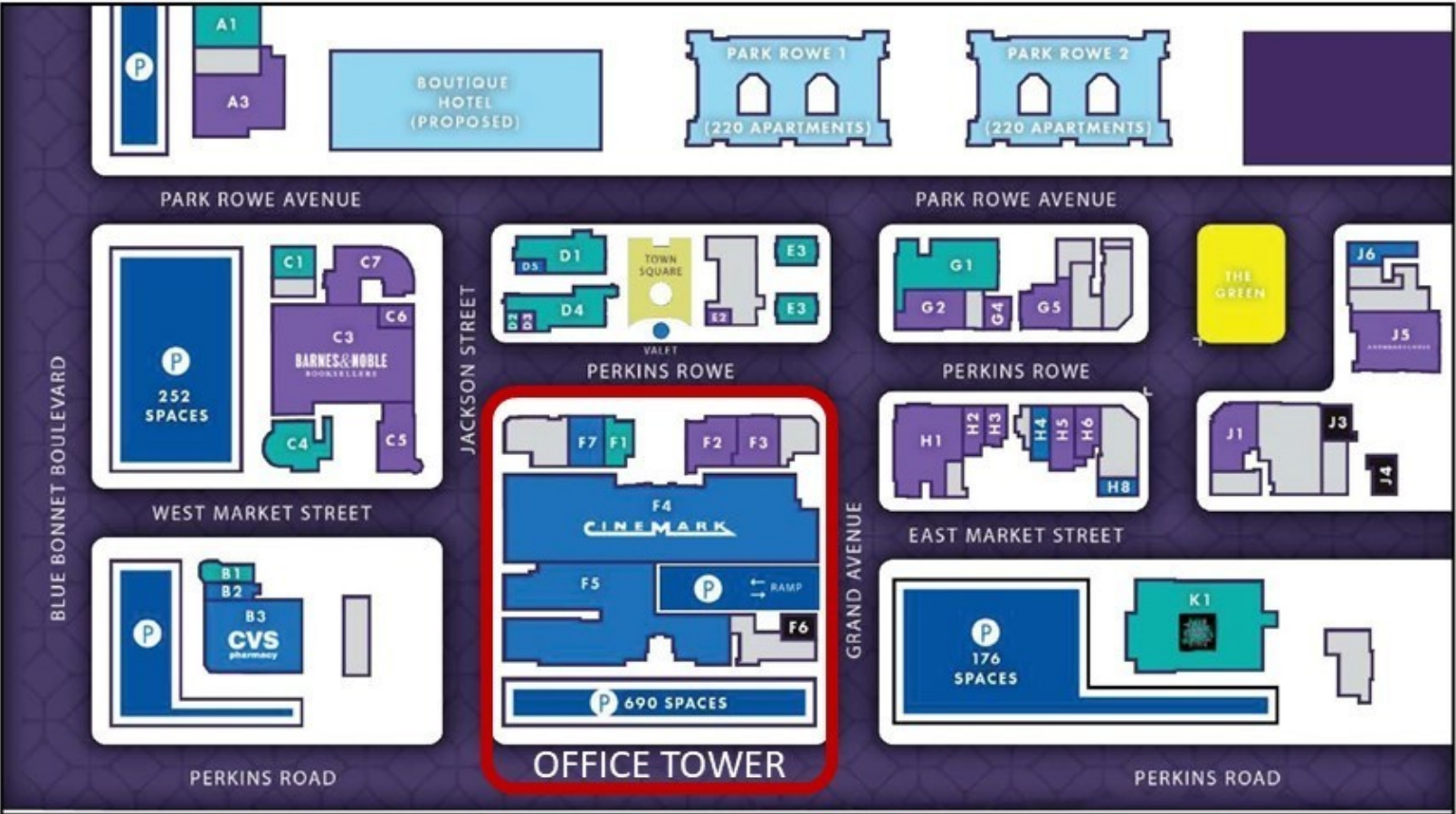
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite G200	Available	5,984 SF	Full Service	\$22.00 SF/yr
Suite G280	Available	4,035 SF	Full Service	\$24.00 SF/yr
Suite G400	Available	15,694 SF	Full Service	\$21.00 SF/yr
Suite G500	Available	13,302 - 25,467 SF	Full Service	\$21.50 SF/yr
Suite G510	Available	6,811 - 25,467 SF	Full Service	\$24.00 SF/yr
Suite G530	Available	5,354 - 25,467 SF	Full Service	\$22.00 SF/yr
Suite G640	Available	7,193 SF	Full Service	\$24.00 SF/yr



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



SHOPPING

- G2

Altar'd State
- C5

Alumni Hall
- J5

Anthropologie
- H2

Apricot Lane
- C3

Barnes & Noble
- C6

Beautiful Butterfly
- C7

Charming Charlie
- D3

Flip Flop Shops
- H3

Francesca's
- F3

Frock Candy
- G4

The Impeccable Pig
- H6

Kendra Scott®
- A3

Orvis
- G5

Peregrin's Home Store
- H5

Shades
- E2

Sunglass Hut
- J1

Sur La Table
- F2

Urban Outfitters
- H1

Z Gallerie

DINING

- E3

Bin 77
- D4

California Pizza Kitchen
- A1

ROUJ Creole
- K1

The Fresh Market
- F1

Jinya Ramen Bar
- C4

La Madeleine
- D2

Rock N Pops
- B1

Starbucks
- G1

Texas de Brazil
- C1

Zoes Kitchen

SERVICES

- F4

Cinemark Theatre
- B3

CVS Pharmacy
- H4

Drybar
- B2

FedEx Kinko's
- D5

Hair Club (2nd Floor)
- F5

LA Fitness
- H8

NeuBody Cryotherapy
- J6

Paris Parker
- F7

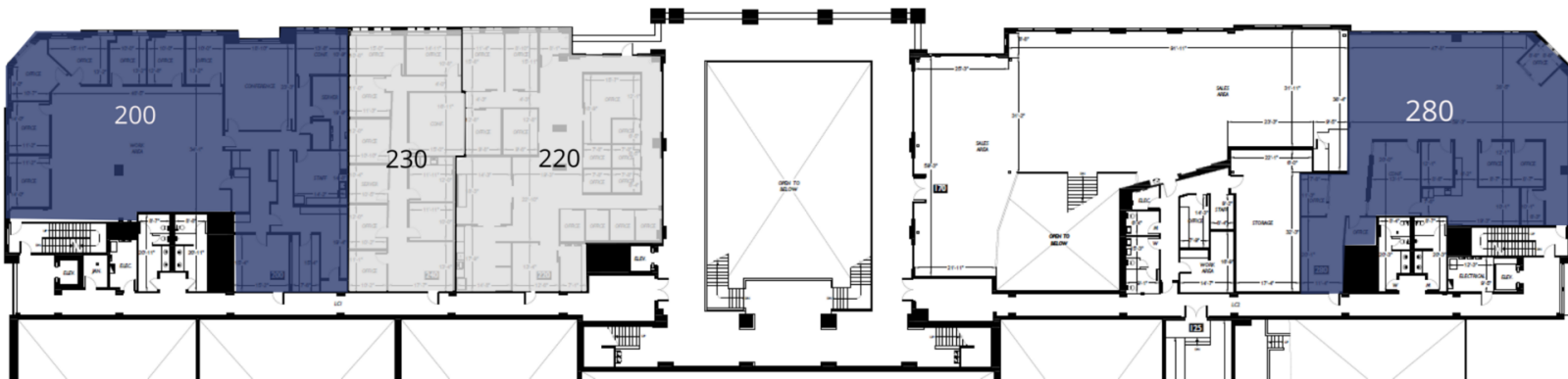
Venetian Nail Spa





PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



LEGEND

- Available
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G200	Available	5,984 SF	Full Service	\$22.00 SF/yr
■ Suite G280	Available	4,035 SF	Full Service	\$24.00 SF/yr





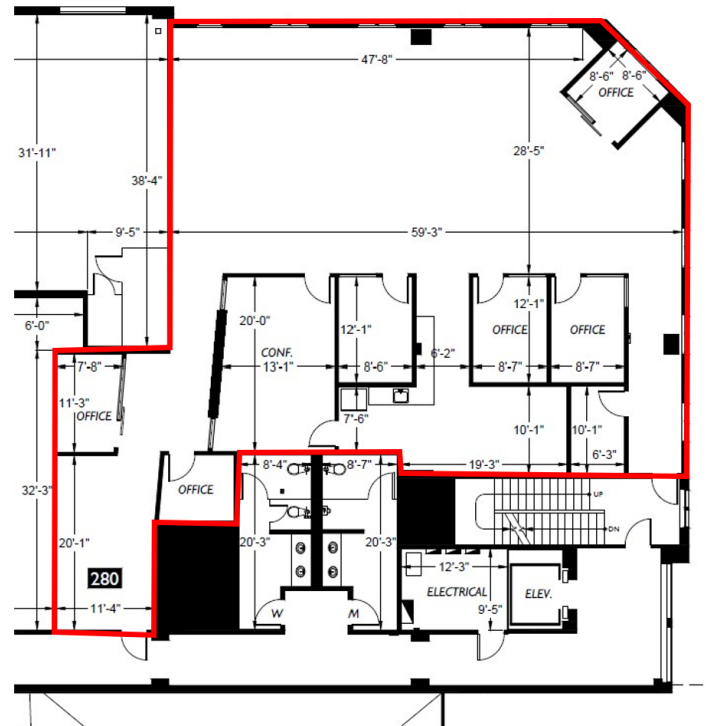
10000 Perkins Rowe, Baton Rouge, LA 70810

Located on the 2nd Floor on the east side of the office tower in Perkins Rowe. The space features professional finishes, interior offices with windows that allow in natural light, and modern LED lighting.

The space is accessible via the East Elevator Entrance on Grand Avenue and the Great Hall Entrance located in front of the Cinemark Theatre.

Parking is available in the parking garage behind the Cinemark Theatre on a first come first serve basis, accessible from Jackson Street or Grand Avenue and is always free and secure.

<b>SQUARE FOOTAGE</b>	<b>4,035 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>6</b>
<b>CONFERENCE</b>	<b>YES</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G340	-	2,484 SF	Full Service	-



PERKINS ROWE OFFICE TOWER

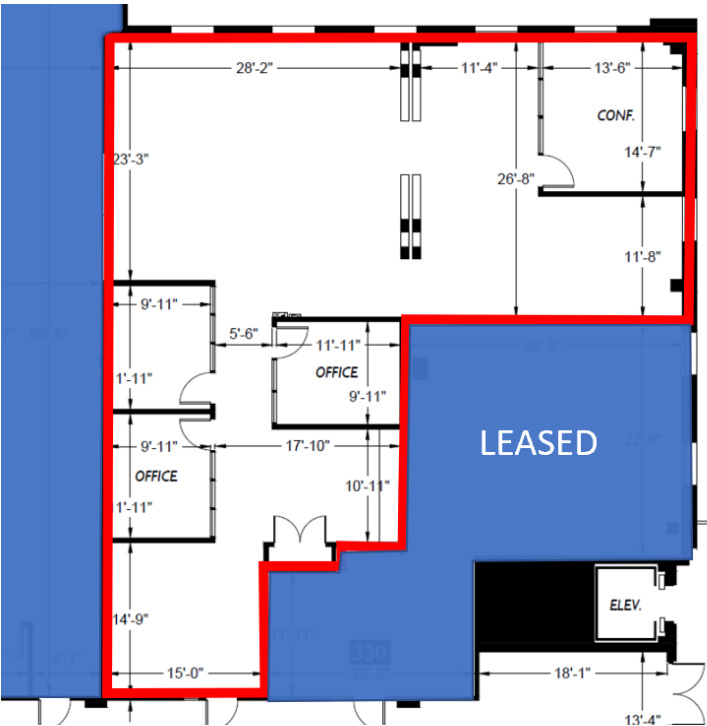
10000 Perkins Rowe, Baton Rouge, LA 70810

SUITE G340

Located on the Third Floor of the office tower in Perkins Rowe, this suite features 3 private offices, 1 conference room, and an open bullpen. The offices and conference rooms feature glass walls and most are fully furnished.

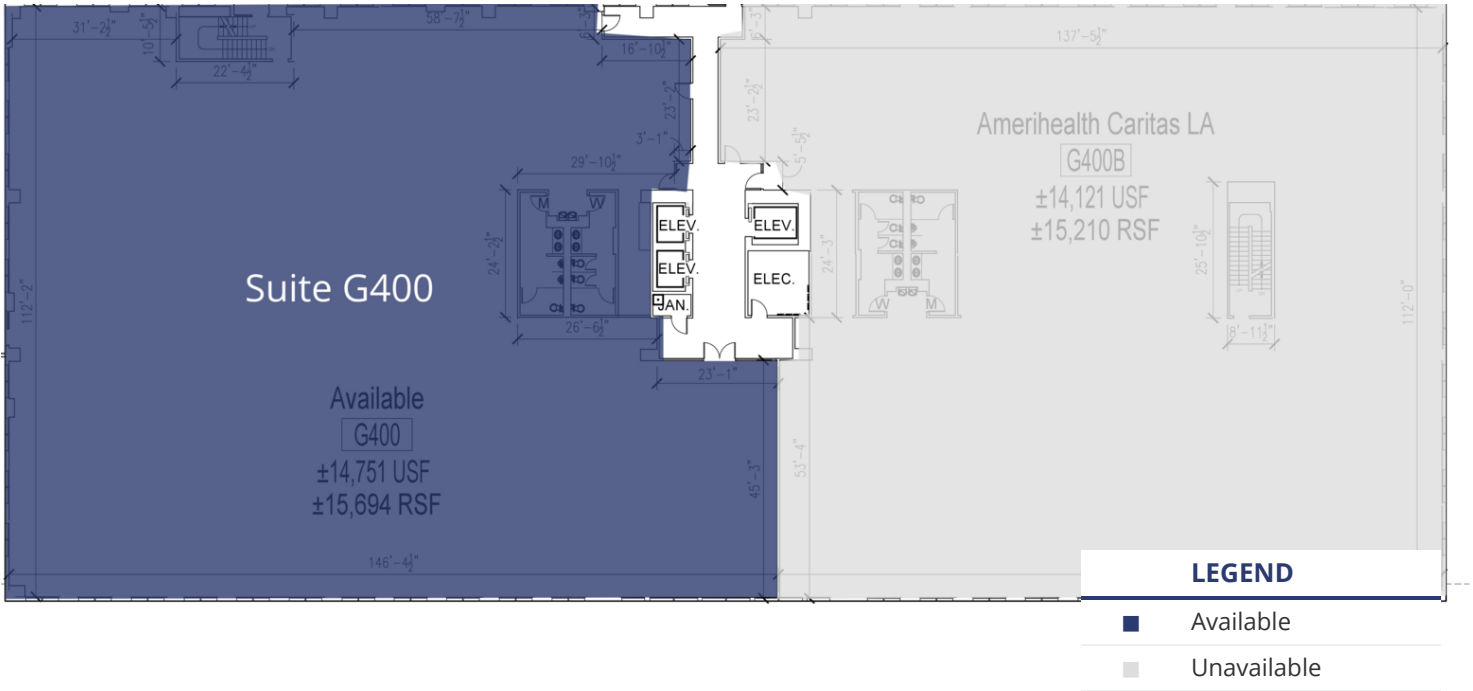
The space is accessible via the West Elevator Entrance on Jackson Street and the Great Hall Entrance located in front of the Cinemark Theatre.

SQUARE FOOTAGE	2,484 RSF
LEASE TYPE	FULL SERVICE
OFFICES	3
CONFERENCE	1
PARKING	FREE



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G400	Available	15,694 SF	Full Service	\$21.00 SF/yr



## PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810

### SUITE G400

Located on the Fourth Floor of the office tower in Perkins Rowe, this suite features an inviting reception area and large conference room off the reception/waiting area, 8 private offices, classroom/training room and plenty of open space for configuring workstations or the potential to add offices.

The space is accessible from the parking garage and also features direct access into the premises from the 4th parking level.

<b>SQUARE FOOTAGE</b>	<b>15,694 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>8</b>
<b>CONFERENCE</b>	<b>2</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

03/14/2024



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



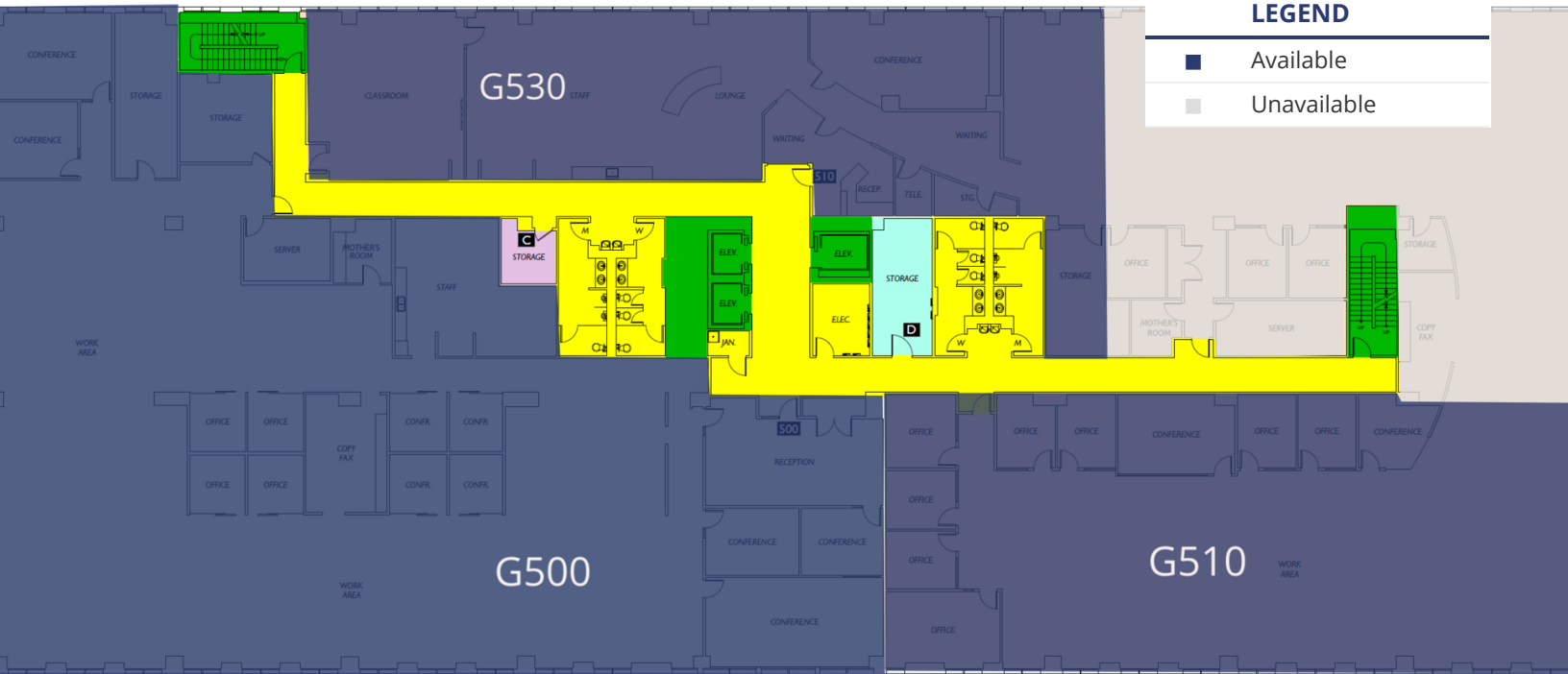
WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

03/14/2024



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G500	Available	13,302 - 25,467 SF	Full Service	\$21.50 SF/yr
■ Suite G510	Available	6,811 - 25,467 SF	Full Service	\$24.00 SF/yr
■ Suite G530	Available	5,354 - 25,467 SF	Full Service	\$22.00 SF/yr

## PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810

### SUITE G500

Located on the Fifth Floor of the office tower in Perkins Rowe, this suite features one large conference room and 4 smaller conference rooms which could be converted to offices, 8 interior offices, large breakroom and ample storage space. The expansive open work area allows for plenty of cubicles and hoteling.

The suite has direct elevator access from the parking garage and can be combined with G510 & G530 for a total of 25,467 rentable square feet.

<b>SQUARE FOOTAGE</b>	<b>13,302 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>8 (potential to convert conference)</b>
<b>CONFERENCE</b>	<b>YES (5)</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

## PERKINS ROWE OFFICE TOWER

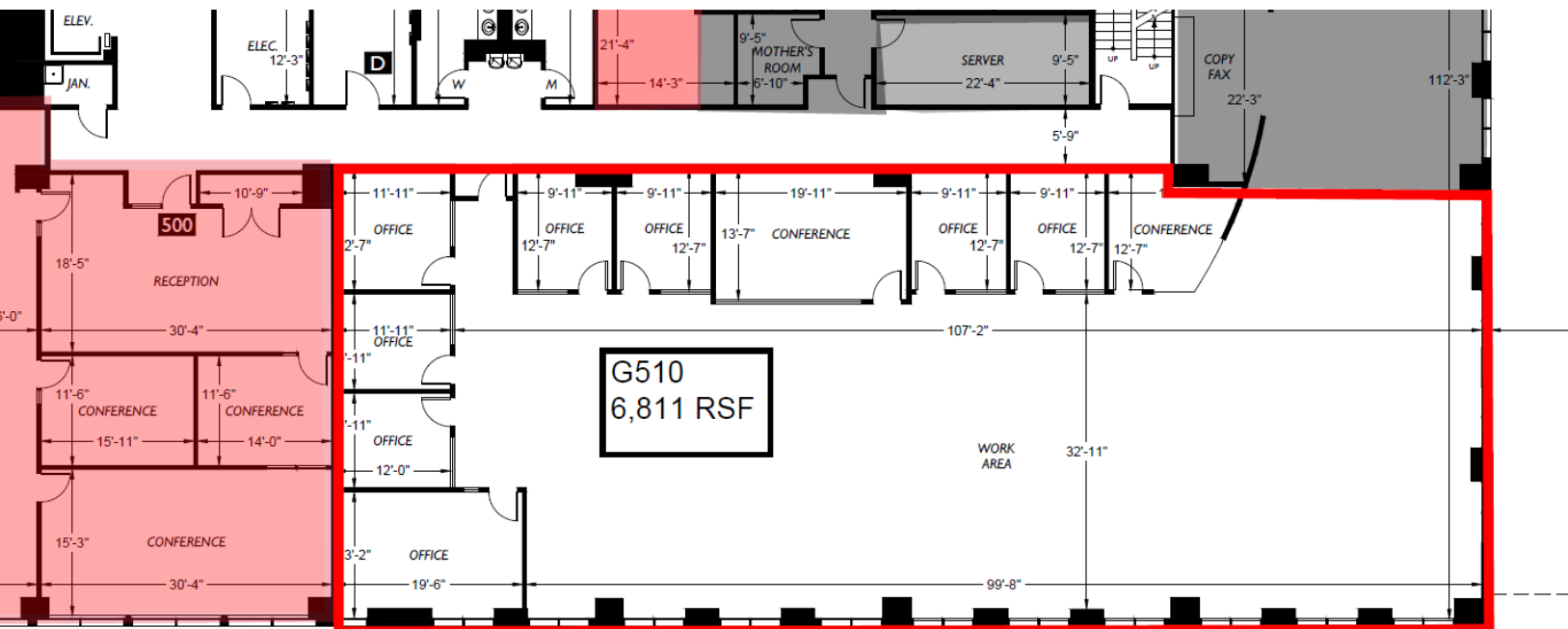
10000 Perkins Rowe, Baton Rouge, LA 70810

### SUITE G510

Located on the Fifth Floor of the office tower in Perkins Rowe, this furnished suite features 8 private offices, 2 conference rooms and a large bullpen area. G510 can be combined with G500 & G530 for a total of 25,467 RSF.

The space is accessible from Parking Level 1 and Parking Level 2 in the parking garage. The parking garage is first come first served and always free and secure.

<b>SQUARE FOOTAGE</b>	<b>6,811 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>8</b>
<b>CONFERENCE</b>	<b>2</b>
<b>PARKING</b>	<b>FREE</b>



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

03/14/2024



## PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810

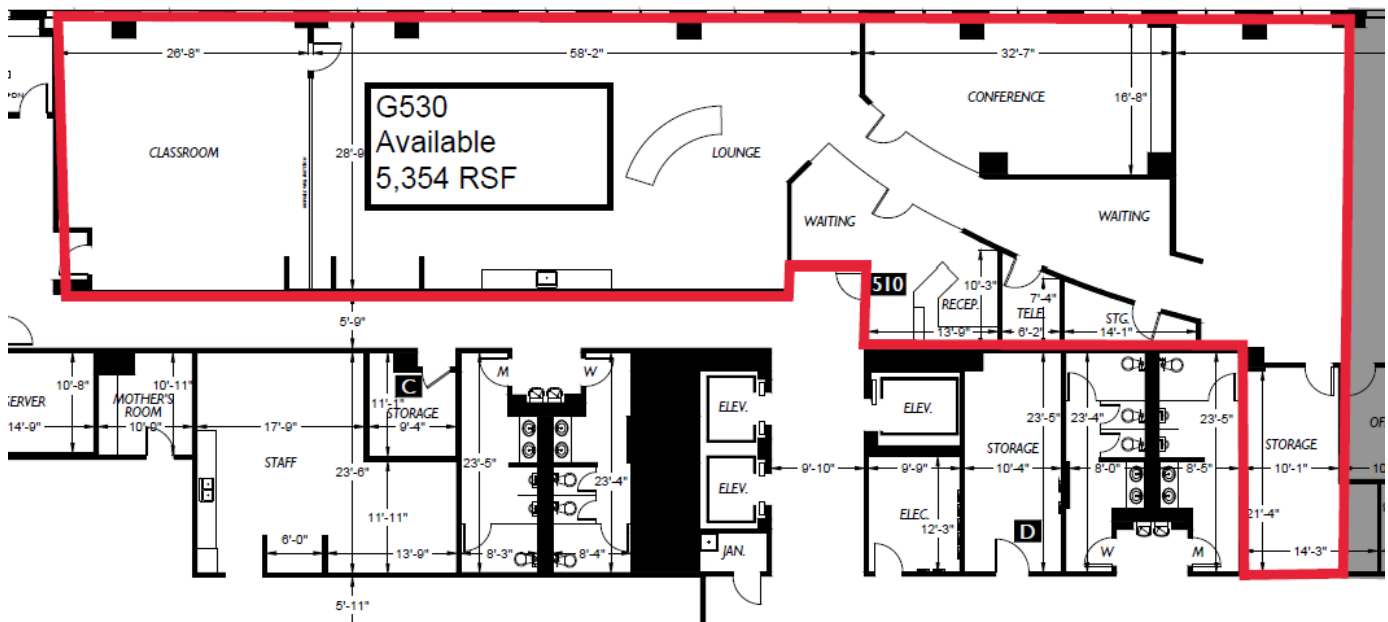
### SUITE G530

Located on the Fifth Floor of the office tower in Perkins Rowe, this suite features an inviting lobby, cafe style lounge/break area, a classroom/conference room with a movable wall that can be opened to the lounge, and a small conference/meeting room.

The space is also furnished.

The suite has direct elevator access from the parking garage and can be combined with G500 & G510 for a total of 25,467 rentable square feet.

<b>SQUARE FOOTAGE</b>	<b>5,354 (RSF)</b>
<b>OFFICES</b>	<b>None existing</b>
<b>CONFERENCE</b>	<b>2</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>

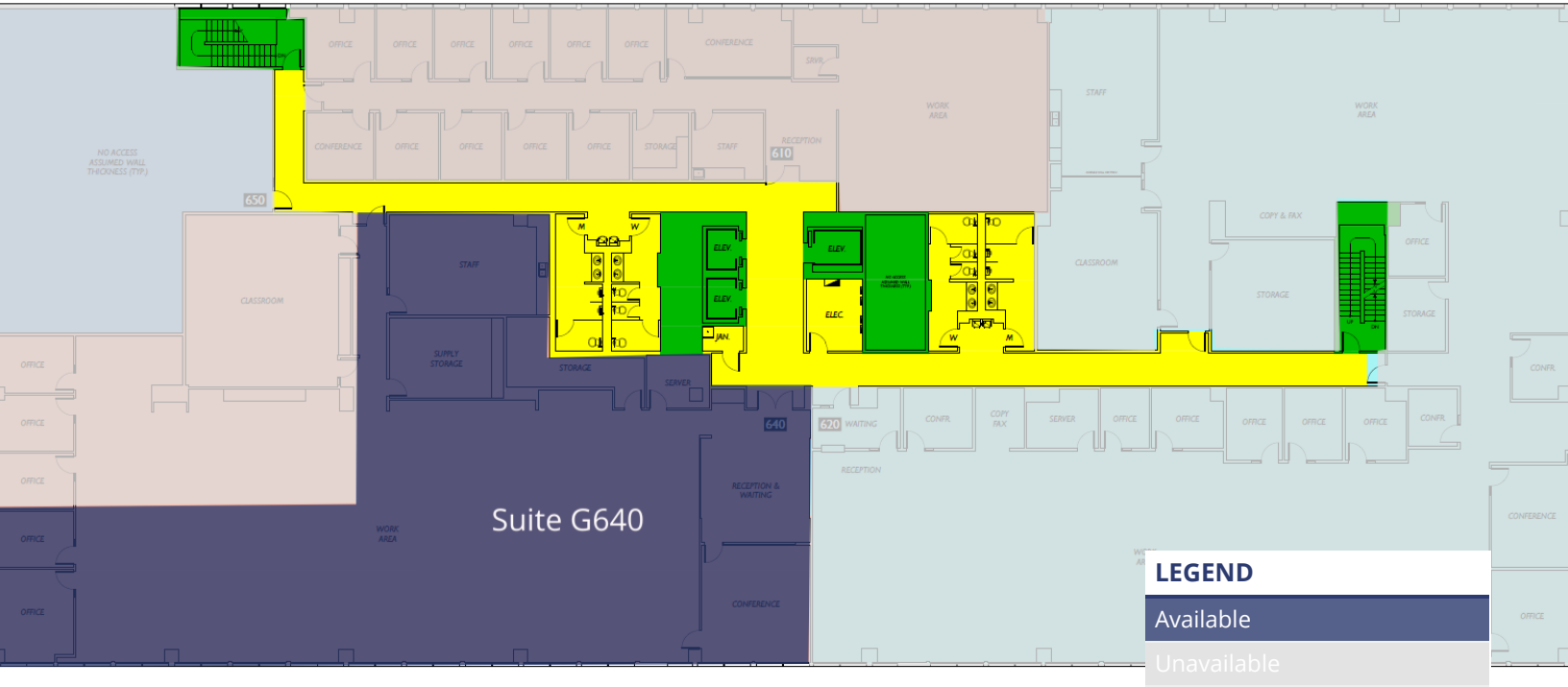


WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

03/14/2024

PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite G640	Available	7,193 SF	Full Service	\$24.00 SF/yr

## PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810

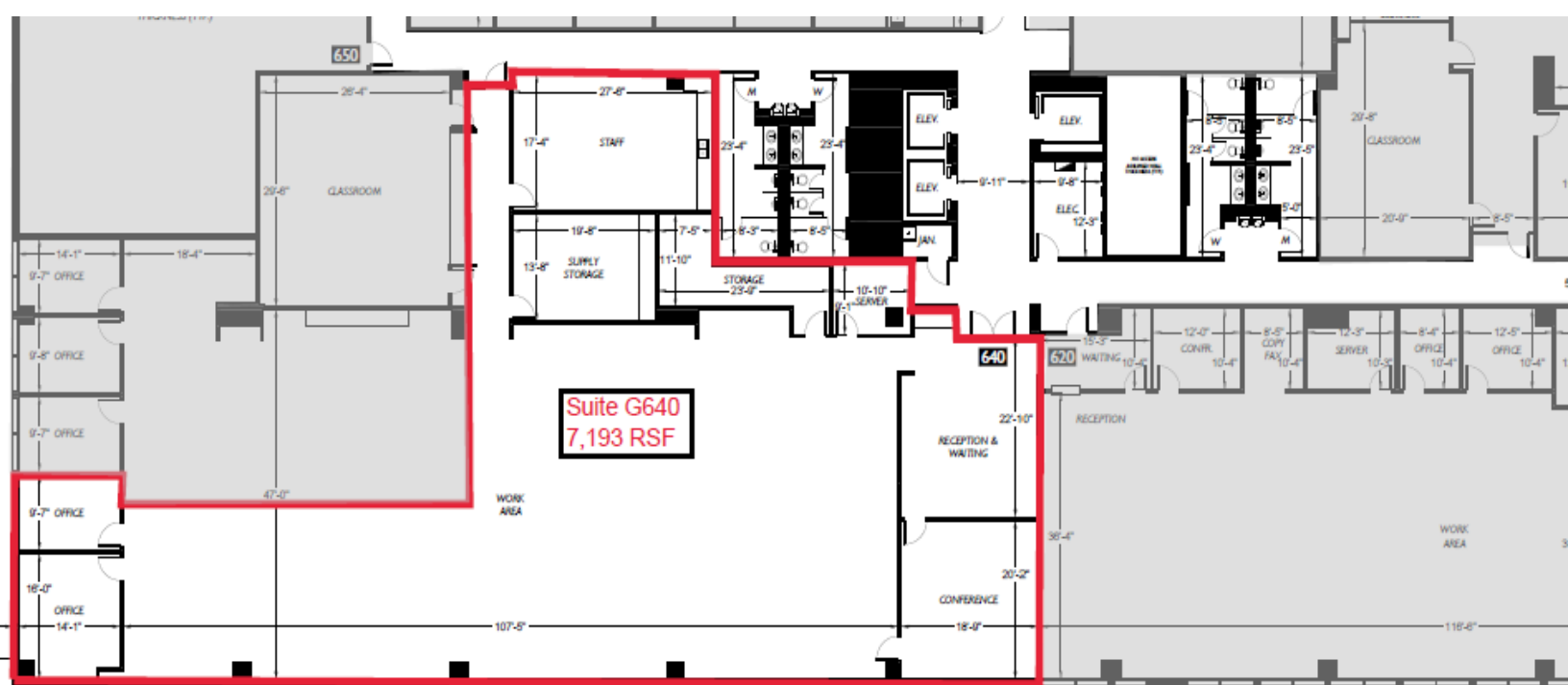
### SUITE G640

Located on the Sixth Floor of the office tower in Perkins Rowe, this suite features 2 private offices, 1 conference room, a large breakroom, expansive open work area and large draft room.

This suite is accessible via direct elevator access from the main Parking Garage.

Landlord would consider short term as-is deal for this furnished space.

<b>SQUARE FOOTAGE</b>	<b>7,193 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>2</b>
<b>CONFERENCE</b>	<b>YES</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



PROPERTY ONE

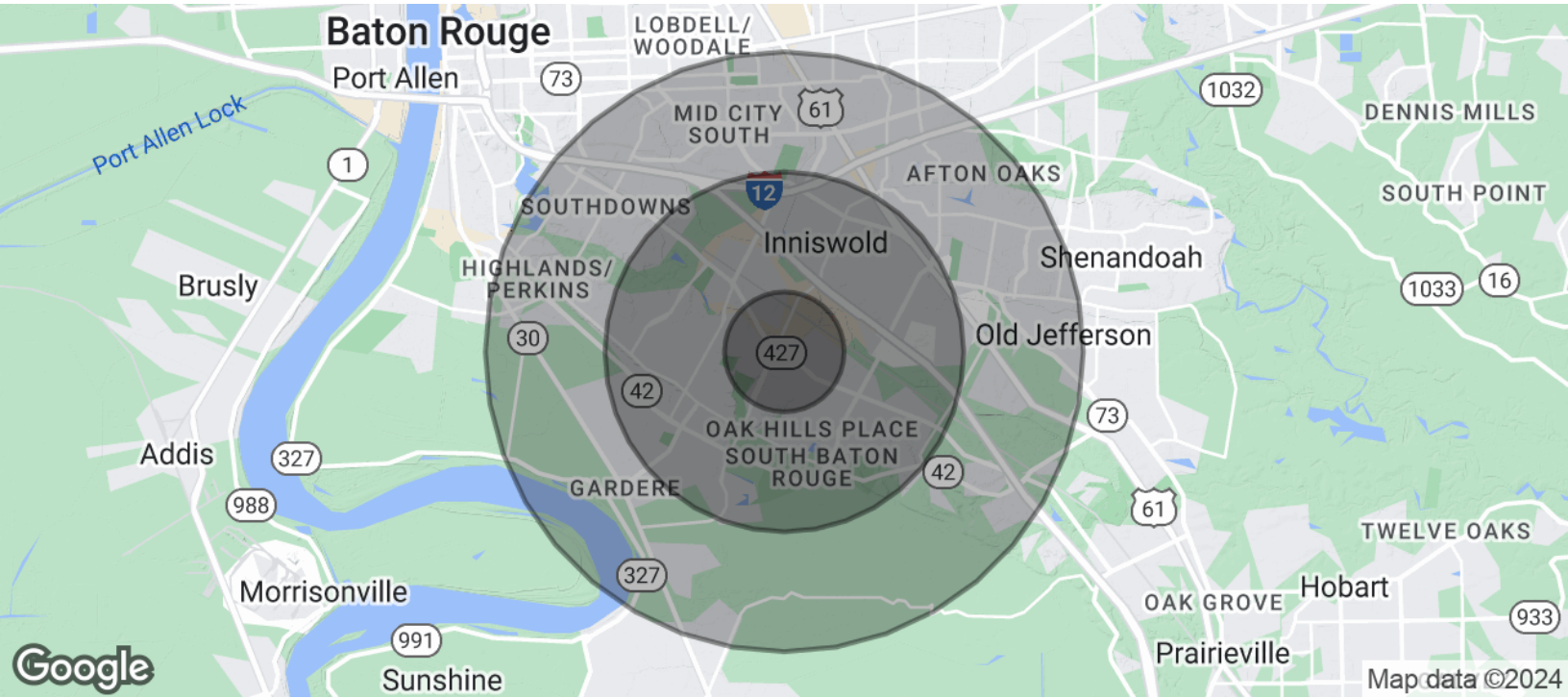
WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

03/14/2024



PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810

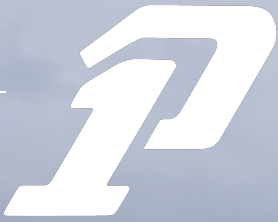


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,727	57,264	134,568
Average age	39.5	37.1	36.5
Average age (Male)	35.2	34.4	34.1
Average age (Female)	43.6	39.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,300	23,958	57,108
# of persons per HH	2.3	2.4	2.4
Average HH income	\$89,318	\$88,958	\$86,452
Average house value	\$201,407	\$278,182	\$308,586

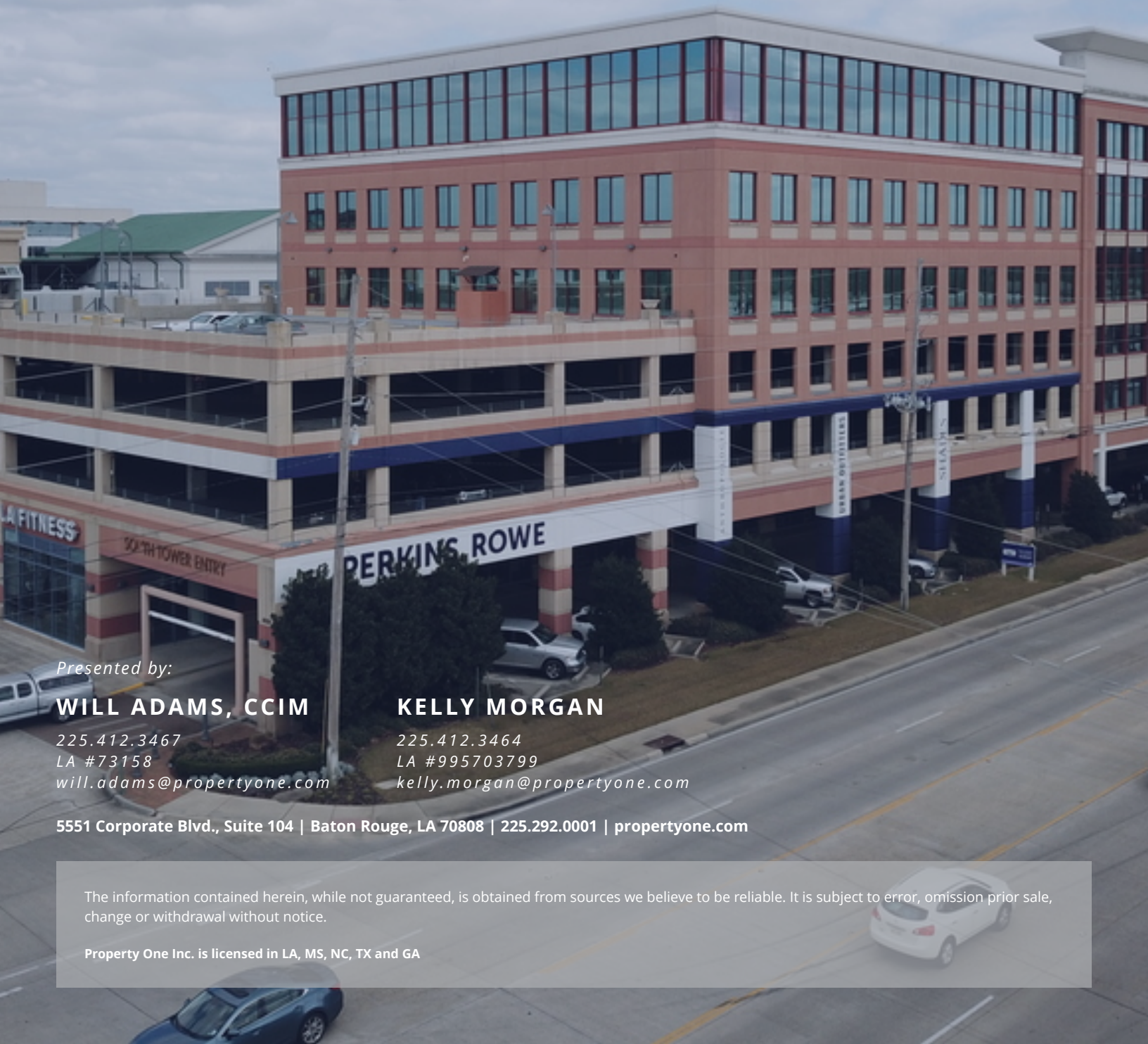
\* Demographic data derived from 2020 ACS - US Census





PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:



*Presented by:*

**WILL ADAMS, CCIM**

225.412.3467

LA #73158

[will.adams@propertyone.com](mailto:will.adams@propertyone.com)

**KELLY MORGAN**

225.412.3464

LA #995703799

[kelly.morgan@propertyone.com](mailto:kelly.morgan@propertyone.com)

5551 Corporate Blvd., Suite 104 | Baton Rouge, LA 70808 | 225.292.0001 | [propertyone.com](http://propertyone.com)

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One Inc. is licensed in LA, MS, NC, TX and GA