

Property Summary



PROPERTY DESCRIPTION

Office space in Baton Rouge, Louisiana for lease. Efficient floor plan layout for professional office users. Quail Oaks Atrium includes ample parking and convenient access to Perkins Road, College Drive and Essen Lane. Close proximity to Our Lady of the Lake Hospital, Baton Rouge General Hospital - Bluebonnet, Pennington Biomedical Center, Rouzan, Perkins Rowe and The District Apartments.

PROPERTY HIGHLIGHTS

- Lease Rate Includes Utilities!
- Atrium Style Office Building
- Covered and Uncovered Parking Available
- Located on Perkins Road between College Drive & Essen
- Convenient to Our Lady of the Lake Hospital and Pennington Biomedical Center

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	Fully Leased
Lot Size:	1.04 Acres
Building Size:	21,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,539	27,571	76,524
Total Population	5,585	63,634	186,649
Average HH Income	\$104,453	\$89,129	\$68,528

Additional Photos



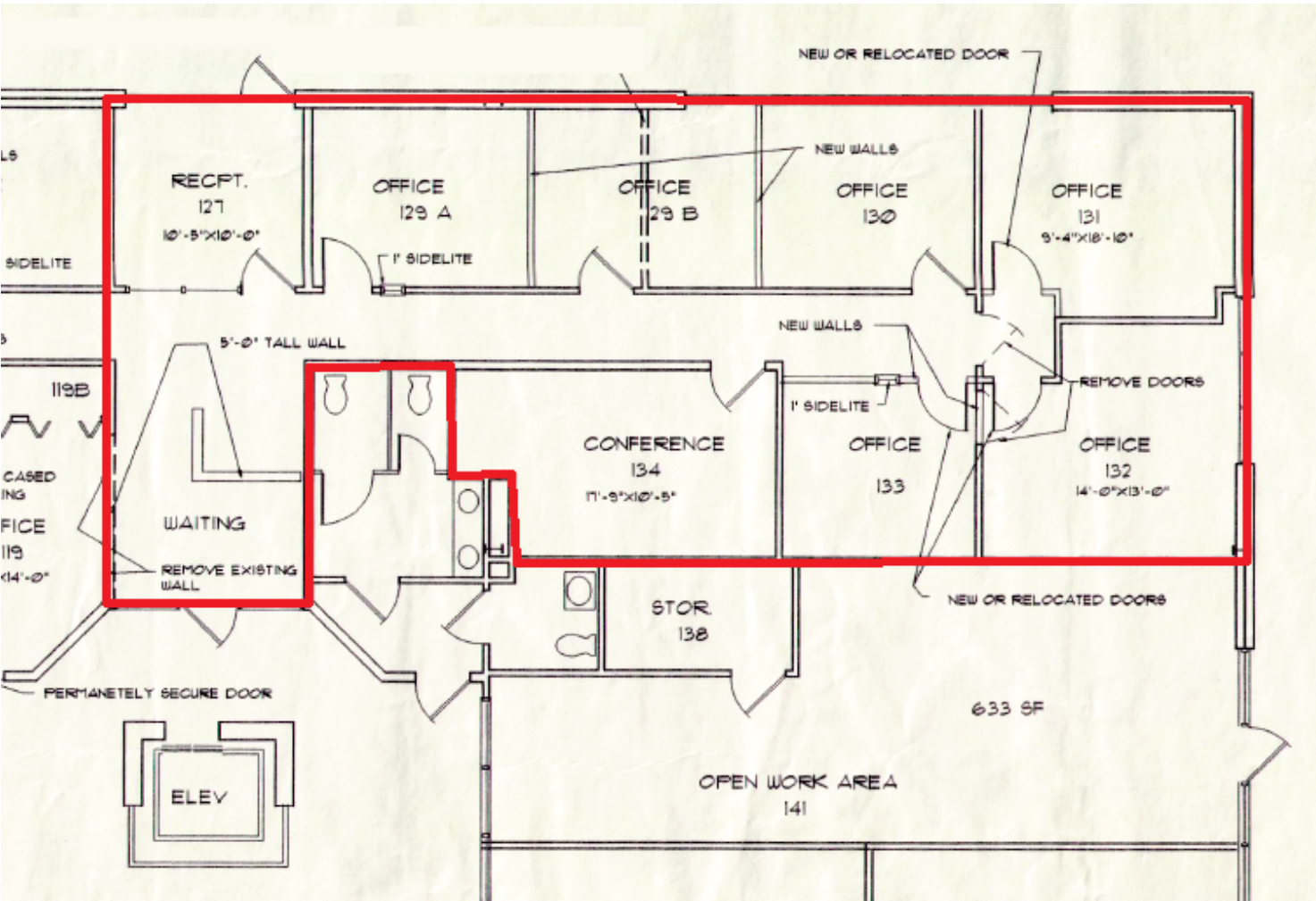
Suite 131 - First Floor Space

LEASE TYPE | -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
131	-	1,754 SF	Full Service	\$17.00 SF/yr	Includes up to seven (7) offices, conference room with kitchenette, waiting area and common area restroom adjacent to suit

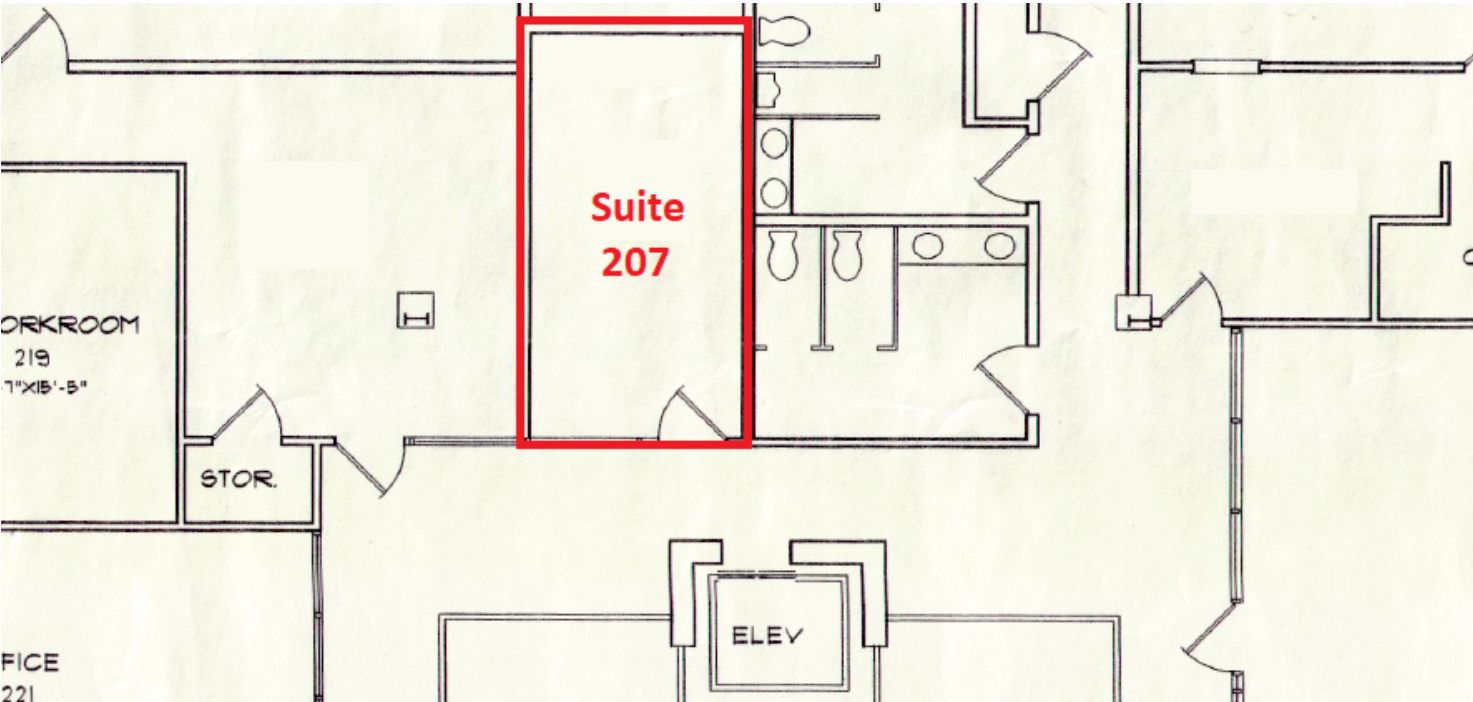
Suite 207 - Second Floor Space

LEASE TYPE | -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
207	-	200 SF	Full Service	\$400 per month	Single office available on second floor. Elevator access immediately adjacent to suite.

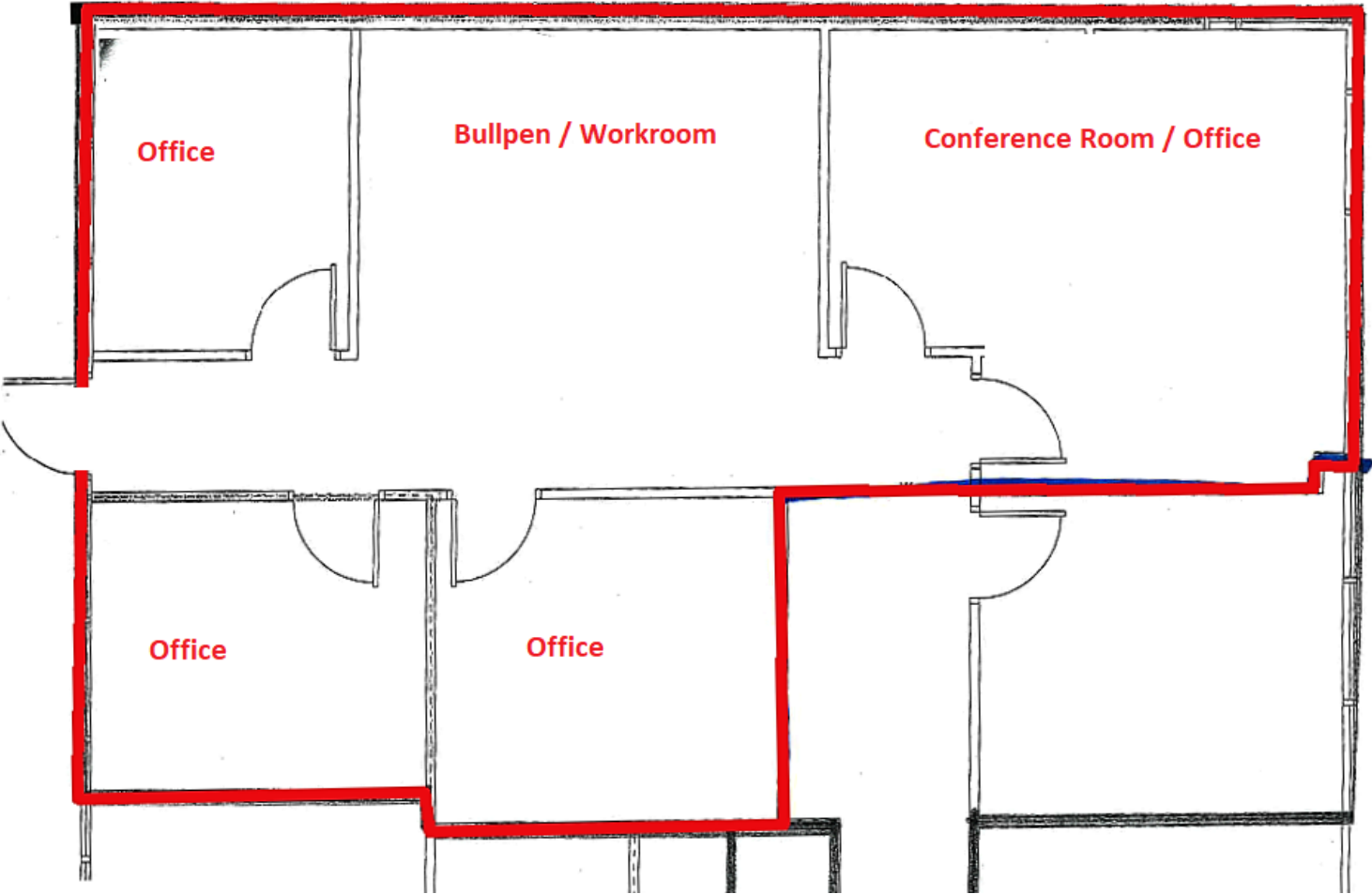
Suite 220 - Second Floor Space

LEASE TYPE | -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
220	-	1,250 SF	Full Service	\$17.00 SF/yr	Includes four (4) offices, bullpen, and could possibly share kitchenette with adjacent tenant

Location Maps

