



PROPERTY ONE

FOR LEASE

ONE OAK SQUARE - BLDG 10

8280 YMCA Plaza Dr,
Baton Rouge, LA 70810



Presented by:

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PROPERTY OVERVIEW

This modern commercial space offers a professional environment ideal for a variety of businesses. With ample parking and high visibility, this property provides convenience and accessibility for both tenants and clients. The well-maintained exterior and common areas, coupled with professional property management, ensures a comfortable and efficient workspace. Take advantage of this prime location to elevate your business and make a lasting impression.

LOCATION OVERVIEW

Located in South Baton Rouge off Perkins Road in the One Oak Square garden office development. The area consists of mostly residential and professional office users with close proximity to some of Baton Rouge's premier shopping and dining at Perkins Rowe, a mixed-use development on Perkins Road at Bluebonnet Blvd.

SPACES	AVAILABLE SF	LEASE RATE	LEASE TYPE	NOTES
Suite A	843 SF	\$25.00 PSF	Modified Gross	Tenant pays utilities, condo dues

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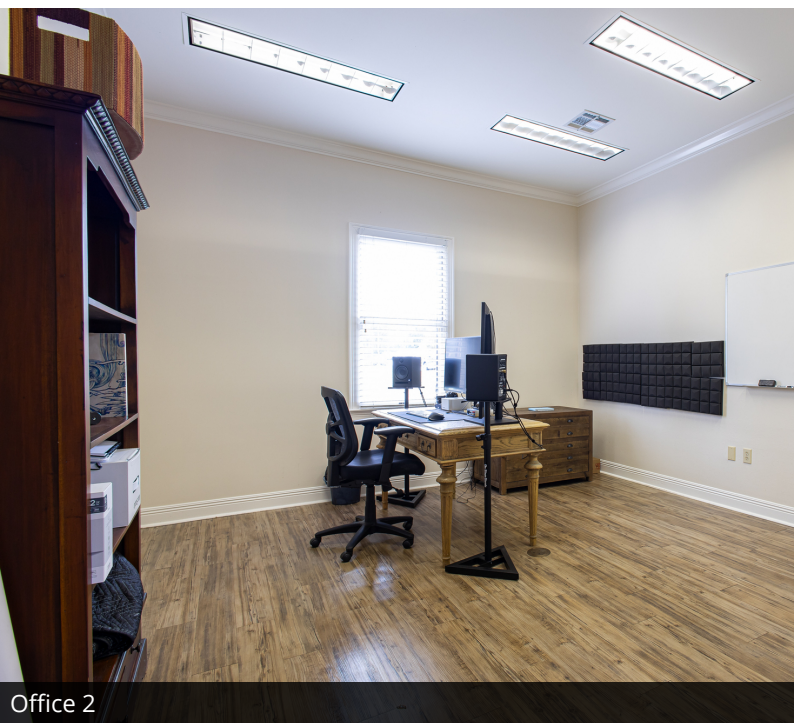
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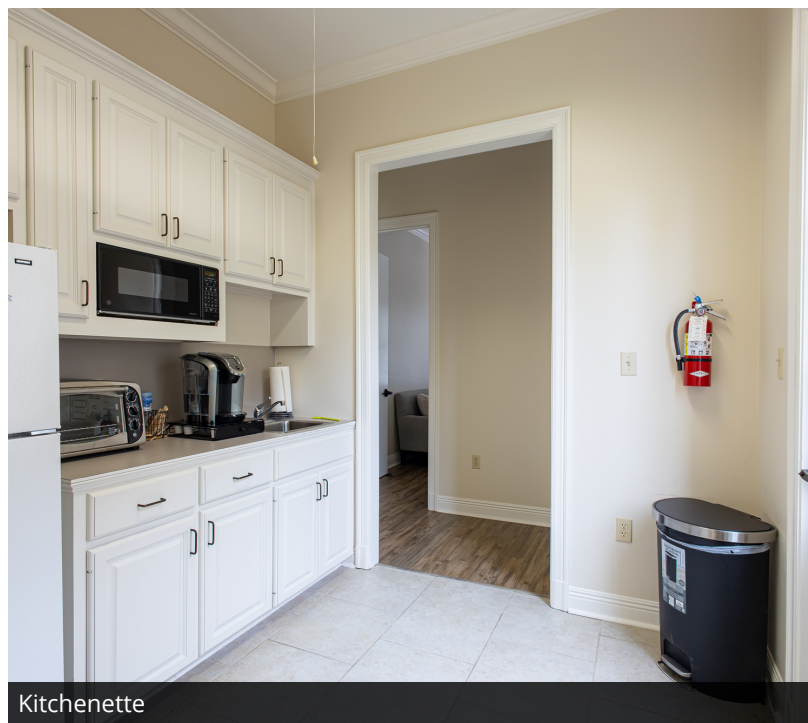
Reception



Office 1



Office 2



Kitchenette

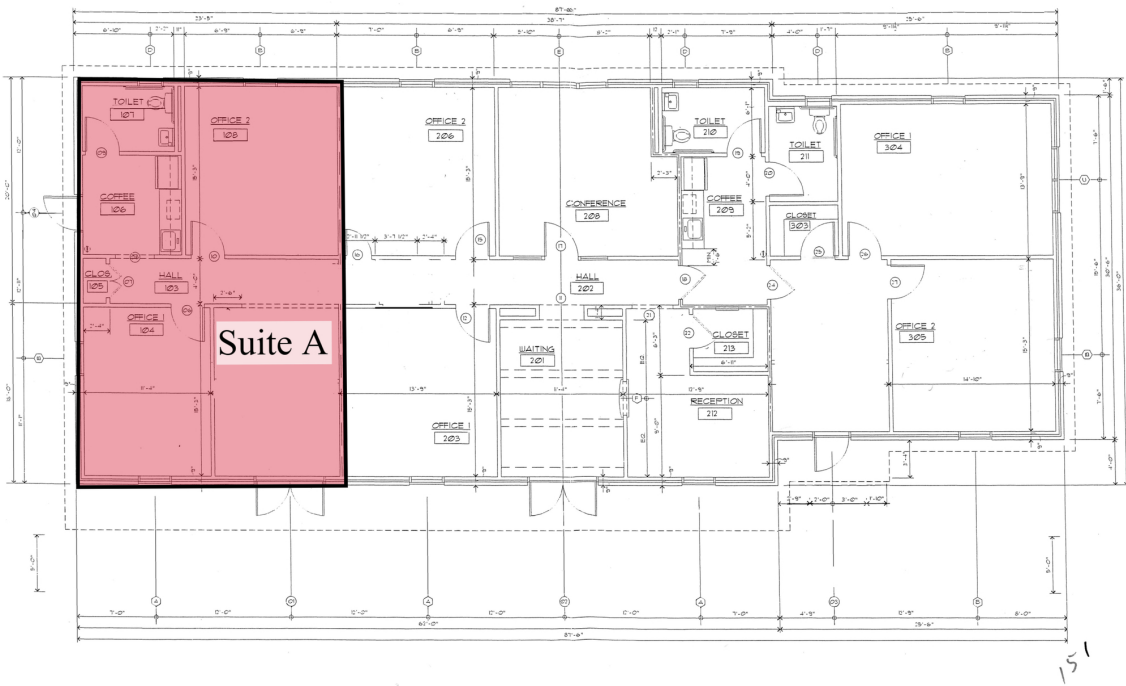
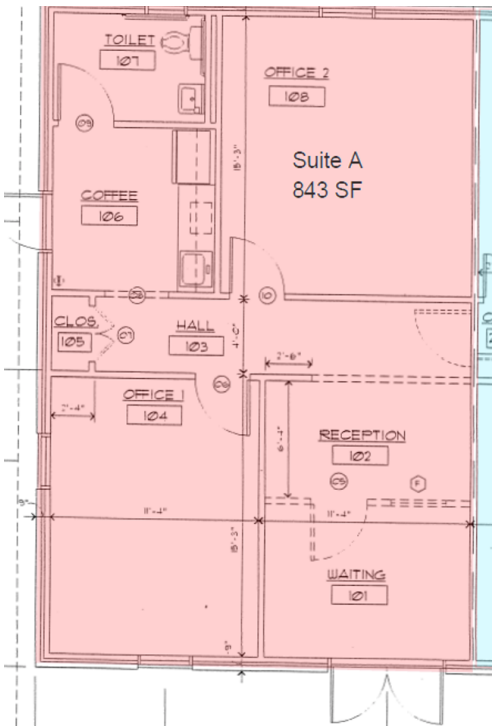


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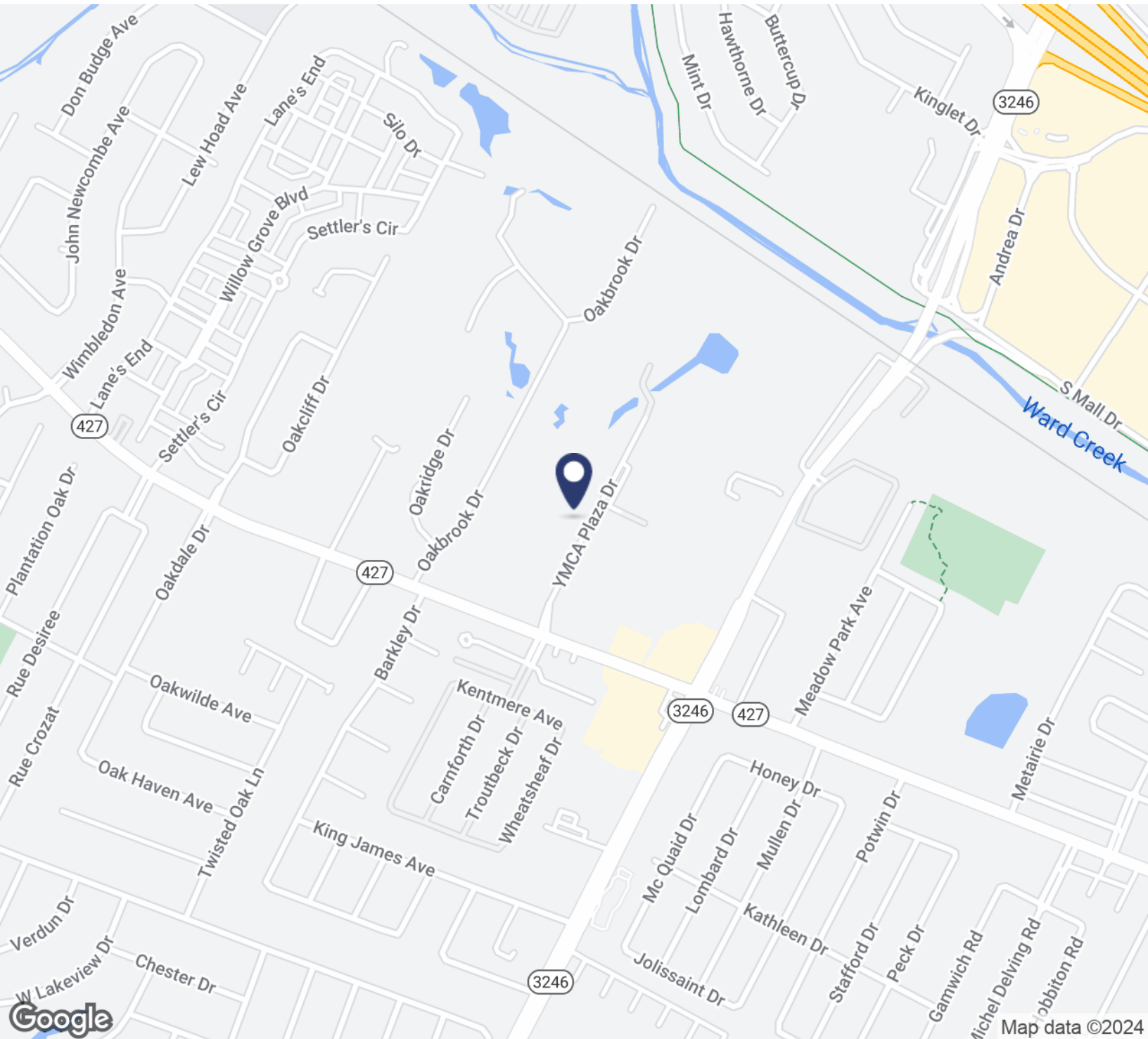
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