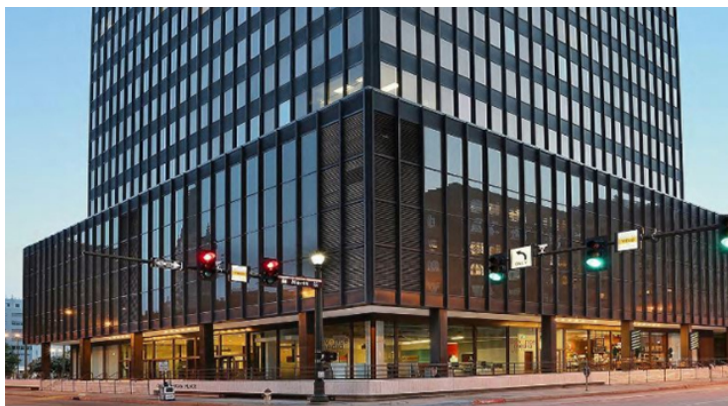




PROPERTY ONE

# ONE AMERICAN PLACE SUBLEASE



## PROPERTY SUMMARY

**Lease Rate:** \$18.00 SF/yr (Absolute Gross)

**Available SF:** 4,706 SF

**Sublease Expiration:** May 31, 2024

**Building Size:** 333,306 SF

**Building Class:** A

**Parking** 1/1,000 SF

## PROPERTY OVERVIEW

Nicely finished sub-lease space in One American Place situated on the 15th floor with views of State Capitol, Exxon, and the Mississippi River. One American Place is in walking distance to state/local government and a variety of restaurants, hotels and other amenities.

## PROPERTY HIGHLIGHTS

- 9 Offices including (2) corner offices
- Conference room
- 2 Large Open Areas for cubicles, storage, training or conference
- Sweeping views of Downtown Baton Rouge
- On-Site Management
- Full-Service Bank, ATM
- Garage Parking
- Two restaurants in building



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