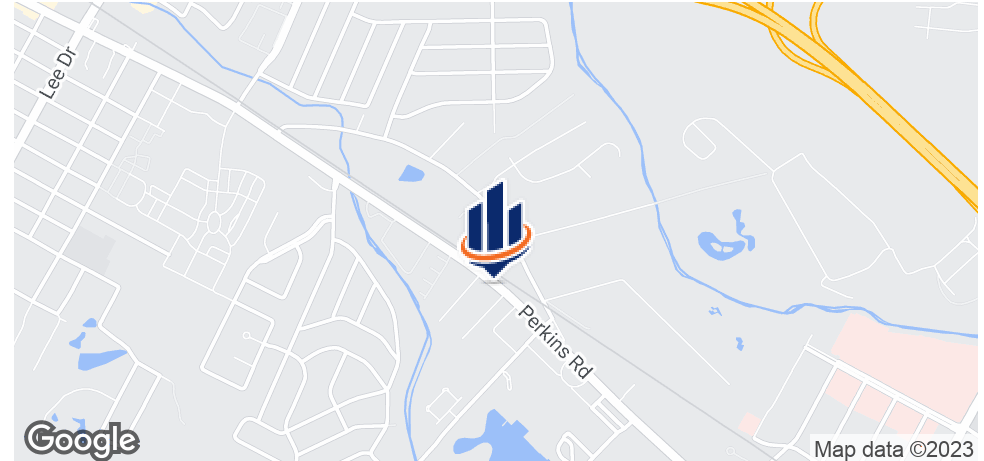


QUAIL OAKS ATRIUM

6160 PERKINS ROAD
BATON ROUGE, LA 70808

Justin Langlois, CCIM
Managing Director
225.367.1515 x104
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,350,000
Cap Rate:	8.88%
NOI:	\$208,759
Lot Size:	1.04 Acres
Building Size:	21,160
Renovated:	2018
Zoning:	C-AB-2
Market:	Baton Rouge
Submarket:	South Baton Rouge Perkins Road Corridor
Traffic Count:	35,000
Price / SF:	\$111.06

PROPERTY OVERVIEW

Multi-tenant office building investment opportunity available for sale in Baton Rouge, Louisiana. Quail Oaks Atrium is located on Perkins Road mid-way between College Drive and Essen Lane. The property is a 21,160 sq. ft. +/- "Class B" office building situated in a prime retail, medical and office corridor near Southdowns Subdivision. This office building has a historical occupancy rate maintained between 93% - 100%.

Quail Oaks Atrium recently received interior and exterior improvements, including beautification of exterior facade, upgraded and well-maintained HVAC units, large fan installed in atrium and enhanced landscaping. The exterior is freshly painted and pressure washed, exterior and interior windows cleaned and various office suites renovated with new carpet and paint.

In a office market corridor boasting \$17/SF - \$20/SF lease rates, Quail Oaks Atrium consists of below market lease rates and is well-positioned for a new owner to increase future rates as existing leases expire. The replacement value of comparable office buildings in this corridor is \$175/SF up to \$200/SF.

PROPERTY HIGHLIGHTS

- Under-rented Lease Rates | Ability to Increase Future Rents
- Well-Positioned Asset in Strong Office, Retail and Medical Corridor

Property Description



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LOCATION OVERVIEW

Strategically located at the intersection of Perkins Road and Quail Run Drive between College Drive and Essen Lane, the Property is just minutes from I-10 / I-12, Louisiana State University (LSU) campus and the CBD. With convenient access to the Baton Rouge Medical District, the Property is in close proximity to Pennington Biomedical Research Center, Our Lady of the Lake Hospital, Baton Rouge General - Bluebonnet, OLOL Children's Hospital and the newly proposed Ochsner Hospital.

Nearby surface streets and developments include Bluebonnet Blvd., Perkins Road, College Drive, Acadian Thruway, Kenilworth Parkway, Highland Road, Staring Lane, Rouzan, Perkins Rowe and The District Apartments.

Exterior Photos



Interior Photos



City Information

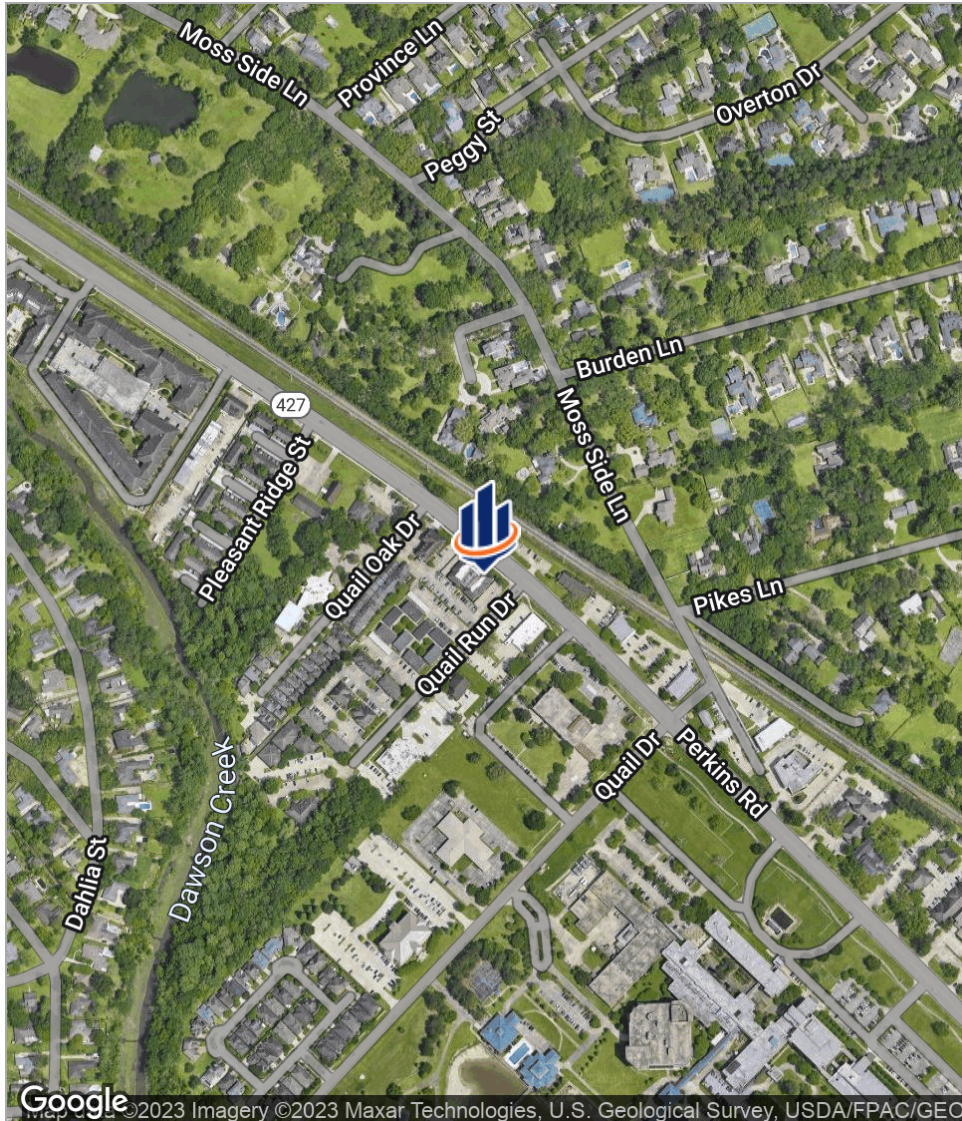


BATON ROUGE, LA

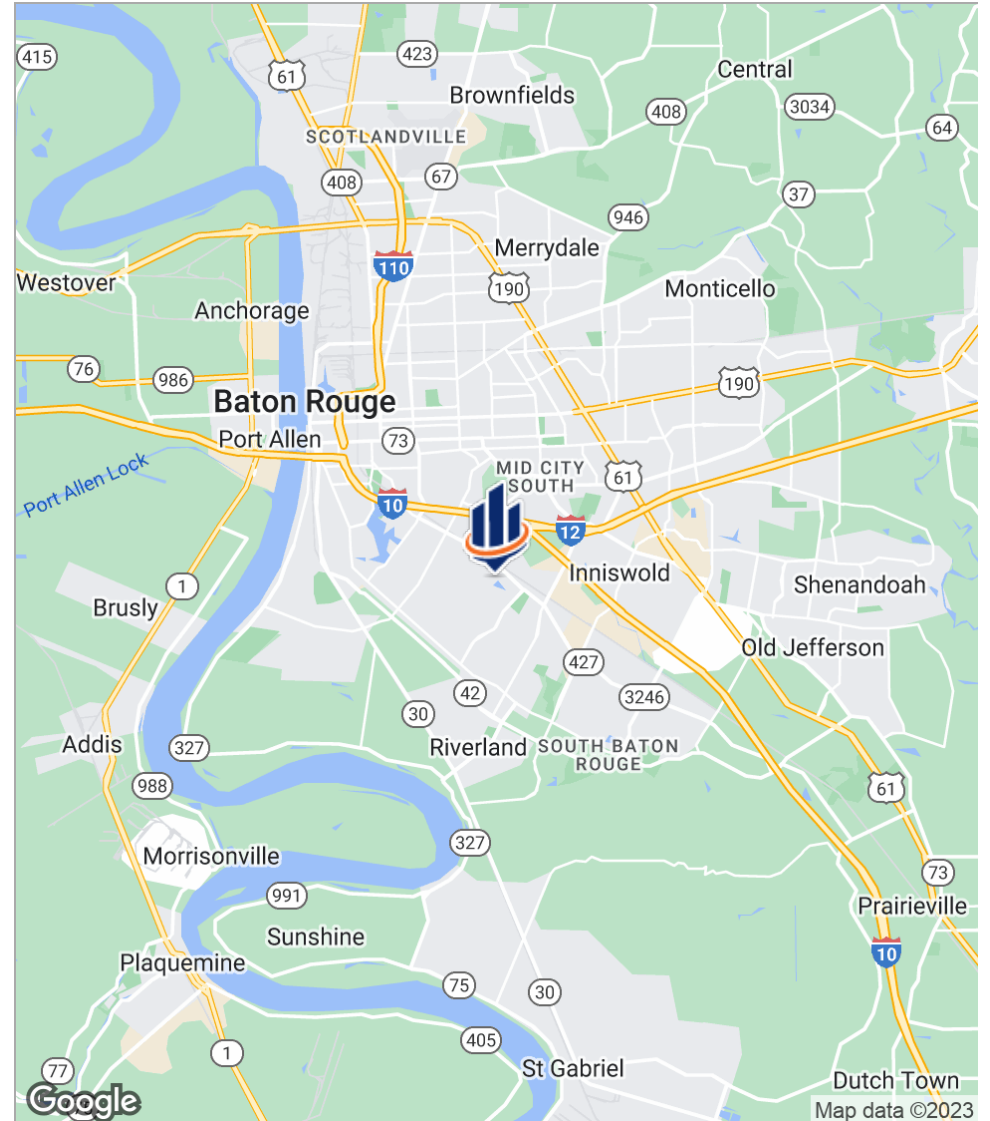
The Baton Rouge area, also known as the ""Capital Area,"" is the middle ground of South Louisiana cultures, having a mix of Cajun and Creole Catholics and Baptists of the Florida Parishes and South Mississippi. Baton Rouge is home to major colleges and universities including Louisiana State University, Southern University, Baton Rouge Community College and Our Lady of the Lake College.

Baton Rouge, Louisiana's physical location within the state makes it an attractive business hub. The largest industry within the city is petrochemical, and home to ExxonMobil's refinery complex, the fourth largest refinery in the United States. The Metropolitan Statistical Area [MSA] consists of a population of 802,484 as of 2010 census data, up from 705,973 in 2000. The area's rich and diverse culture make it a wonderful place to do business and raise a family. Primary employers in the area also include state and municipal government, healthcare and technology industries.

Location Maps



QUAIL OAKS ATRIUM | 6160 PERKINS ROAD BATON ROUGE, LA 70808



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