



5TH FLOOR SUBLEASE OPPORTUNITIES IN II CITY PLAZA

400 CONVENTION ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$17-22 SF/YR (\$3,838 - \$10,108/MO)

2,088 - 16,537 SF | MULTIPLE SUITES AVAILABLE | FULL SERVICE LEASE

- 5th Floor Class A Space with Incredible Downtown Views
- Impressive Front Entrance & Lobby Experience
- Dedicated Parking Garage
- Walking Distance To Downtown Attractions

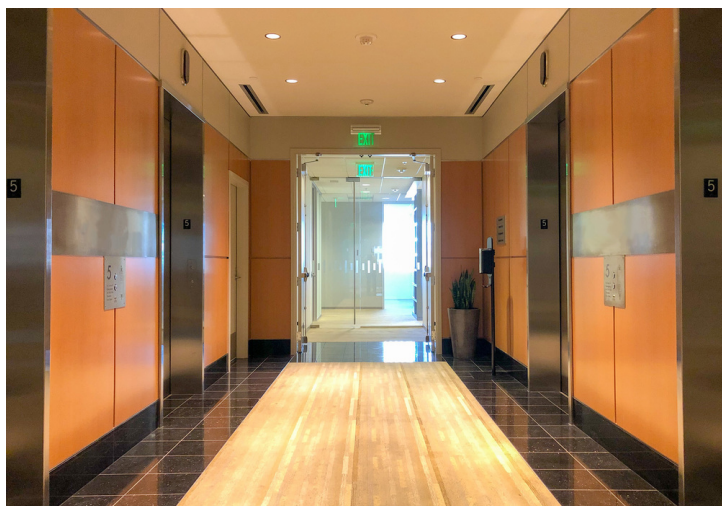
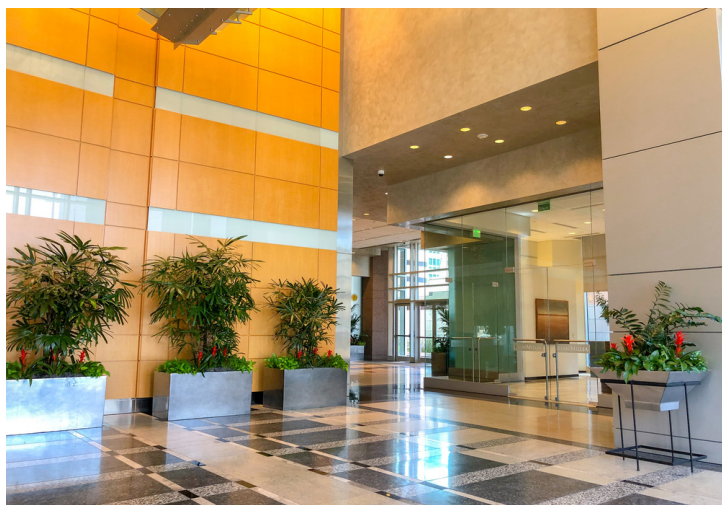
CONTACT:

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800.895.9329 | <https://elifinrealty.com> | April 2024
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OFFERING SUMMARY



PROPERTY SUMMARY

- 5th-floor Full-Service sublease in II City Plaza.
- Multiple suites available ranging from 2,088 to 16,537 SF in contiguous space.
- Private offices with windows, conference rooms with windows, executive conference room, large open workspaces, small office nooks, a coffee bar, and incredible views of downtown Baton Rouge.
- Class A space with first-class amenities.
- Impressive front entrance and lobby experience.
- Dedicated parking garage.

LOCATION SUMMARY

- Ideally located in downtown Baton Rouge just 3 blocks from the Mississippi River.
- Enjoy being within walking distance of the 19th Judicial District Courthouse, 3rd Street restaurants and entertainment, Shaw Center, LA DEQ, the State Capitol, and many downtown hotels.

II CITY PLAZA

- 12 stories of beautiful glass and granite construction.
- 260,000 total square feet.
- Located at the corner of Convention St and Fourth St.
- Onsite management, 700 space parking garage.
- 8 miles from Baton Rouge Metropolitan Airport.

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AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	2,088 - 16,537 SF

Lease Term:	Negotiable
Lease Rate:	\$17.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
Suite 500-B	Available	6,065 - 16,537 SF	Full Service	\$20.00 SF/yr	\$10,108 / month
Suite 500-C	Available	2,088 - 16,537 SF	Full Service	\$22.00 SF/yr	\$3,828 / month
Suite 500-D	Available	2,088 - 16,537 SF	Full Service	\$22.00 SF/yr	\$3,828 / month
Suite 500-E	Available	6,296 - 16,537 SF	Full Service	\$17.00 SF/yr	\$8,919 / month

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FLOORPLAN - SUITE 500-B

II CITY PLAZA - 5TH FLOOR

SUITE 500-B
6,065 SF



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INTERIOR PHOTOS

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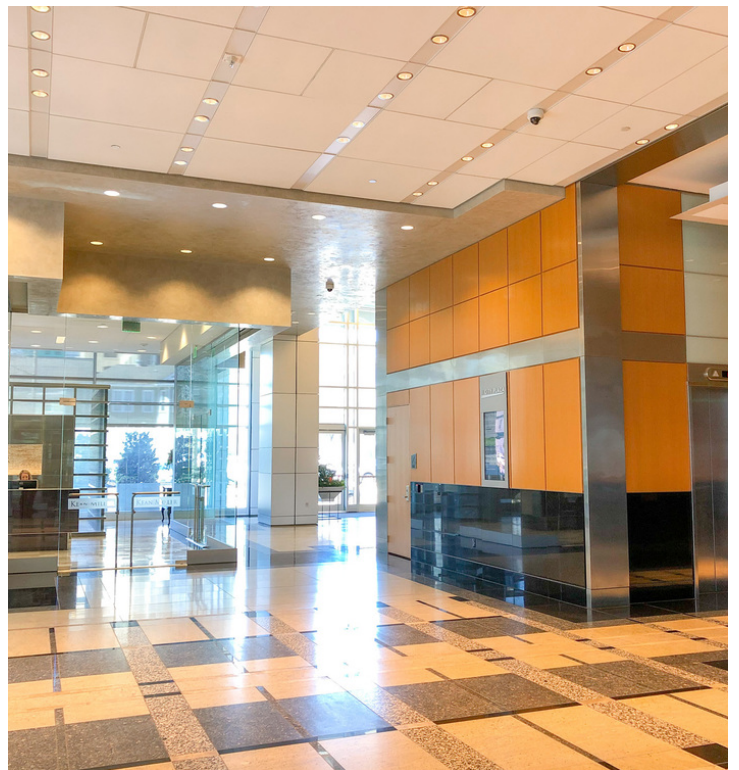
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GROUND FLOOR + LOBBY

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PRIVATE OFFICE VIEWS

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LOCATION MAPS



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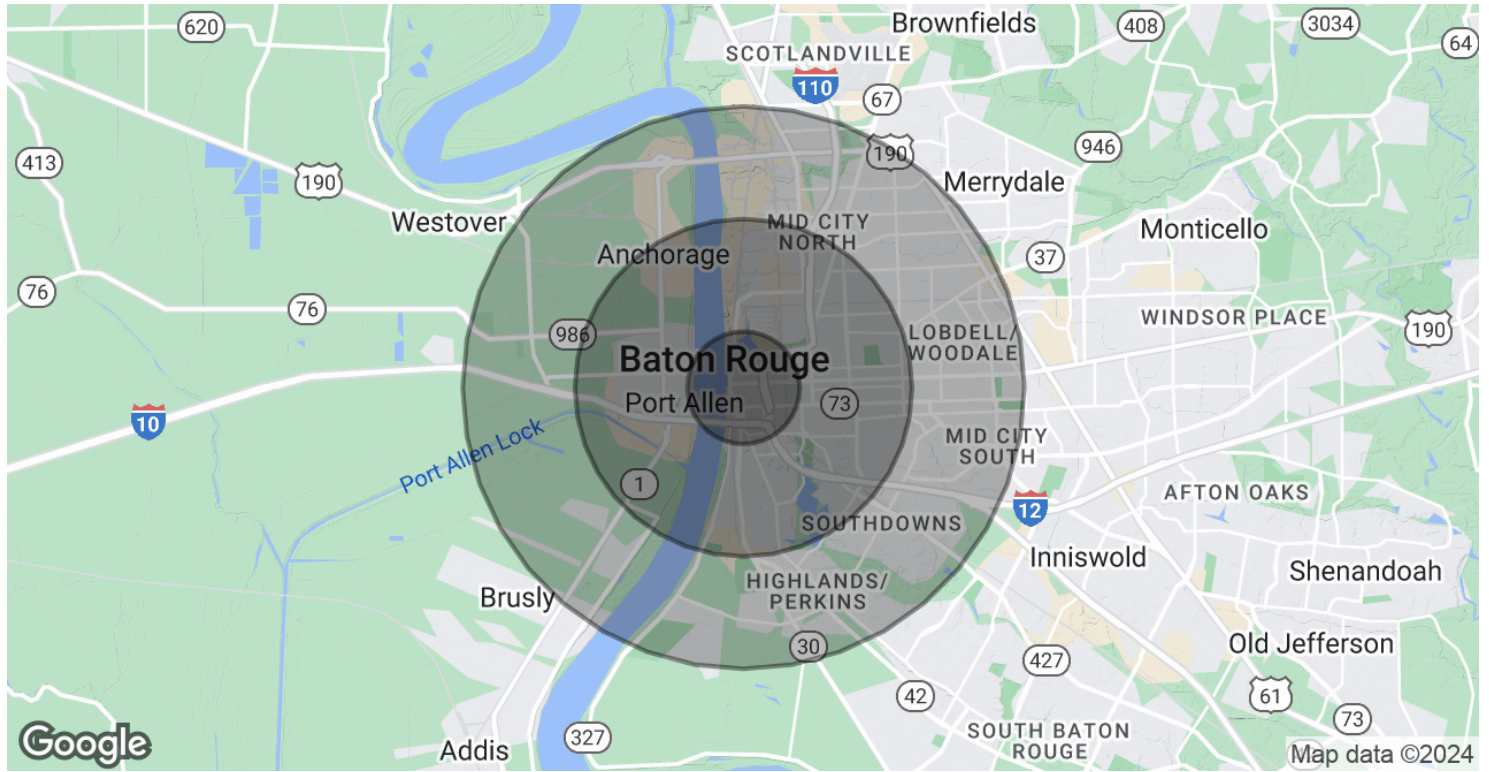
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,254	60,113	138,556
Average age	30.0	31.0	30.5
Average age (Male)	29.4	29.6	28.8
Average age (Female)	30.8	32.5	32.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,496	22,668	52,916
# of persons per HH	2.5	2.7	2.6
Average HH income	\$40,589	\$46,906	\$51,546
Average house value	\$100,702	\$166,844	\$225,290

* Demographic data derived from 2020 ACS - US Census

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