



PROPERTY ONE

FOR SALE

5551 CORPORATE BOULEVARD

Baton Rouge, LA 70808

Presented by:

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SALE PRICE	\$9,600,000
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OFFERING SUMMARY	
Building Size:	51,920 SF
Available SF:	51,920 SF
Lot Size:	2.55 Acres
Price / SF:	\$184.90
Year Built:	1981
Parking:	+/-192 (3.69/1000)
Zoning:	C-2
Market:	Baton Rouge
Submarket:	College / Acadian

PROPERTY OVERVIEW

Property One, Inc. is pleased to bring to market an opportunity for an owner occupant to purchase a Class A office building on Corporate Boulevard. The building has 51,920 rentable square feet and is situated on 2.55 acres.

LOCATION OVERVIEW

Situated on the north side of Corporate Boulevard and located in the desirable College/Acadian submarket of Baton Rouge, the building's proximity to Interstate 10 makes it easily accessible to Lafayette, New Orleans, Hammond and downtown Baton Rouge.

The property is within walking distance of several hotels, restaurants and banks and a short drive to Towne Center at Cedar Lodge, a premier open-air center with many unique shopping and dining options.

Contact Agent for additional information.

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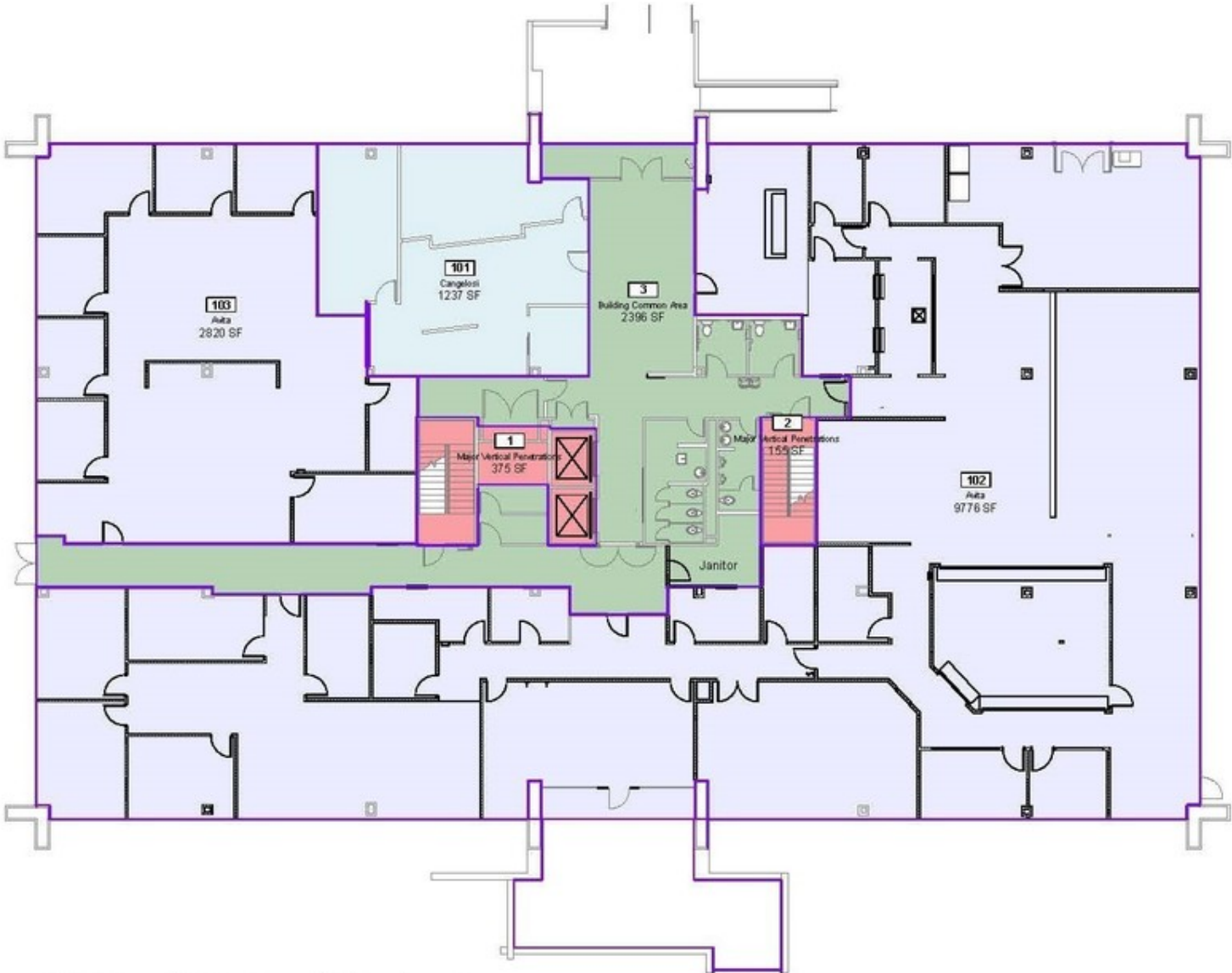
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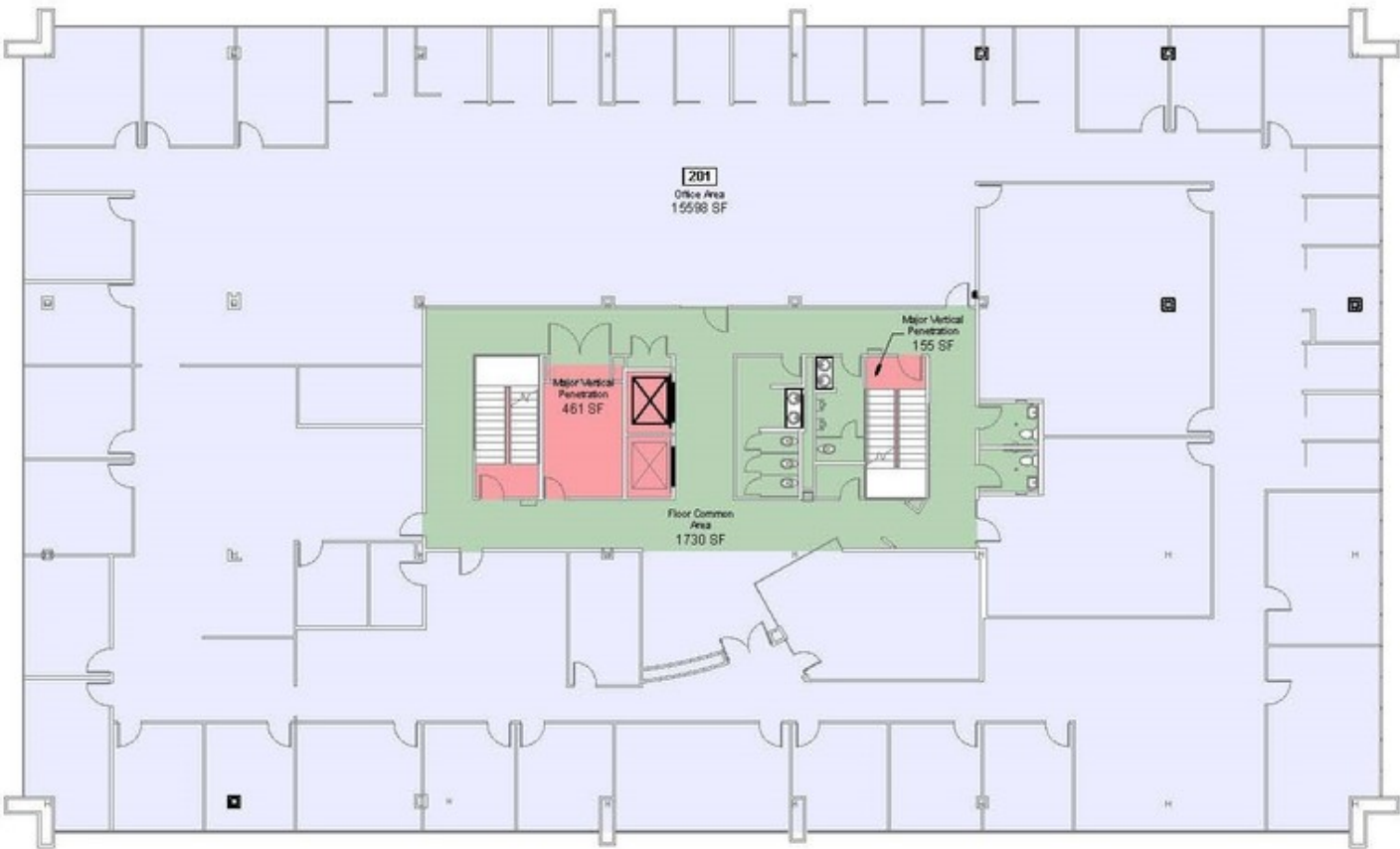
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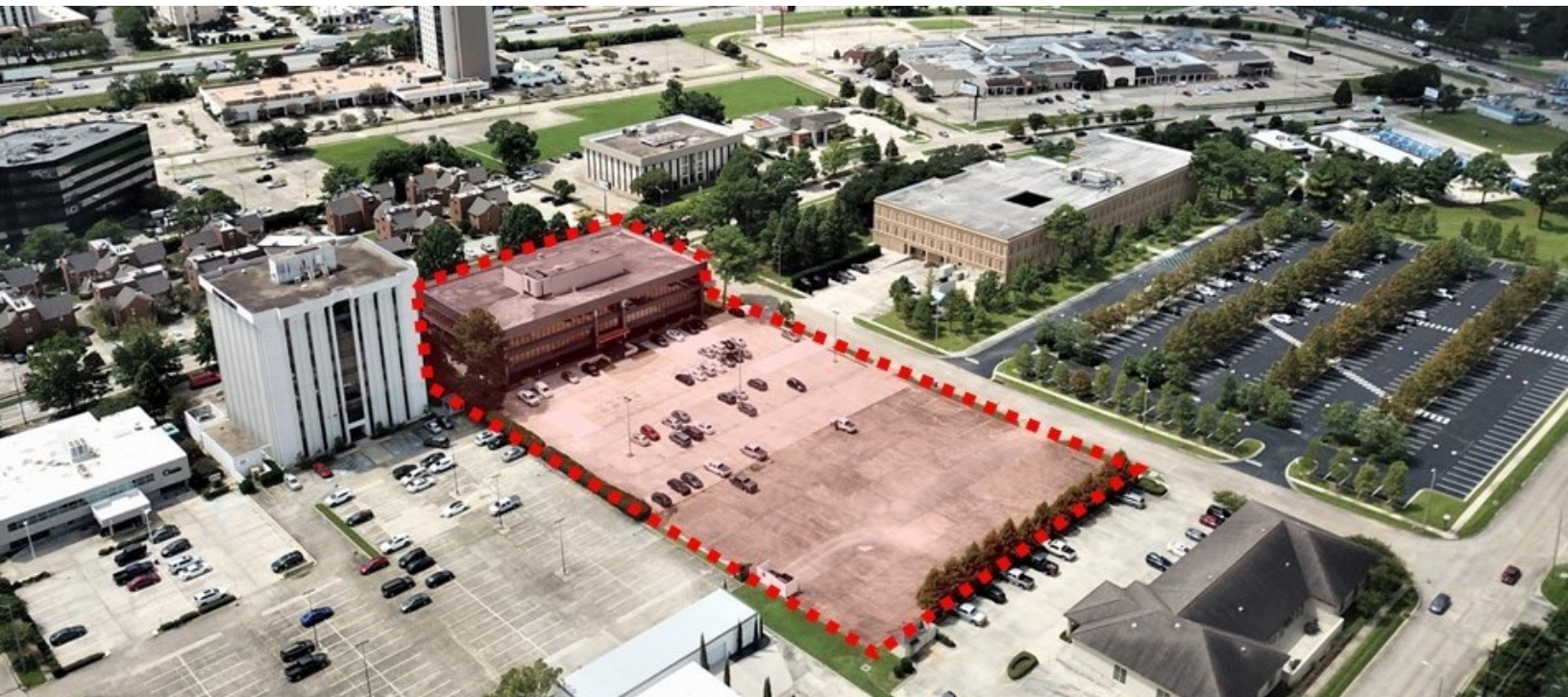
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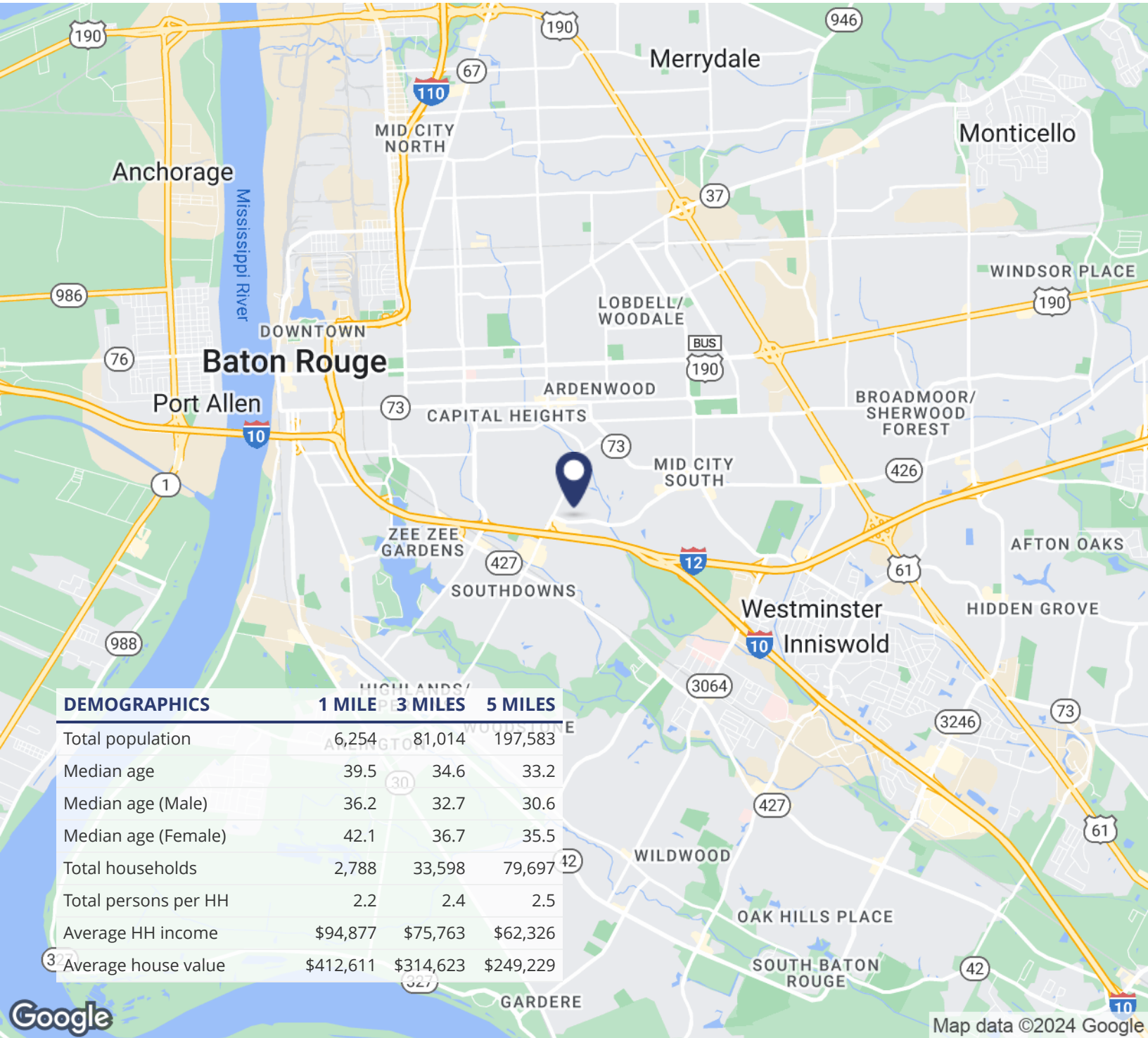
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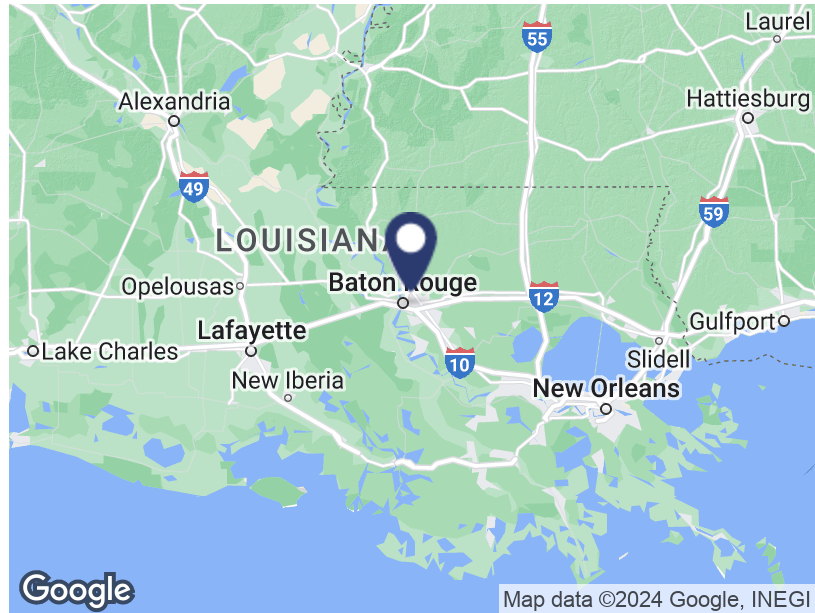
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BATON ROUGE, LOUISIANA

The City of Baton Rouge, state capital is located on the Mississippi River in the southeast region of the state and is a major center for commerce, industry, and tourism. The Baton Rouge MSA has the largest concentration of chemical industry employment in the state and is the home of the nation's fourth largest refinery. A number of significant companies engaged in oil refining, petrochemical processing and wood products are found in the industrial corridor along the Mississippi River near Baton Rouge. These industries are major employers of Baton Rouge's labor force. Principal employers of the City are Louisiana State Government, Turner Industries, Louisiana State University, Performance Contractors, Our Lady of the Lake Regional Medical Center, City-Parish Government, ExxonMobil Corporation, and the Baton Rouge General Medical Center.

Population of approx. 884,000 (Greater Baton Rouge MSA)

3.1% Unemployment Rate

2nd Largest MSA in the State

50,000 Enrolled Students in Higher Education





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FOR MORE INFORMATION, PLEASE CONTACT:

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