

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.

AVAILABLE

- Suite 110 9,094 SF
- Suite 250 11,411 SF
- Suite 300 2,578 SF
- Suite 379 934 SF
- Suite 380 4,301 SF

PRICING

- \$22.00 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





SUMMARY

AERIAL

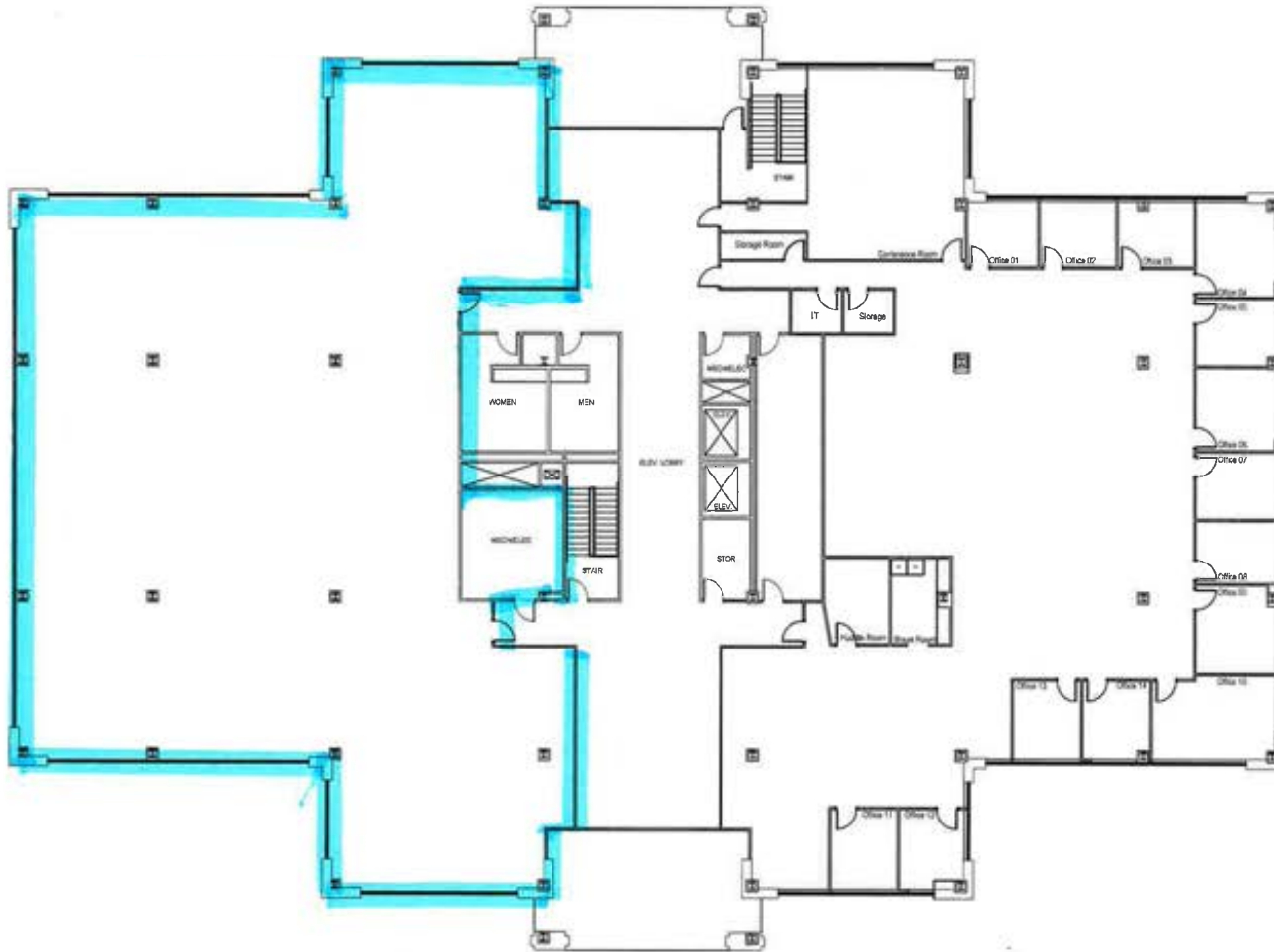
SUITE 110

SUITE 250

SUITES 300
& 379

SUITE 380

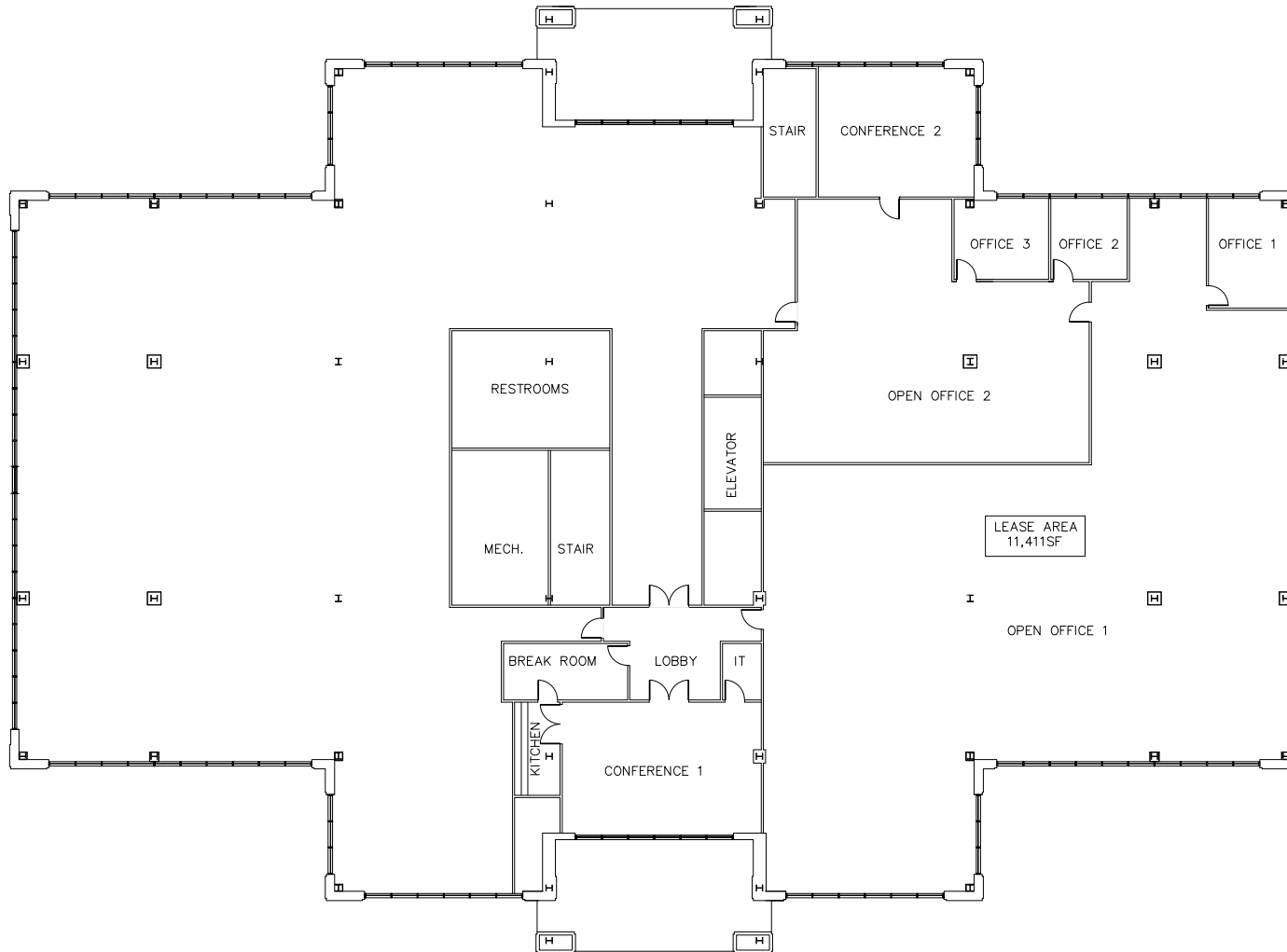
PHOTOS



↑ AS-BUILT FLOOR PLAN - FIRST FLOOR

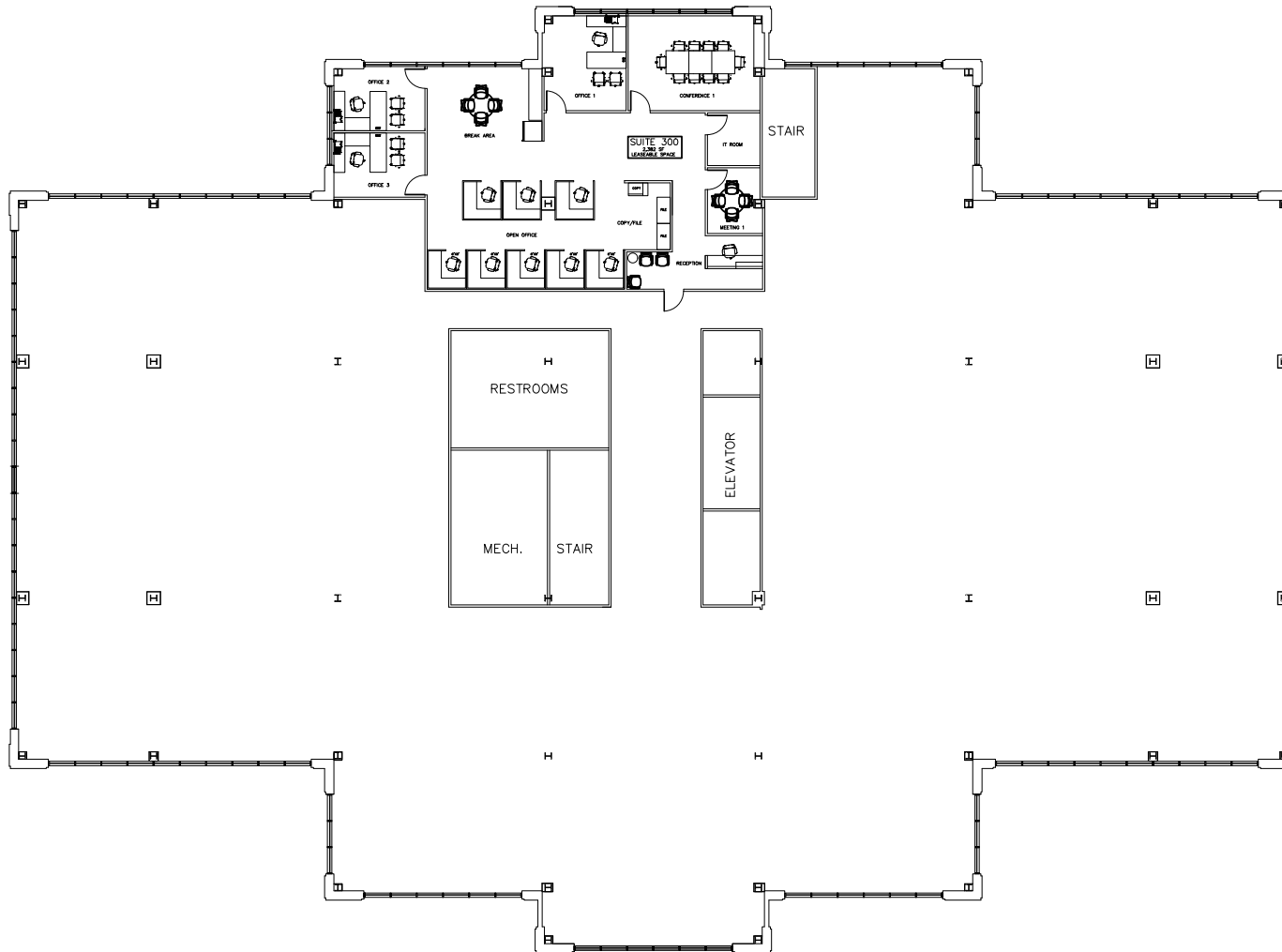


3 UNITED PLAZA



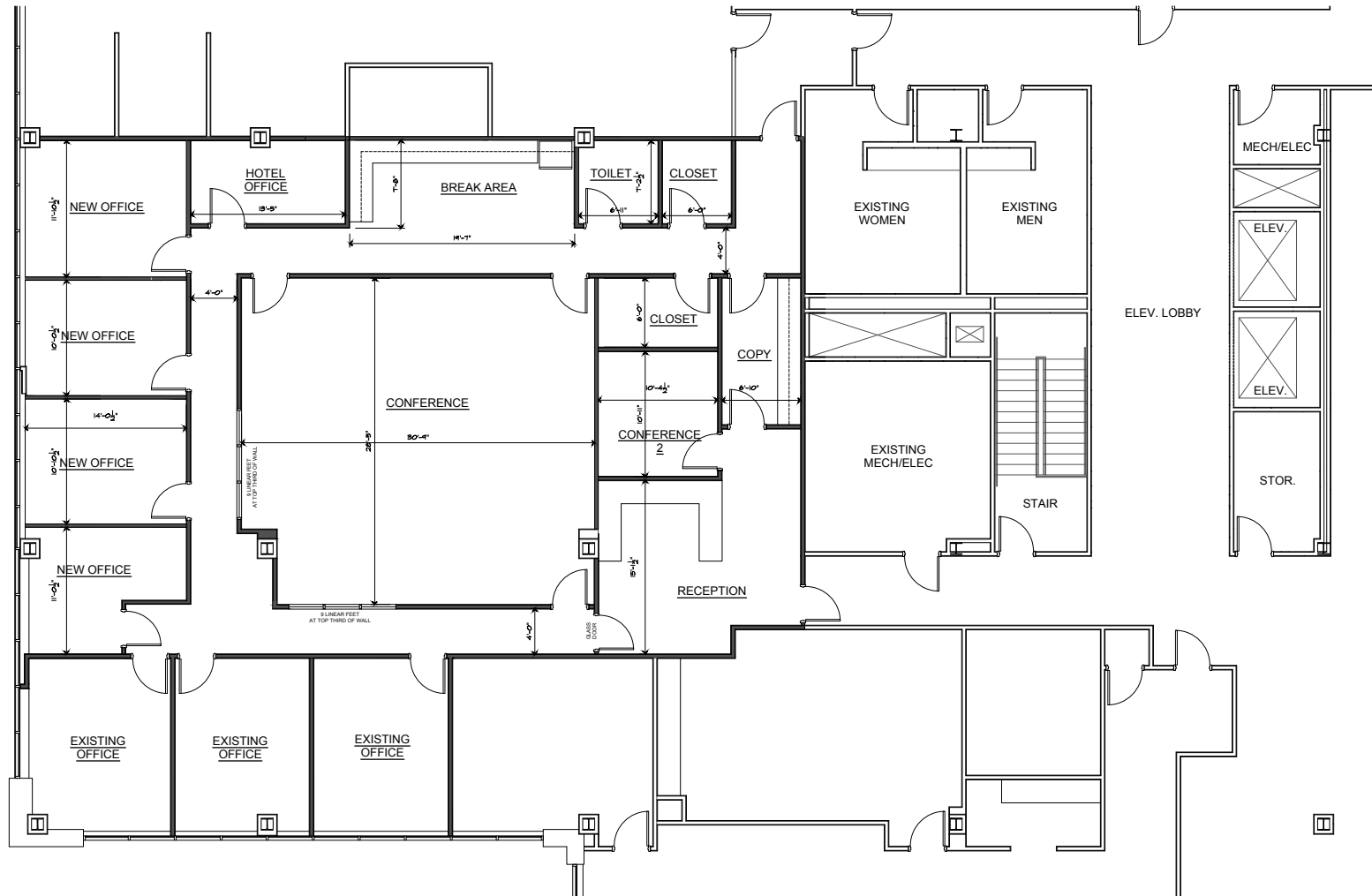
↑ AS-BUILT FLOOR PLAN - SECOND FLOOR

3 UNITED PLAZA



↑ AS-BUILT FLOOR PLAN - THIRD FLOOR
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3 UNITED PLAZA



Scale: 1/4" = 1'-0"

SUMMARY

AERIAL

SUITE 110

SUITE 250

SUITES 300
& 379

SUITE 380

PHOTOS

