

JUSTIN LANGLOIS, CCIM

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W. FOSTER MURPHY

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SUMMARY

FOR LEASE

PROPERTY OVERVIEW

United Plaza Office Park, situated off Essen Lane, hosts Baton Rouge's foremost corporations along with a selection of top-tier small and medium-sized businesses. With its state-of-the-art telecommunications infrastructure, the park naturally attracts successful companies seeking a thriving environment.

Strategically positioned between I-10 and I-12, the park offers swift access for commuters from neighboring parishes. Nearby establishments and districts include The Baton Rouge Medical District, Our Lady of the Lake, Children's Hospital, Baton Rouge General, Turner Industries, Excel USA, Brown & Root, Hub International, CDI, Cadence Insurance, and numerous others.

United V has a generator that can service a single floor and the first floor space has high dock access.

AVAILABLE

18.467 SF First Floor Second Floor 19.893 SF

PRICING

\$19.50 PSF (Full Service)

HIGHLIGHTS

- Prominent Baton Rouge location with excellent identity
- United Plaza is home to some of the finest companies in both the region and the nation
- Excellent access to Interstate 10 and Interstate 12
- Covered and surfaced Parking
- Generator access







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8591 United Plaza Blvd, Baton Rouge, LA

AERIAL





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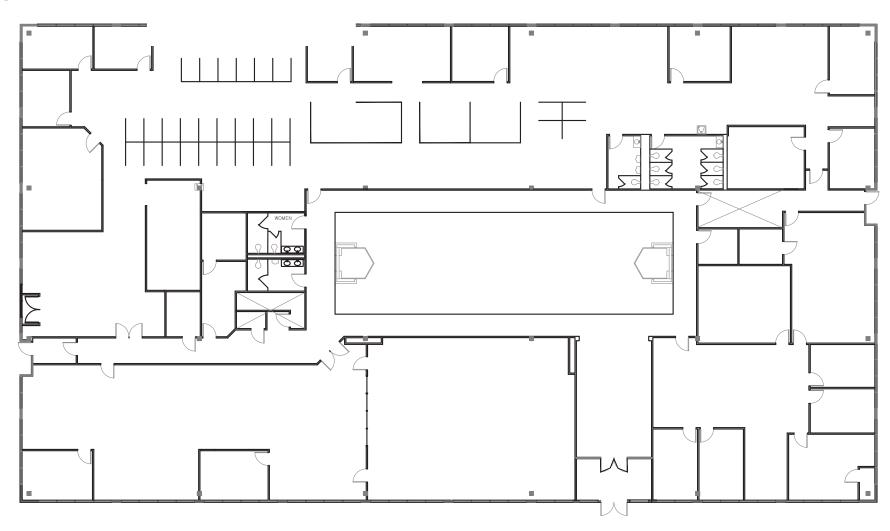
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FIRST FLOOR PLAN

FLOOR PLAN



1 AS-BUILT FLOOR PLAN - FIRST FLOOR



5 UNITED PLAZA



Member of



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VUNITED 8591 United Plaza Blvd, Baton Rouge, LA

SUMMARY

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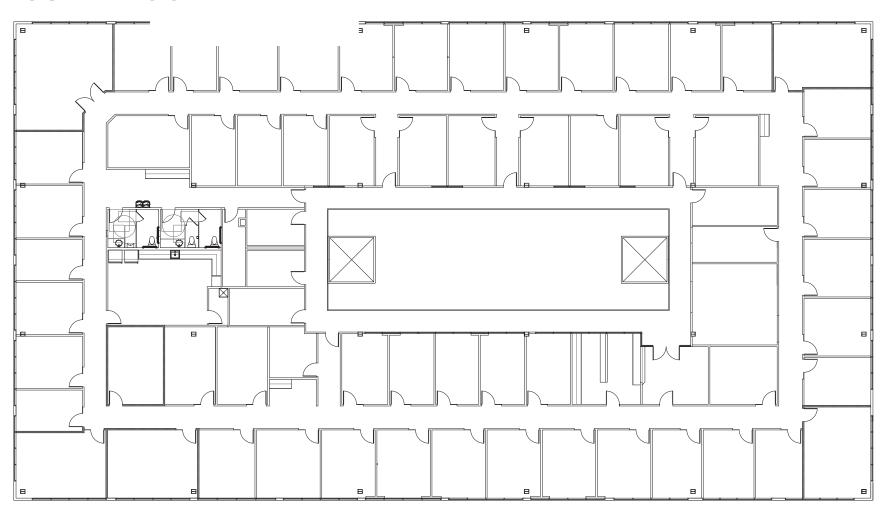
FIRST FLOOR PLAN

SECOND FLOOR PLAN

PHOTOS

PROPOSED RENDERINGS

PROPOSED FLOOR PLAN







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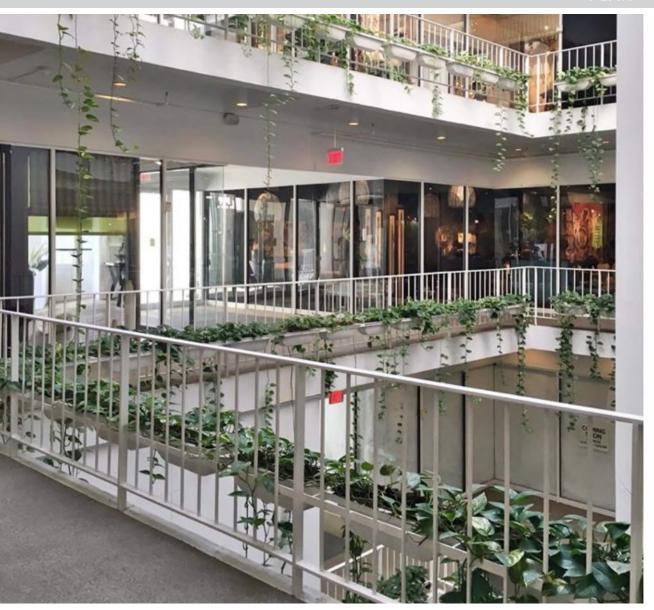
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