



# BEST VALUE CLASS A OFFICE IN BATON ROUGE

2351 ENERGY DR BATON ROUGE, LA 70808



## OFFERED: FOR LEASE

### LEASE RATE: \$15.50 SF/YR (\$1,436 - 3,187/MO)

### ±1,112 - 2,467 SF SF | FULL SERVICE

- Class A Office Building with professional lobby and landscaping
- Monument signage, Large parking lot, Covered employee break area
- Central location in Corporate Blvd corridor with easy access to I-10
- 4 Suites available – Suite 1010 A, Suite 1010 B, Suite 1100 A, and Suite 1120

#### CONTACT:

JACOB LOVELAND  
225.460.0877

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- The LUBA building is located on Energy Drive a few hundred feet north of Corporate Blvd and a 0.6-mile drive from Interstate 10 at College Drive.
- This three-story, multi-tenant office building features first-class quality and full-service leases with an oversized parking lot and central location in the Corporate Blvd corridor.
- The professionally maintained landscaping, welcoming entryways and lobby, and easy access is perfect for client visits and employee convenience. The building also features a covered break area for employee use and monument signage space for tenants.
- Other tenants currently in the building: LUBA Workers' Comp, UtiliWorks, Frazee Recruiting Consultants Inc., Congressman Garret Graves

## LOCATION SUMMARY

- This location puts your business in the center of other office buildings while still having quick access to many parts of Baton Rouge via Interstate 10 and College Drive.
- Nearby retail developments also house various restaurants and bars for client entertaining of all types.

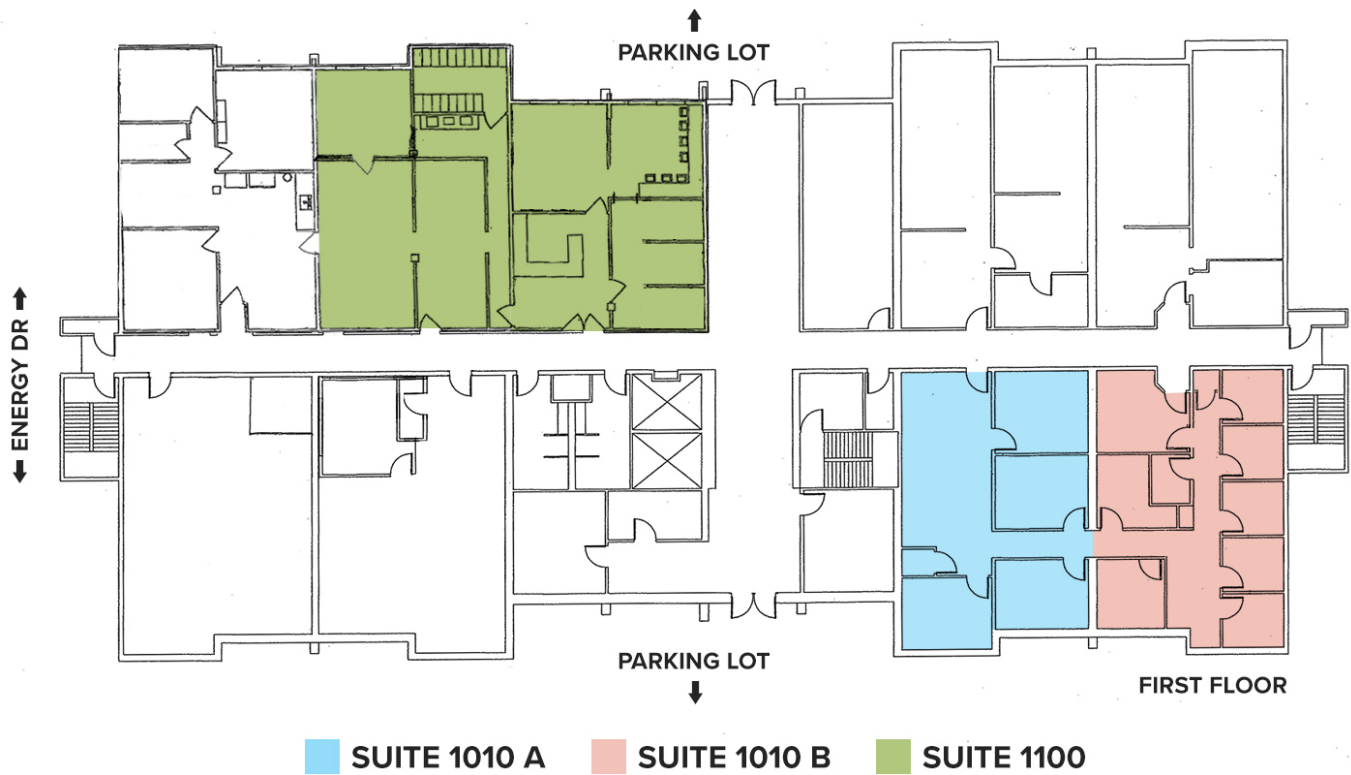
### CONTACT:

JACOB LOVELAND      FABIAN EDWARDS, JD/DCL  
225.460.0877      985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# CURRENT AVAILABILITY



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,112 - 2,467 SF	Lease Rate:	\$15.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE MONTHLY RENT
1010 A	Available	1,195 SF	Full Service	\$15.50 SF/yr	\$1,543.54/mo
1010 B	Available	1,272 SF	Full Service	\$15.50 SF/yr	\$1,643.00/mo
1010 (Combined)	Available	2,467 SF	Full Service	\$15.50 SF/yr	\$3,186.54/mo
1100 A	Available	1,112 SF	Full Service	\$15.50 SF/yr	\$1,436 /mo

## CONTACT:

JACOB LOVELAND 225.460.0877  
FABIAN EDWARDS, JD/DCL 985.974.8301



# SUITE 1010



## CONTACT:

JACOB LOVELAND 225.460.0877  
FABIAN EDWARDS, JD/DCL 985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



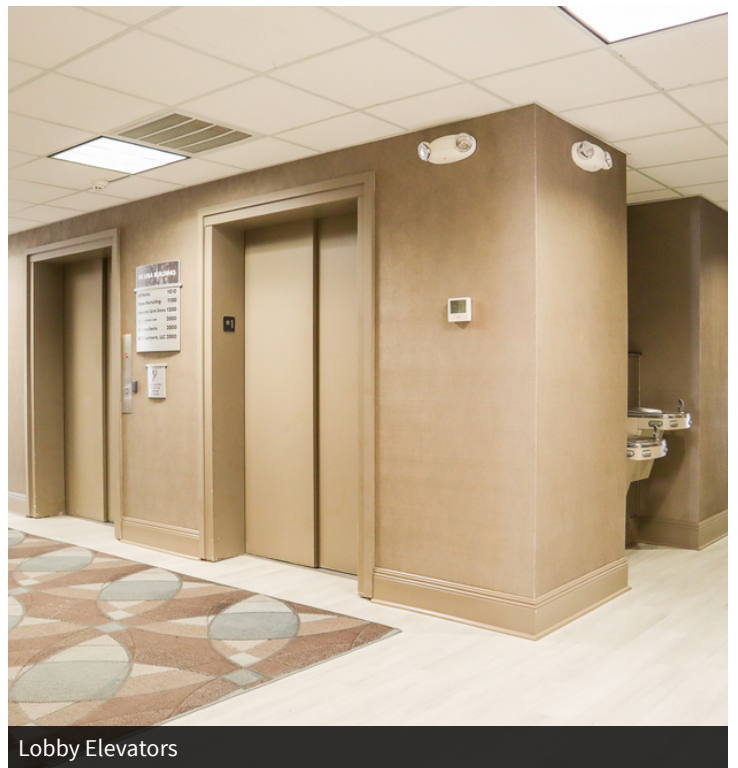
# INTERIOR PHOTOS



Ground Floor Lobby



Covered Break Area



Lobby Elevators

## CONTACT:

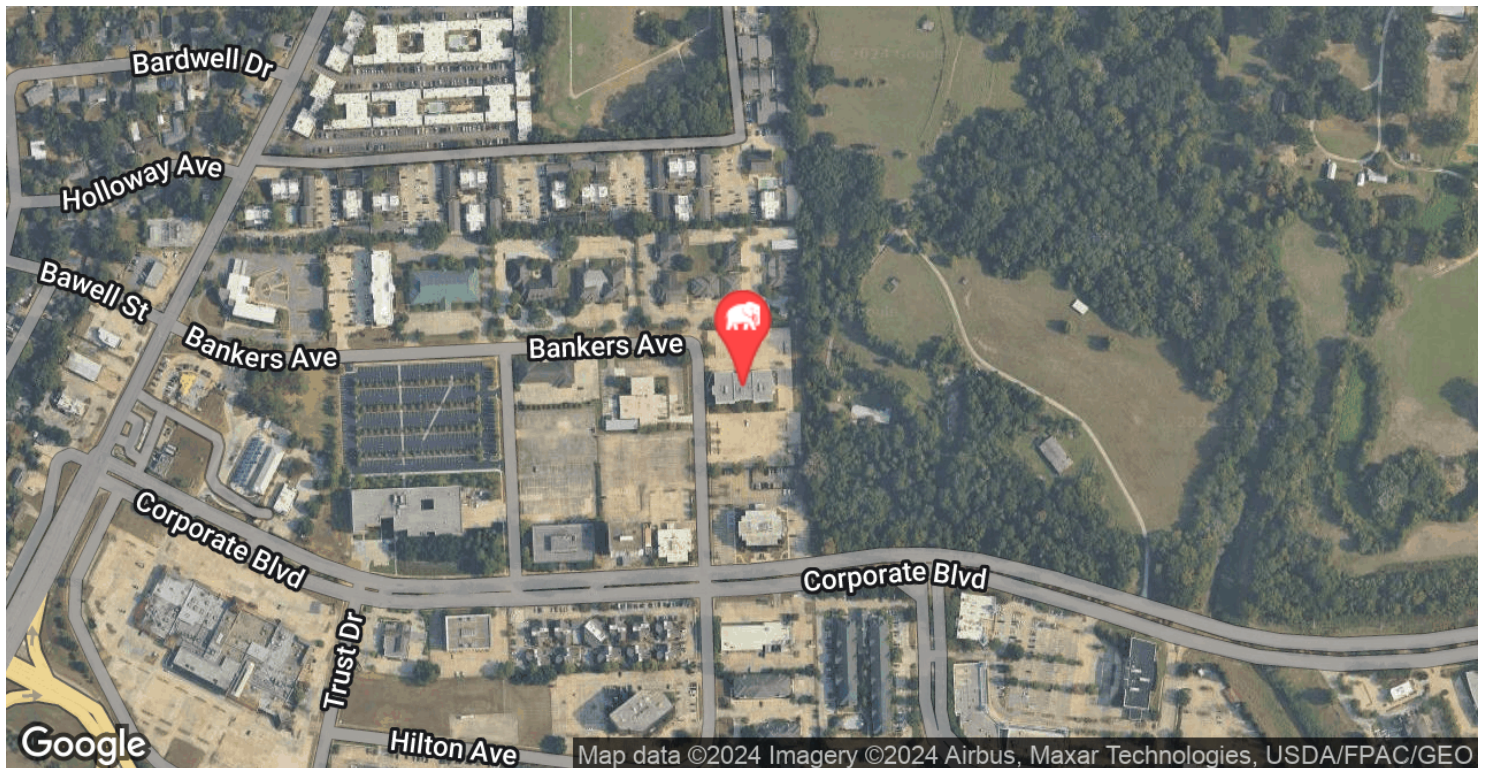
JACOB LOVELAND      FABIAN EDWARDS, JD/DCL  
225.460.0877      985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# LOCATION MAPS

**CONTACT:**

JACOB LOVELAND      FABIAN EDWARDS, JD/DCL  
225.460.0877      985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,118	80,313	199,897
Average age	39.9	34.9	33.2
Average age (Male)	36.4	32.8	30.6
Average age (Female)	42.4	37.0	35.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,755	33,576	80,564
# of persons per HH	2.2	2.4	2.5
Average HH income	\$96,550	\$75,494	\$62,180
Average house value	\$411,420	\$314,374	\$247,421

\* Demographic data derived from 2020 ACS - US Census

## CONTACT:

JACOB LOVELAND 225.460.0877  
 FABIAN EDWARDS, JD/DCL 985.974.8301

800.895.9329 | <https://elifinrealty.com> | May 2024  
 640 Main St, Suite A, Baton Rouge, LA 70801  
 Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.