



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

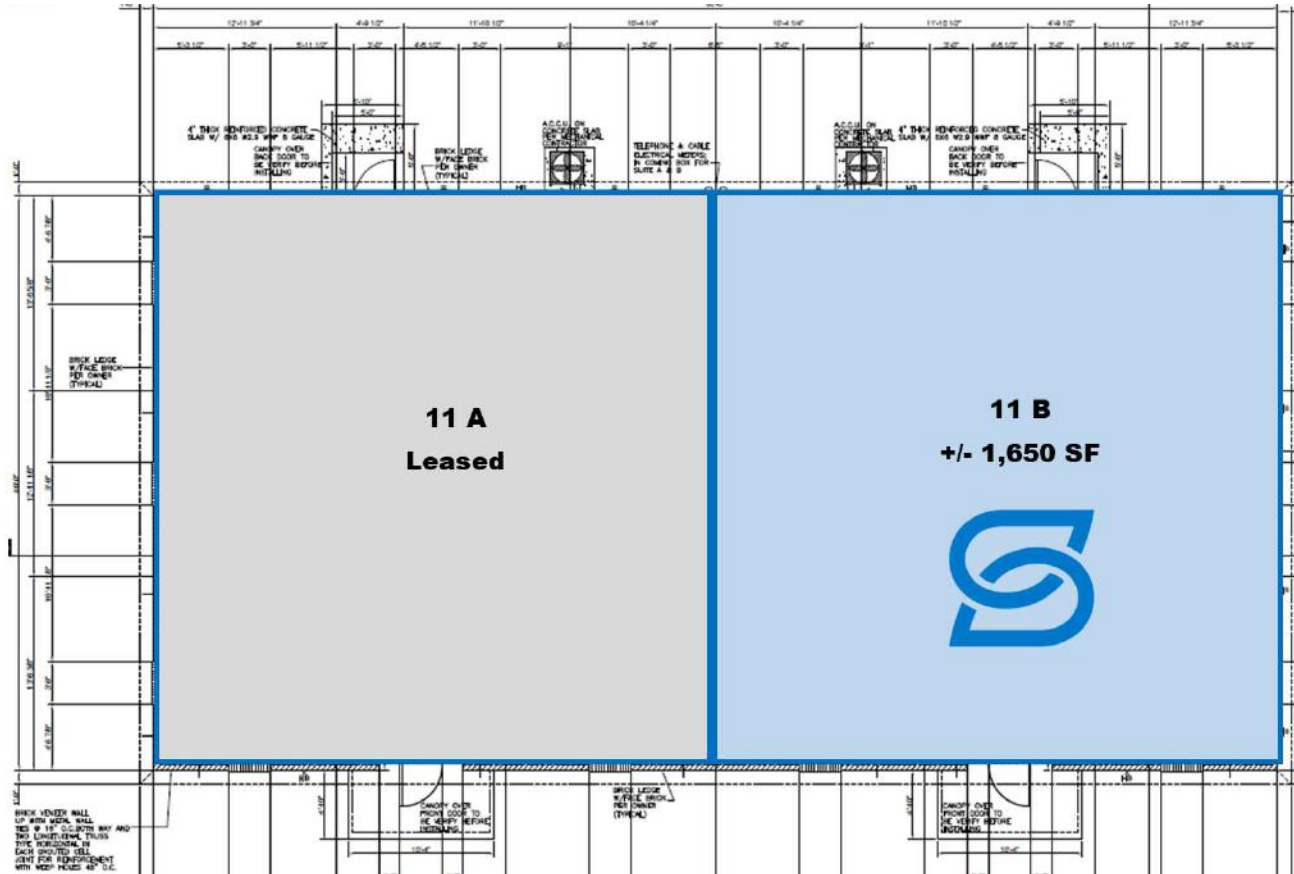
	1 MILE	3 MILES	5 MILES
Total Households	1,795	11,109	28,972
Total Population	5,039	28,991	75,649
Average HH Income	\$119,048	\$111,577	\$112,912

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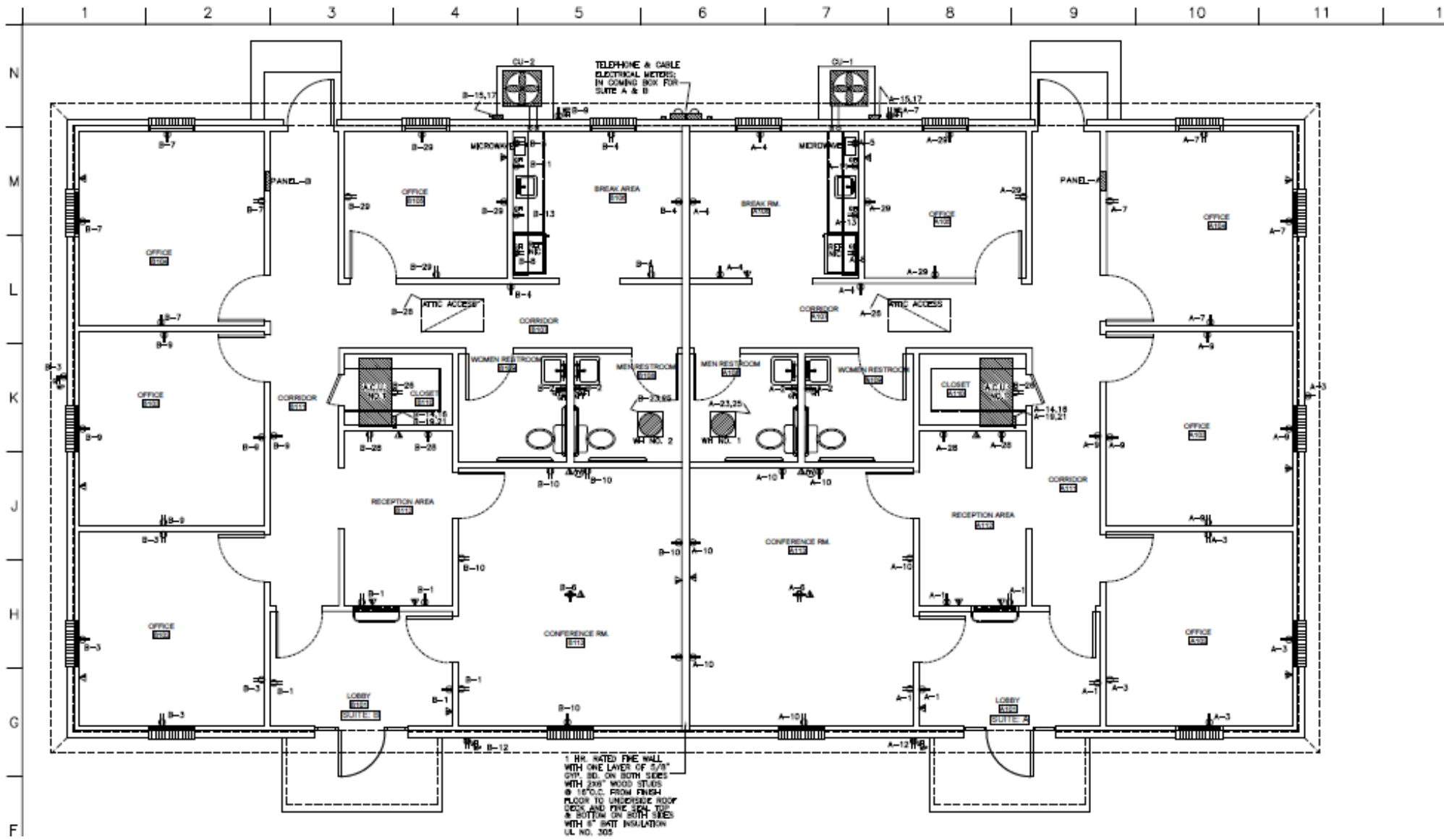
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AVAILABLE SPACES

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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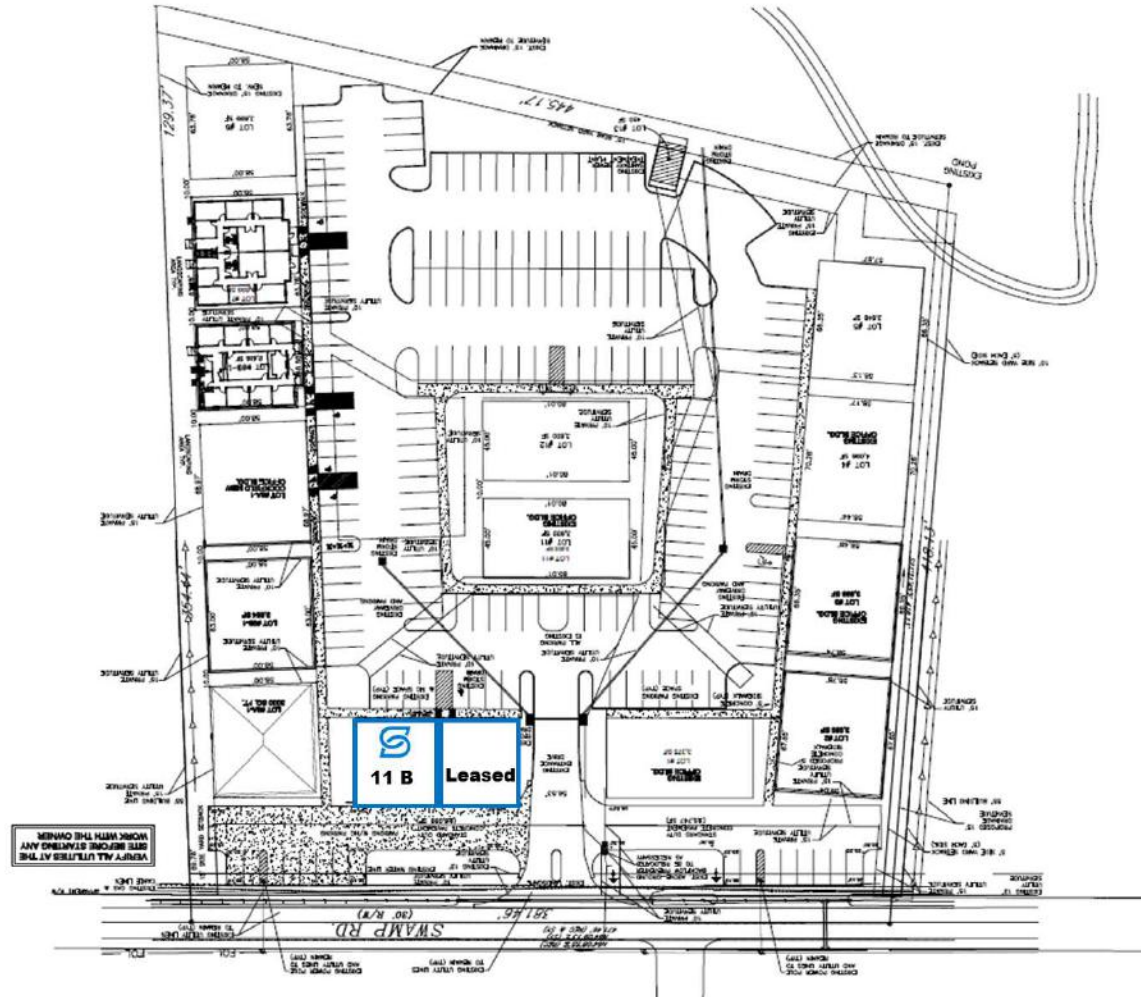


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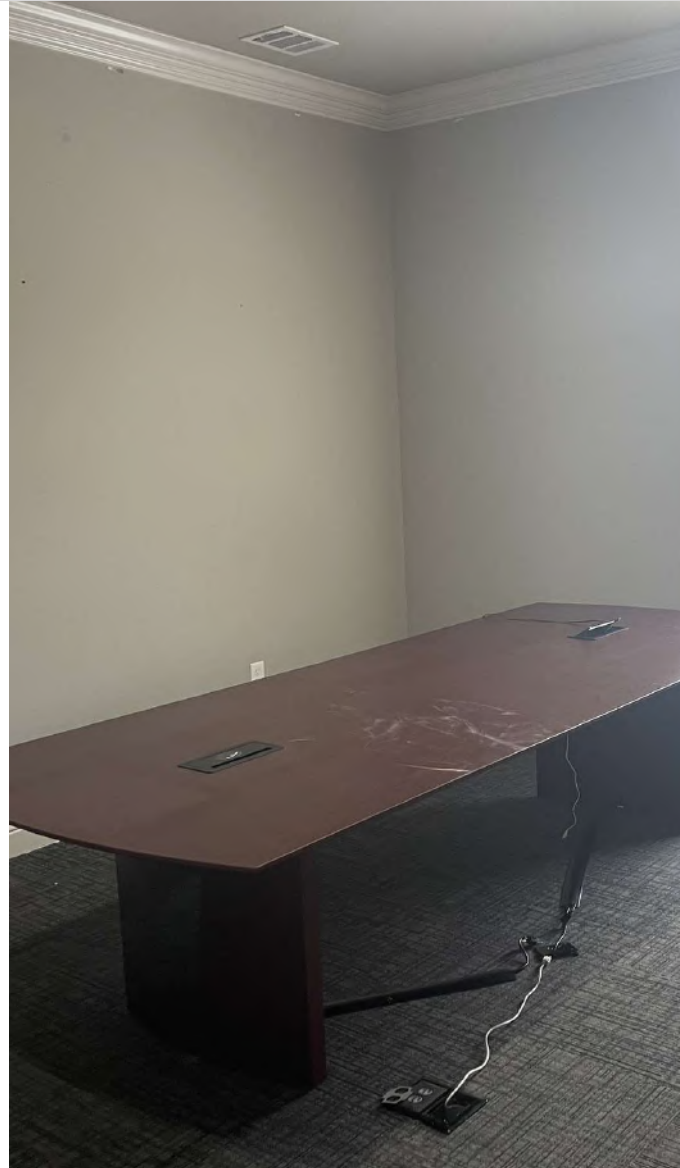


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