



PROPERTY DESCRIPTION

Professional office space for lease in Towne Park, one of Prairieville's premier professional office and medical office parks. Approximately 1,650 SF available for immediate occupancy. The office has a reception/lobby area, five (5) offices, a conference room, and a kitchen/breakroom. The office features Class A finishes throughout the space.

PROPERTY HIGHLIGHTS

- Professional office space available for immediate occupancy
- Ideal location for businesses looking to avoid the commute to Baton Rouge
- One block from signalized intersection of Airline Hwy. and Swamp Road
- Class A office finishes with like-new construction

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$18.00 SF/yr (MG) |
| Condo Fee: | \$1.00 SF/yr |
| Number of Units: | 2 |
| Available SF: | 1,650 SF |
| Building Size: | 3,200 SF |

DEMOGRAPHICS

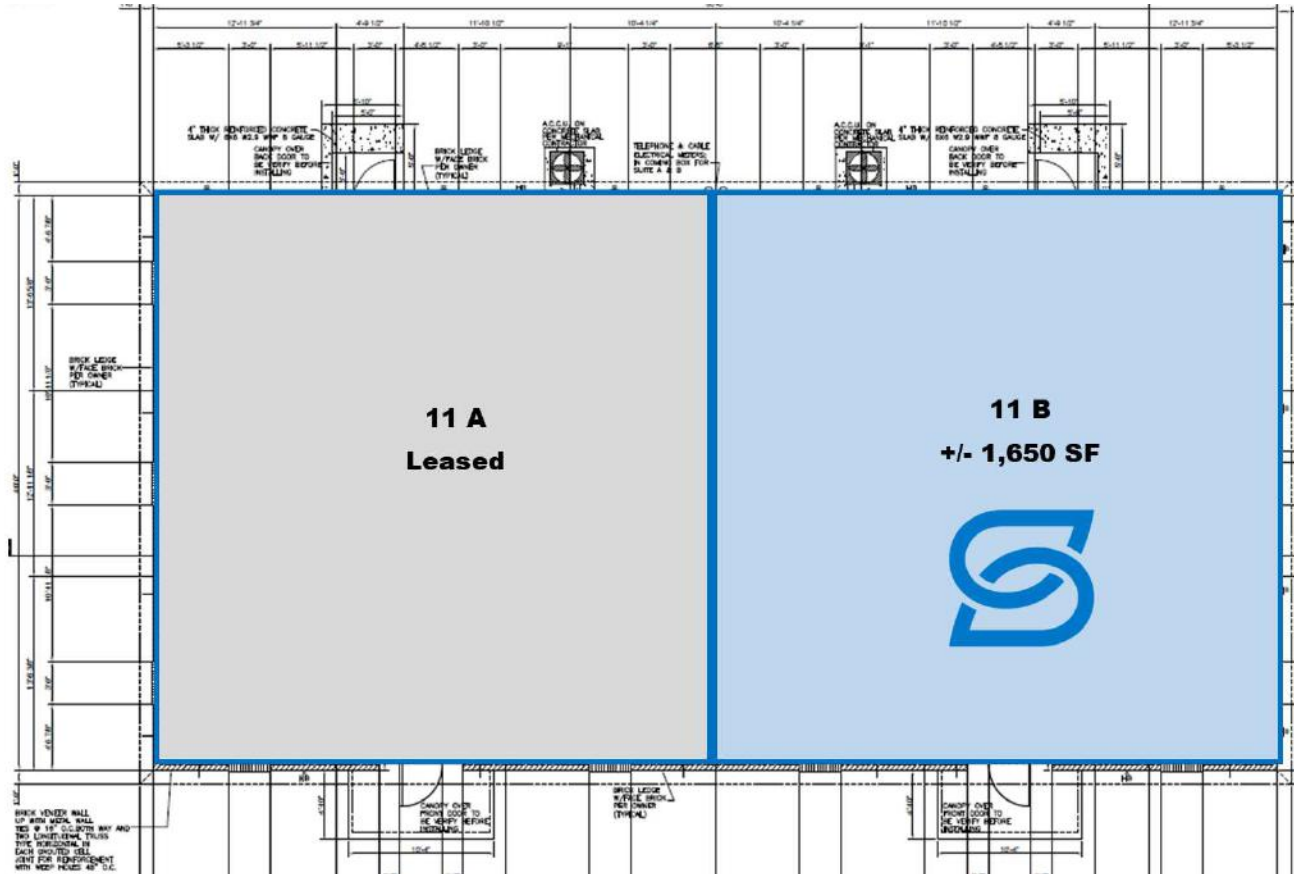
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,795 | 11,109 | 28,972 |
| Total Population | 5,039 | 28,991 | 75,649 |
| Average HH Income | \$119,048 | \$111,577 | \$112,912 |

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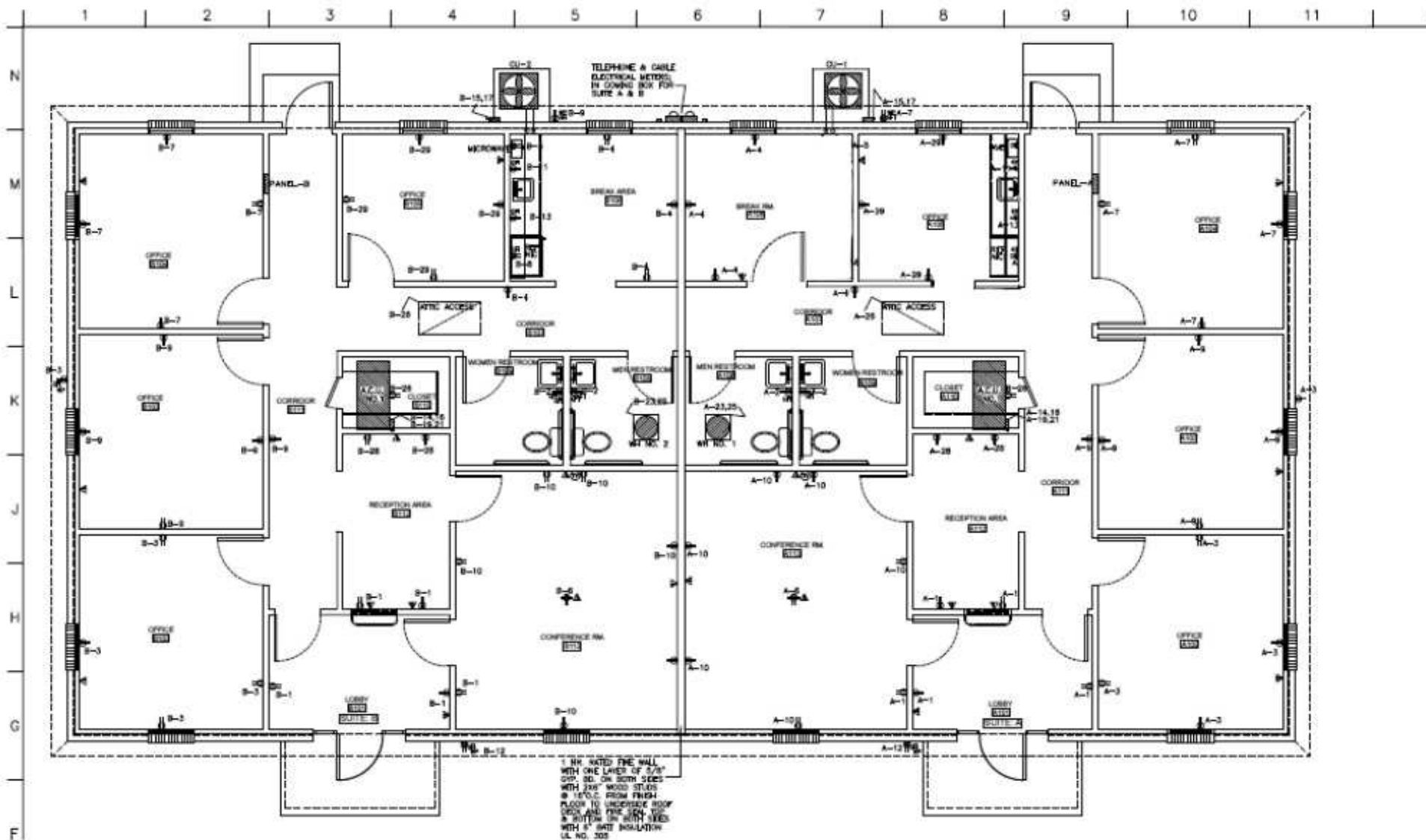
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AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | CONDO FEE |
|-------|-----------|----------|----------------|---------------|---|
| 11 B | Available | 1,650 SF | Modified Gross | \$18.00 SF/yr | Condo fee of \$1.00/SF due and payable from tenant annually |

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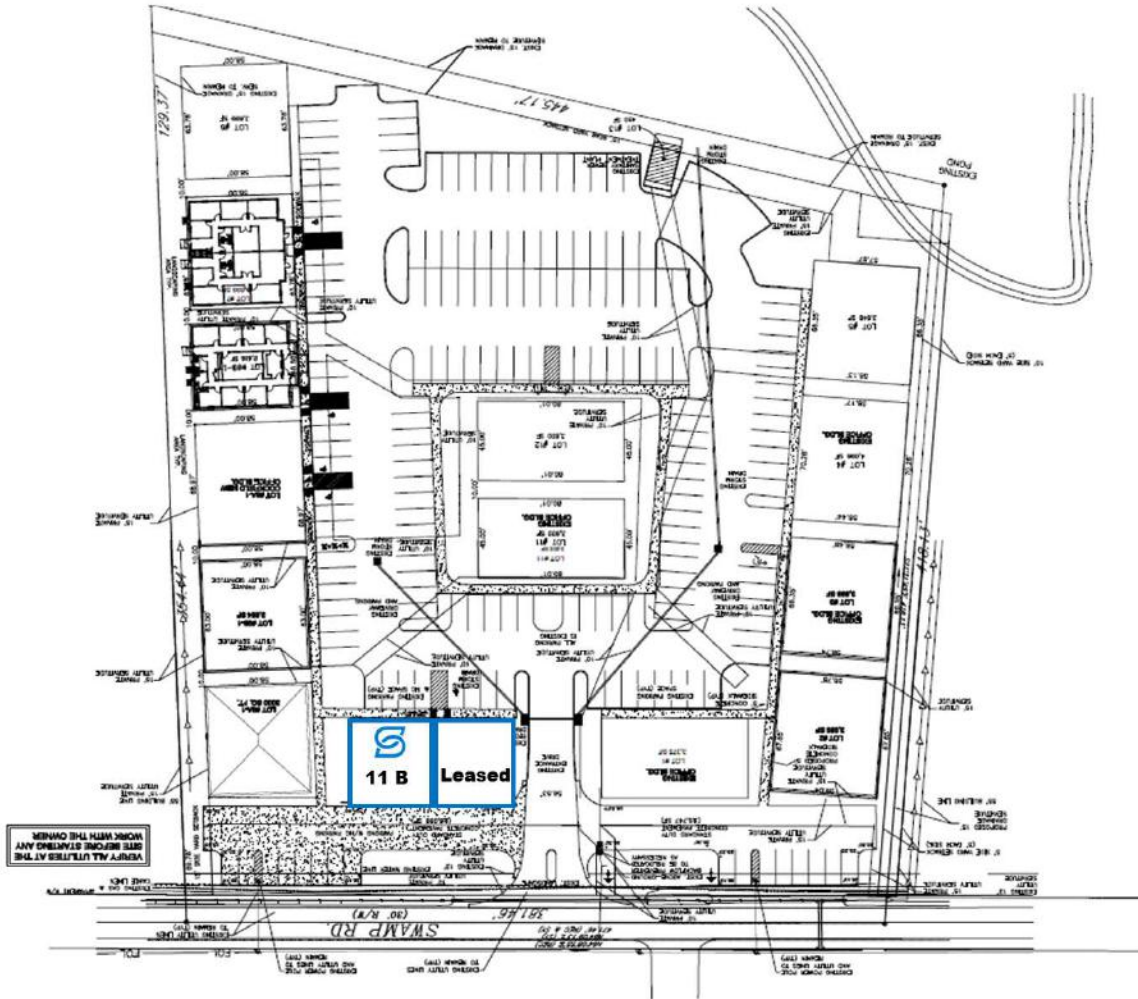
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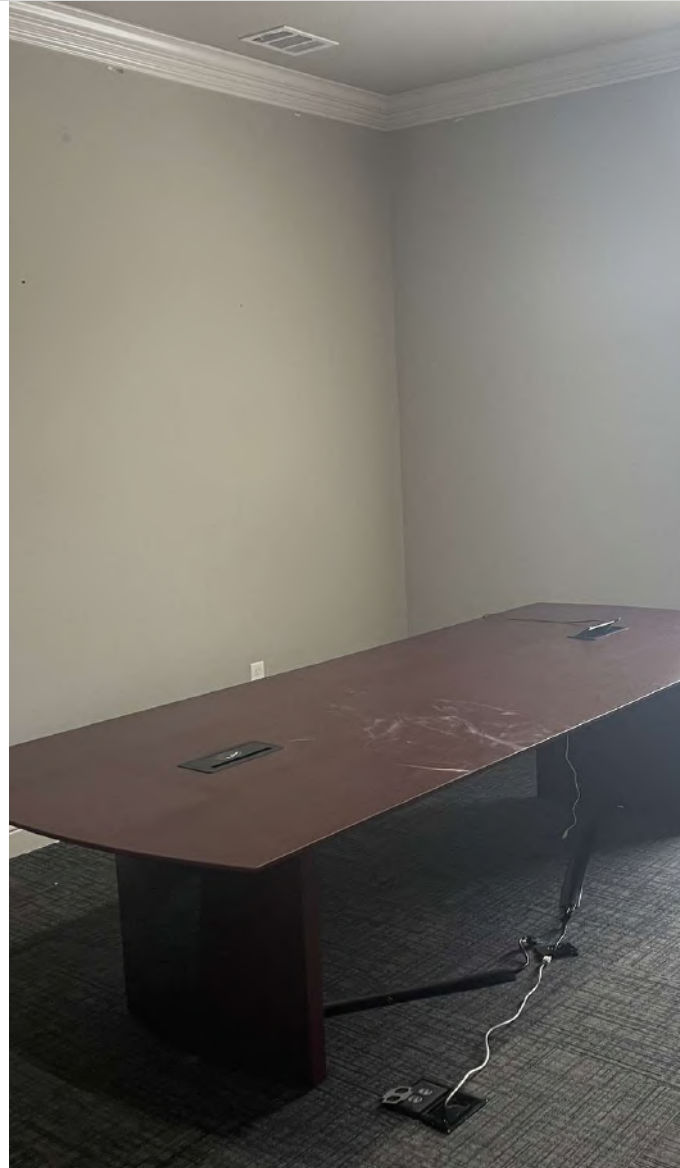
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