

OFFICE BUILDING FOR LEASE
JANUARY 2023

WESTMINSTER OFFICE PARK

9026 JEFFERSON HWY
BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Westminster Office Park, located in Baton Rouge, LA, is a new office development consisting of professional and medical office buildings. The park is located in the Bluebonnet Blvd./Jefferson Hwy. office corridor. The garden offices include Class A interior finishes with ten (10') foot ceilings, ample parking, and monument signage fronting Jefferson Hwy.

Suite 400 is +/- 1,758 SF and available for immediate occupancy. Building 6 is currently in the planning stages.

PROPERTY HIGHLIGHTS

- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$1.00 PSF Condo Fee

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	1,284 - 5,274 SF
Lot Size:	5,724 SF
Building Size:	5,274 SF

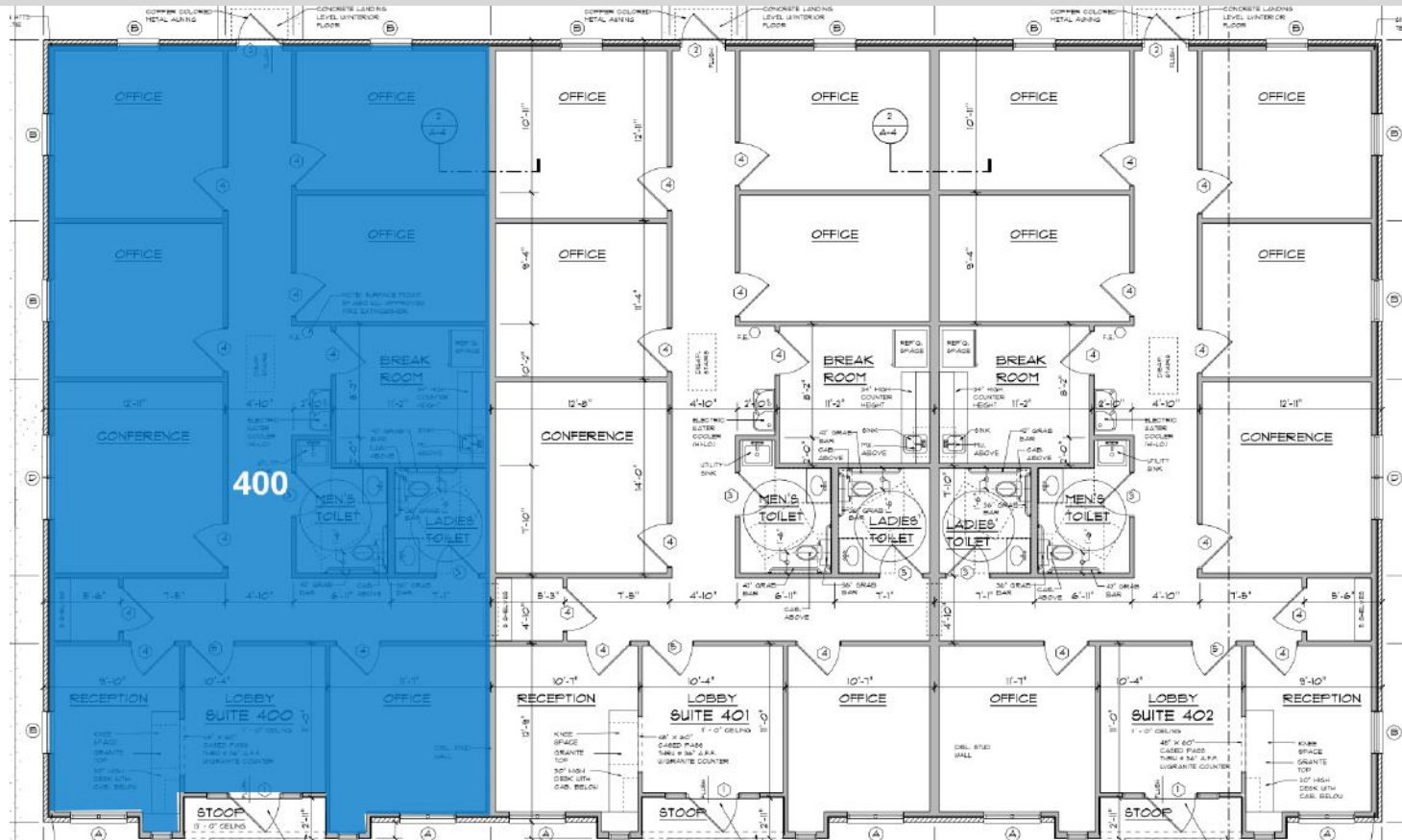
SPACES	LEASE RATE	SPACE SIZE
400	\$21.00 SF/yr	1,758 SF
600	\$21.00 SF/yr	2,702 - 5,274 SF
601	\$21.00 SF/yr	1,284 - 5,274 SF
602	\$21.00 SF/yr	1,288 - 5,274 SF

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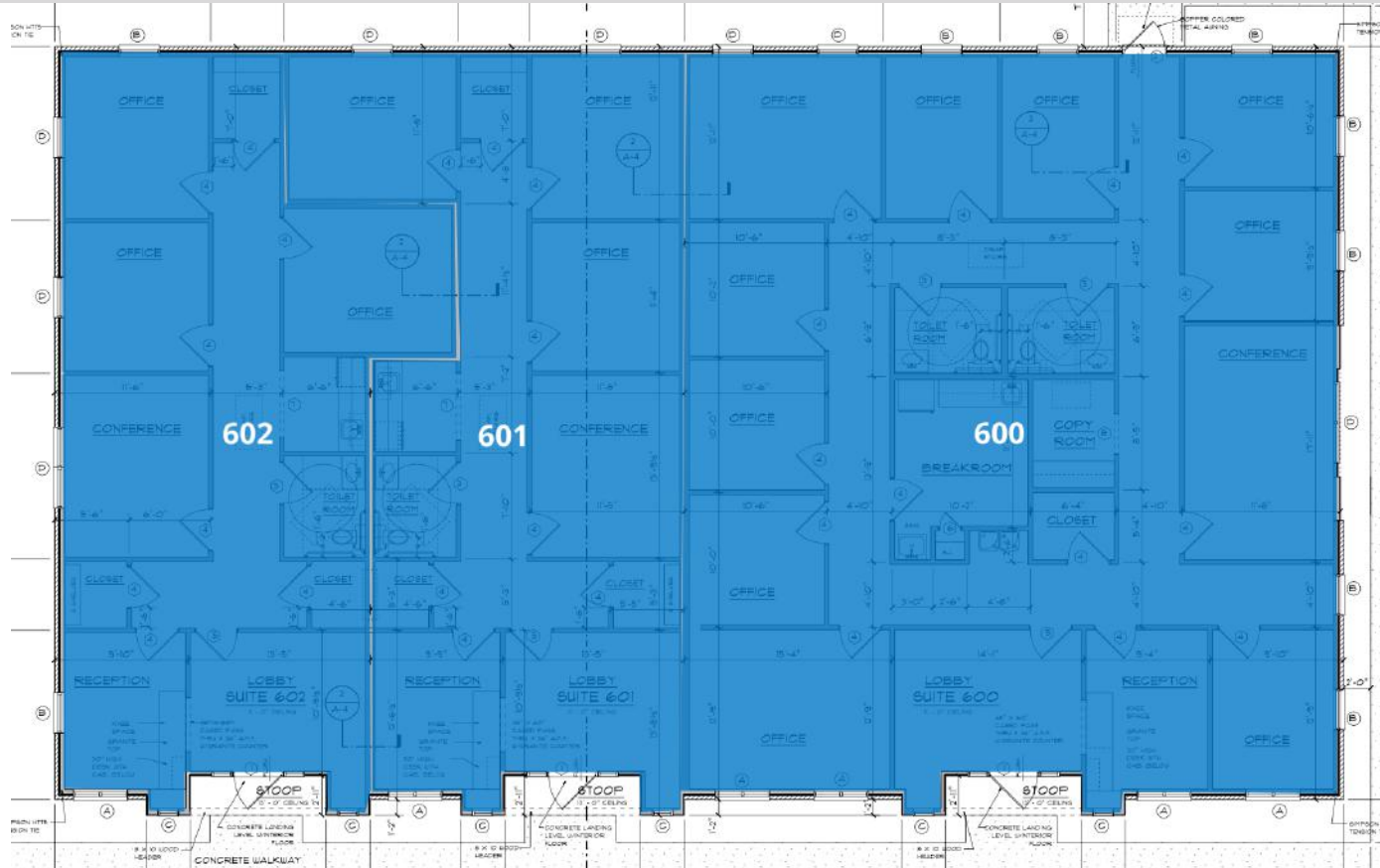
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AVAILABLE SPACES

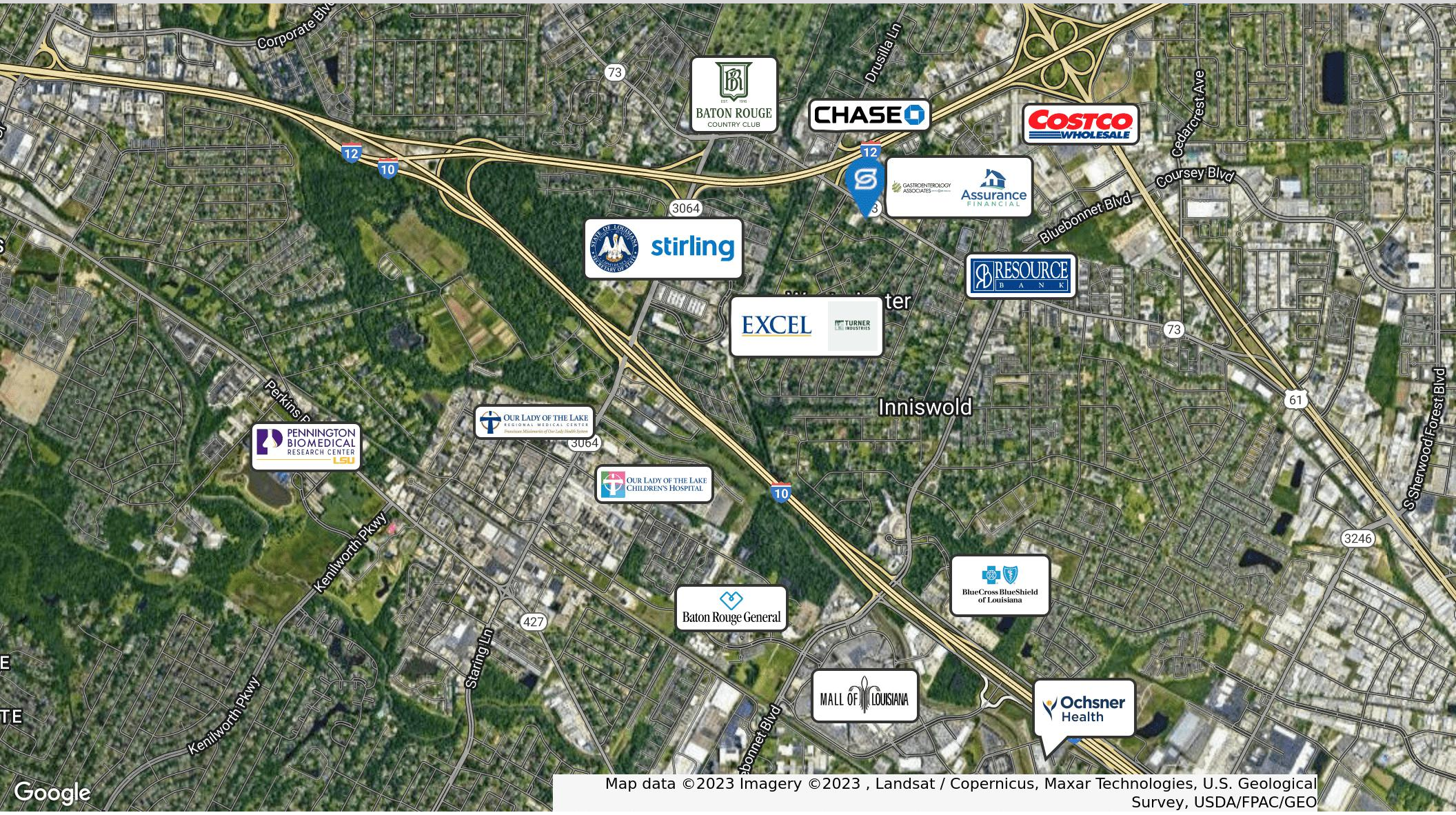
SUITE	SIZE	TYPE	RATE
■ 400	1,758 SF	Modified Gross	\$21.00 SF/yr



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