

# WELLINGTON PARK OFFICE SUITES

11940 BRICKSOME AVE BATON ROUGE, LA 70816

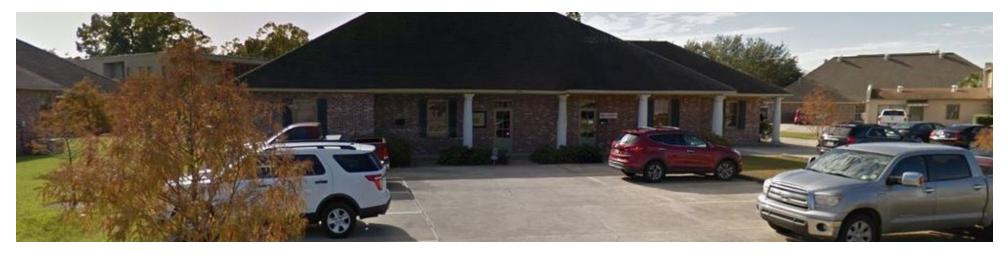
Joey Canella Senior Advisor O: 225.367.1515 x105 joey.canella@svn.com

Steve Legendre, CCIM Managing Director O: 225.367.1515 x102 steve.legendre@svn.com

SVN | GRAHAM, LANGLOIS & LEGENDRE | 6160 PERKINS ROAD, SUITE 200, BATON ROUGE, LA 70808

LEASE BROCHURE

## Property Summary



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	907 - 3,219 SF	Nice Professional Office Space with Efficient Layout and Ample Parking.
		Building has 3 Suites available which can be lease separately or together.
Lease Rate:	\$1,050 - 3,500 per month (MG)	Suite sizes range from 907 SF up to 3,219 SF. Any combination of contiguous suites can be leased.
	month (MG)	The building has plenty of parking with a Parking Ratio of 5.8 per 1,000 SF.
Lot Size:	0.22 Acres	Located in Wellington Office Park, right off S. Sherwood Forest Blvd near I-12.
		Quick easy access to I-12.
Building Size:	4,647 SF	
		PROPERTY HIGHLIGHTS
Zoning:	LC1	Nice Professional Office Space
		Efficient Layouts
		Ample Parking

### 11940 BRICKSOME AVE BATON ROUGE, LA 70816

### SVN | Graham, Langlois & Legendre | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



### Available Suite Combinations at 11940 Bricksome Ave:

Suite B: 1,156 SF at \$1,300.00 per Month

Suite C: 1,156 SF at \$1,300.00 per Month

Suite D: 907 SF at \$1,050.00 per Month

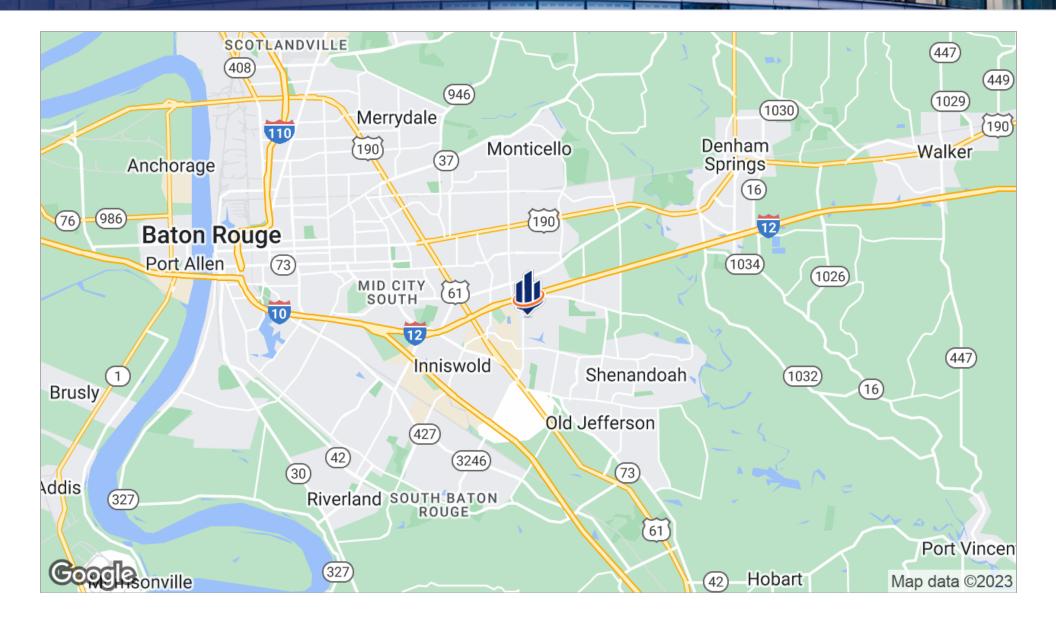
Suites B & C: 2,312 SF at \$2,550.00 per Month

Suites B, C & D: 3,219 SF at \$3,500.00 per Month

Suites C & D: 2,063 SF at \$2,275.00 per Month

11940 BRICKSOME AVE BATON ROUGE, LA 70816

## Location Maps



#### 11940 BRICKSOME AVE BATON ROUGE, LA 70816

### SVN | Graham, Langlois & Legendre | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.