

## 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

- First Floor 18,467 SF
- 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





SUMMARY

AERIAL

FIRST FLOOR PLAN

SECOND FLOOR PLAN

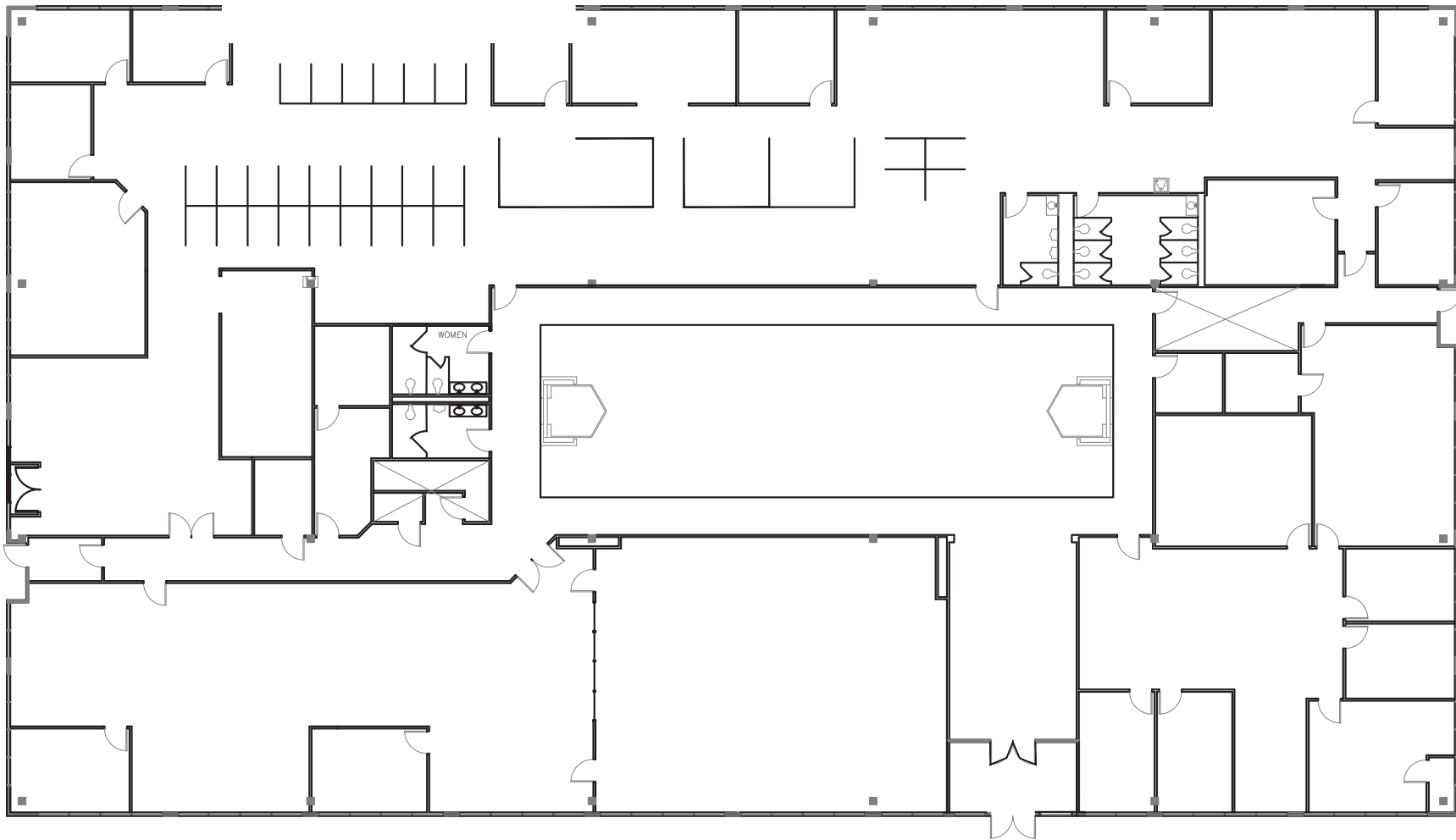
PHOTOS

PROPOSED RENDERINGS





## FLOOR PLAN

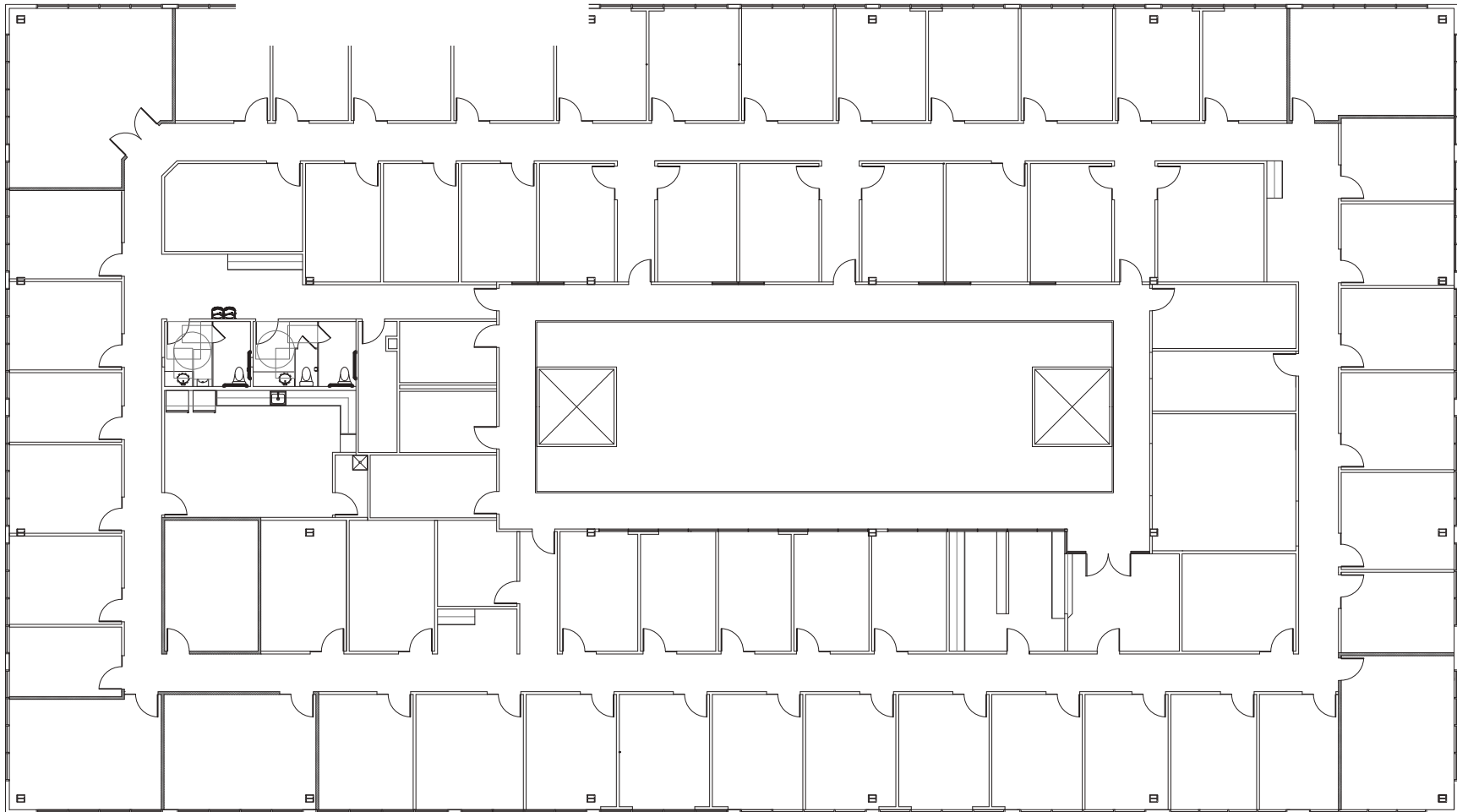



1 AS-BUILT FLOOR PLAN – FIRST FLOOR



5 UNITED PLAZA

## PROPOSED FLOOR PLAN



1 AS-BUILT FLOOR PLAN – SECOND FLOOR 

5 UNITED PLAZA

SUMMARY

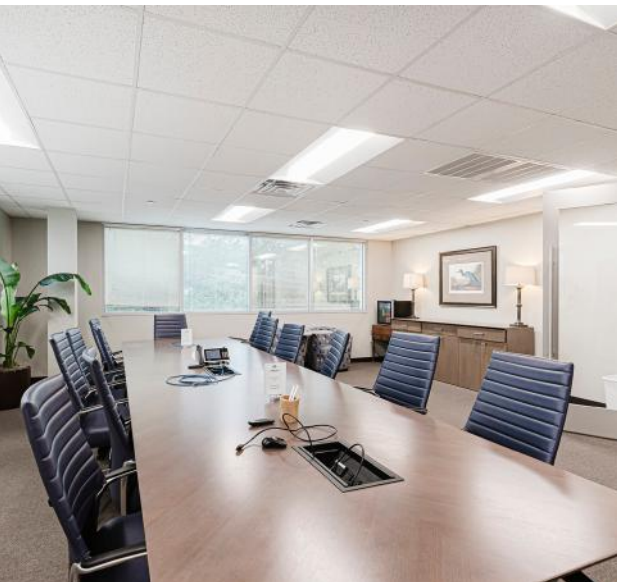
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