



## PROPERTY DESCRIPTION

Baringer Office Block is South Baton Rouge's premier professional and medical office park. The property is located south of Woman's Hospital at the signalized intersection of Airline Hwy. and Baringer Foreman Road near Long Farm Village. It is adjacent to The Crossing (retail development) and Baringer Foreman Tech Park. Two of the five buildings have been completed along with all of the infrastructure of the development including parking, two forms of ingress and egress, and pylon signage.

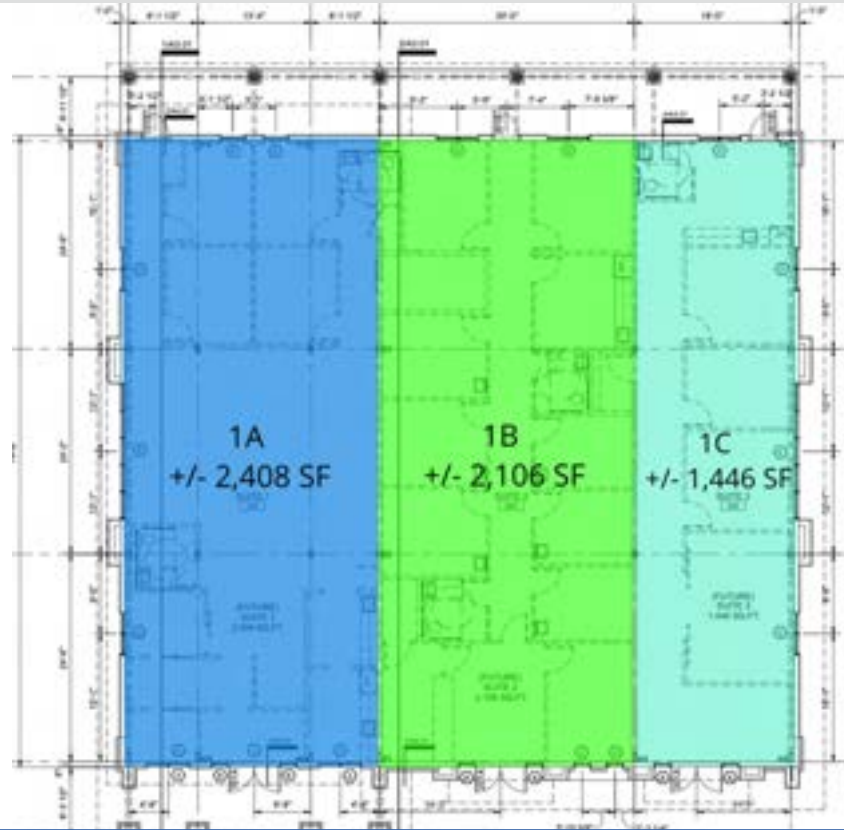
Lease options range from 1,446 SF to 6,000 SF in Building 1 with turn-key build-out packages available. Turn-key build-to-suit packages are also available for Pad Sites 4 & 5.

## PROPERTY HIGHLIGHTS

- Build to suit packages available
- Turnkey delivery of office space negotiable
- Close proximity to Woman's Hospital, Highland Road, and Pecue Lane
- Located adjacent to The Crossing, Long Farm Village, and Baringer Foreman Tech Park
- +/- 65,000 cars per day travel this section of Airline Hwy. east and westbound

## OFFERING SUMMARY

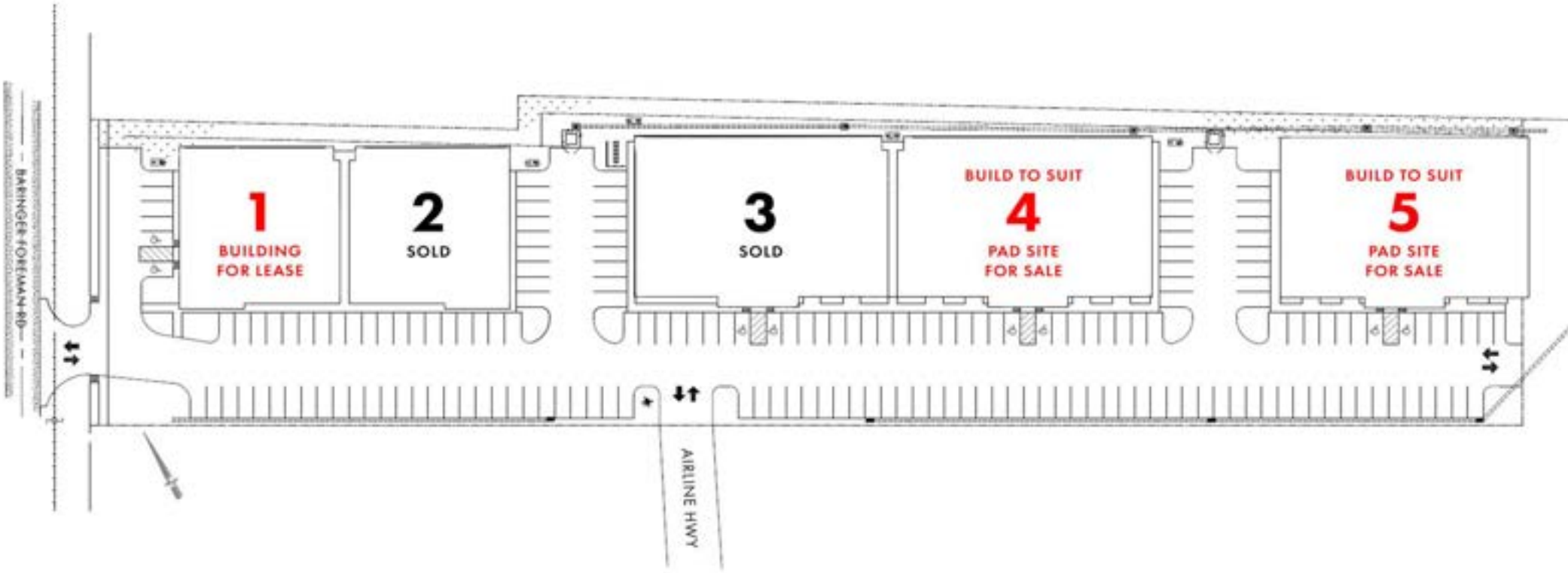
Available SF Building 1:	1,446 - 6000 SF
Lease Rate Building 1:	\$21.00 + \$1.00/SF (MG)
Lot Size Pad Site #4:	10,685 SF
Sale Pad Site #4	\$75.00 PSF
Lot Size Pad Site #5:	10,685 SF
Sale Pad Site #5:	\$75.00 PSF



Barringer Office Block Building 1 Floor Plan

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 1A	2,408 SF	Modified Gross	\$21.00 SF/yr
■ 1B	2,106 SF	Modified Gross	\$21.00 SF/yr
■ 1C	1,446 SF	Modified Gross	\$21.00 SF/yr



Baringer Office Block Site Plan











## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,923	45,977	114,906
Average Age	33.1	38.0	37.8
Average Age (Male)	31.2	36.8	36.6
Average Age (Female)	35.1	39.2	38.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	674	17,882	45,922
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$69,416	\$88,676	\$83,866
Average House Value	\$252,998	\$345,940	\$339,057

Data Provided by ESRI as of 2021

## TRAFFIC COUNTS (ADT 2021)

Airline Hwy /DAY  
+/- 65,000 East and Westbound

