

OFFICE **CONTACT**  
FABIAN EDWARDS  
985-974-8301

RESTAURANT **CONTACT**  
WILL CHADWICK  
225-368-7667



@Highland

OFFICE SPACE AVAILABLE

1 Smart Way  
Baton Rouge, LA



# Offering Summary

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## Property Summary

- Building 1 @Highland serves as the development's flagship building. It is a state-of-the-art structure that leads the Class A commercial market in Baton Rouge.
- The building features amenities such as voice command controls, facial recognition, thermal scanning, automatic control of the mix of artificial lighting with natural daylighting, and other energy conservation methodologies.
- The structure is a flawless blend of technology and nature with secure access, intelligent electronic systems, hi-tech security camera networks, and a two-story living wall.
- From the lobby to the restrooms, this building provides tenants and visitors with an experience that is simply unmatched.

## Location Summary

- The @Highland Development is located at the corner of two of Baton Rouge's most well-known corridors, Highland Rd and Bluebonnet Blvd.
- The property is centered among Baton Rouge's strongest economic demographics and is surrounded by the most expensive homes in the market.
- To the north along Bluebonnet Blvd is a combination of one of the market's strongest retail sectors including The Mall of Louisiana and Perkins Rowe, along with a bustling medical corridor consisting of Baton Rouge General Hospital and numerous offices housing medical services providers.

## Available Space Summary

- The available **office space** makes up the entire third level and is ready for tenant buildout. Buildout and configuration can be suited to tenants' needs. Up to ±17,000 SF available with \$30/SF tenant improvement allowance.
- The available **restaurant space** is located on the ground floor in the southeast corner of the building and closest to the Bluebonnet Blvd / Highland Rd intersection. A 1500 gallon grease trap and efficient ventilation system are already in place. In addition, a \$50/SF tenant improvement allowance is available.



# Available: Office Space

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## THIRD FLOOR OFFICE SPACE

Currently in shell condition, the third-floor space is ready for tenant buildout and customization. Multiple options and locations available.

The third floor presents the best views of the grounds spanning from Louisiana wetlands to the bustling corridors of Highland and Bluebonnet. Floor to ceiling windows give your office a commanding presence among the region's top businesses.

<b>TOTAL SPACE AVAILABLE</b>	±1,500 - ±9,319 SF
<b>LEASE RATE</b>	CONTACT BROKER
<b>BASE MONTHLY RENT</b>	CONTACT BROKER
<b>TENANT IMPROVEMENT ALLOWANCE</b>	\$30 / RENTABLE SF
<b>LEASE TERM</b>	NEGOTIABLE
<b>LEASE TYPE</b>	FULL SERVICE*

\*Includes janitorial.



READY FOR TENANT BUILDOUT



THIRD FLOOR



THIRD FLOOR - READY FOR TENANT BUILDOUT



WINDOW SHAFT OVERLOOKING LOBBY



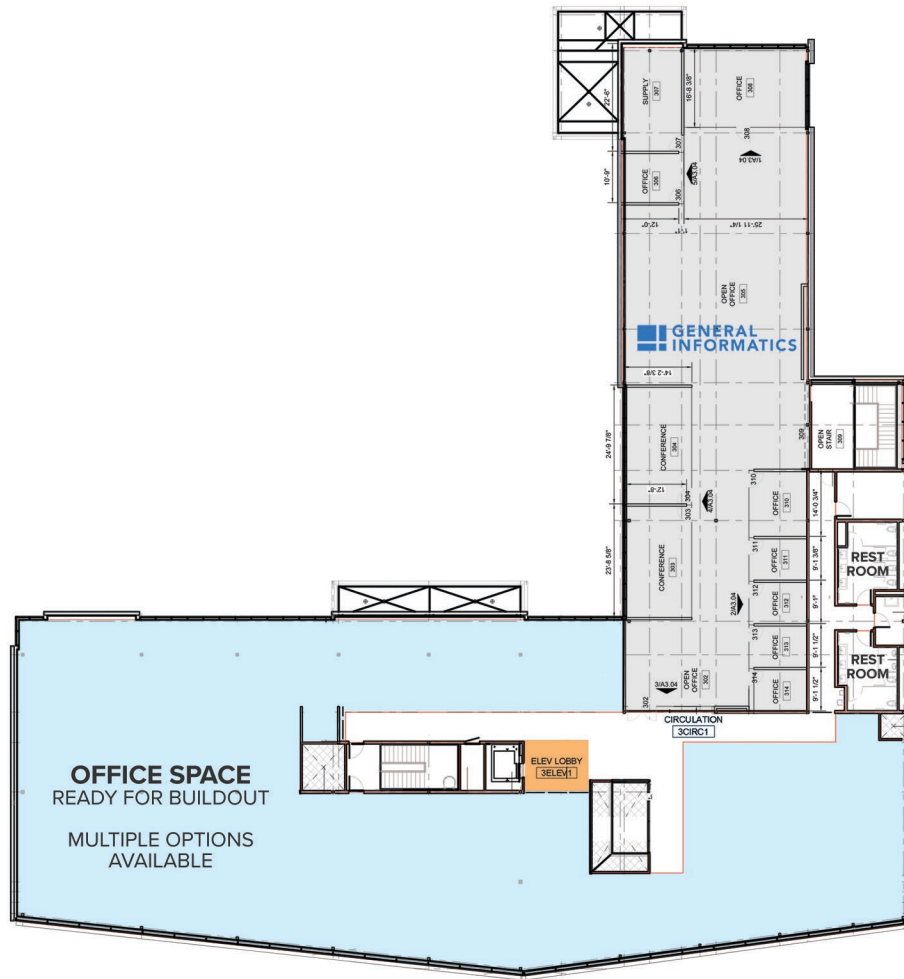
# Office Space Floorplans

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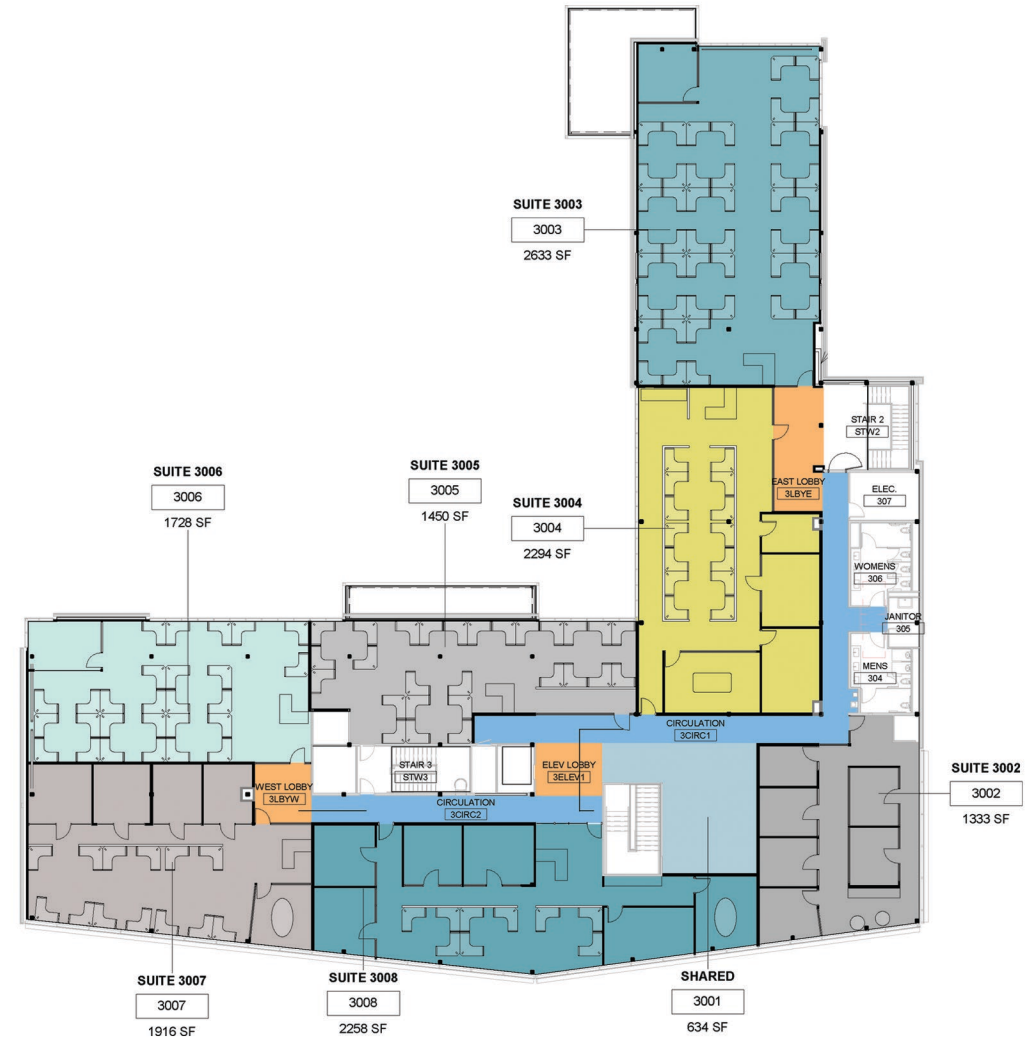
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## CURRENT LAYOUT OF THIRD FLOOR



## POTENTIAL BUILDOUT OPTIONS





# @Highland Photos

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# Lobby / Entrance

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# Example Office Buildout

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| @Night

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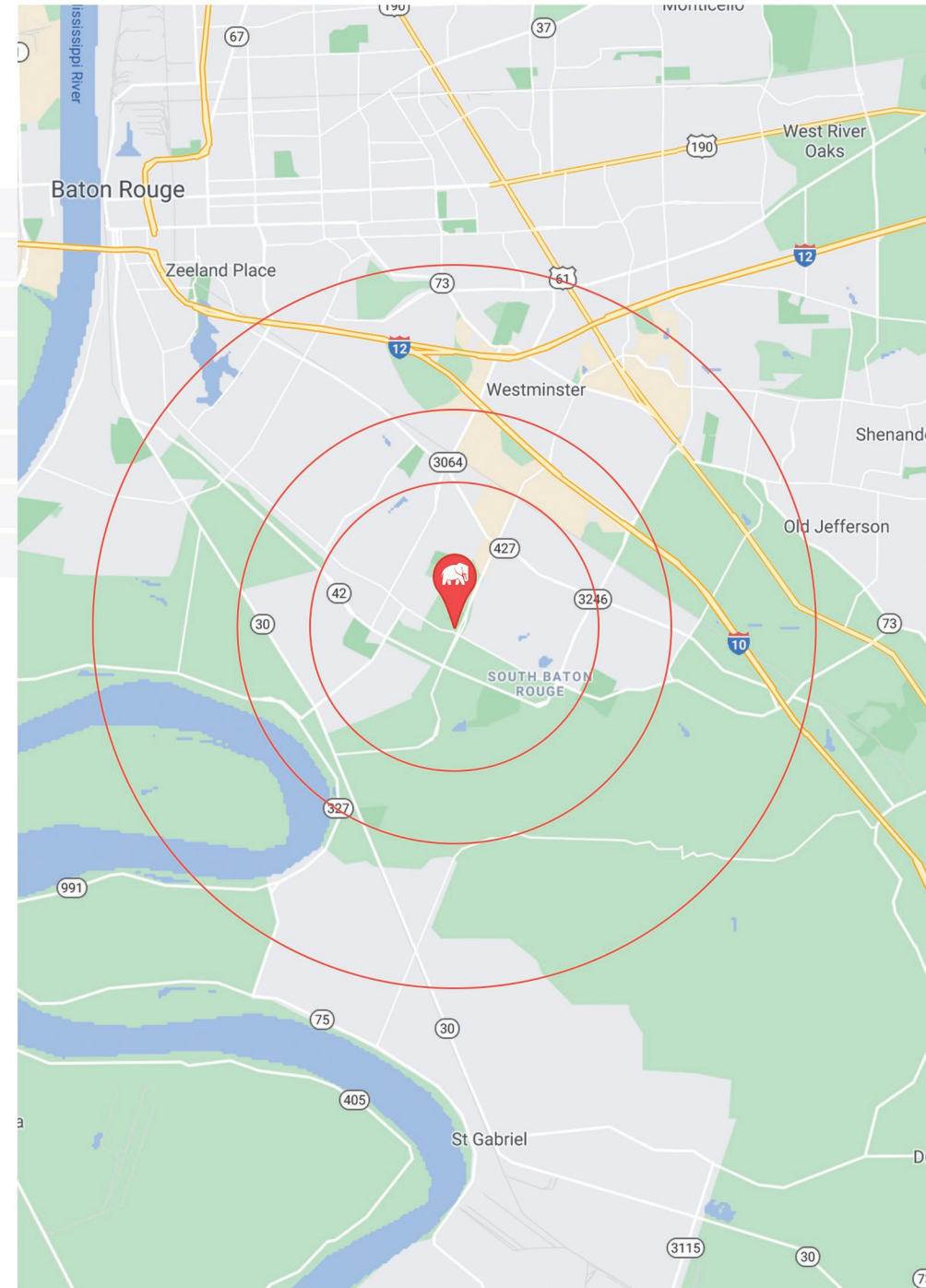
# @Highland Demographics

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Demographics	2 miles	3 miles	5 miles
Total Population	25,264	48,718	102,982
Total Households	10,117	19,639	42,879
Persons Per Household	2.5	2.5	2.4
Average Age	35.7	36.0	35.6
Average Age Male	32.6	33.8	33.2
Average Age Female	38.8	38.3	37.6
Average Household Income	\$86,238	\$91,559	\$90,312
Average Home Value	\$265,474	\$297,018	\$318,407



\*Demographic data derived from the 2010 U.S. Census data.



# Broker Bios

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## Professional Background

Fabian Edwards is a Louisiana native and graduate of Southeastern Louisiana University. After graduating from SELU, he earned his Juris Doctor and Diploma of Comparative Law from the LSU Paul M. Hebert Law Center. Prior to his brokerage career, Fabian worked as a litigation attorney at Keogh Cox, where he handled a wide array of disputes with particular emphasis on property lawsuits.

Fabian understands that open communication and responsiveness are imperative to ensuring client expectations are recognized and exceeded. As a member of the Elifin team, Fabian uses his prior litigation experience, strong attention to detail, and unrelenting work ethic to zealously represent his clients.

### Fabian Edwards, JD/DCL

Associate - Office Sales & Leasing

fedwards@elifinrealty.com

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**Office:** 800-895-9329



## Professional Background

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.

### Will Chadwick, MBA

Partner - Retail Sales & Leasing

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