

# PRAIRIEVILLE OFFICE PLAZA

## PROFESSIONAL AND MEDICAL OFFICE BUILDINGS

14169 HWY. 73  
PRAIRIEVILLE, LA  
JANUARY 2025

**stirling**





### PROPERTY DESCRIPTION

Prairieville Office Plaza is a garden office park currently under development located in Prairieville, Louisiana, on Highway 73. The plaza is anchored by two well-known medical centers, the Fusion Implant Center and The Spine Diagnostic and Pain Treatment Center. Prairieville Office Plaza's newest medical tenant is the B.R. Clinic. The park is conveniently situated just north of I-10, making it easily accessible for commuters.

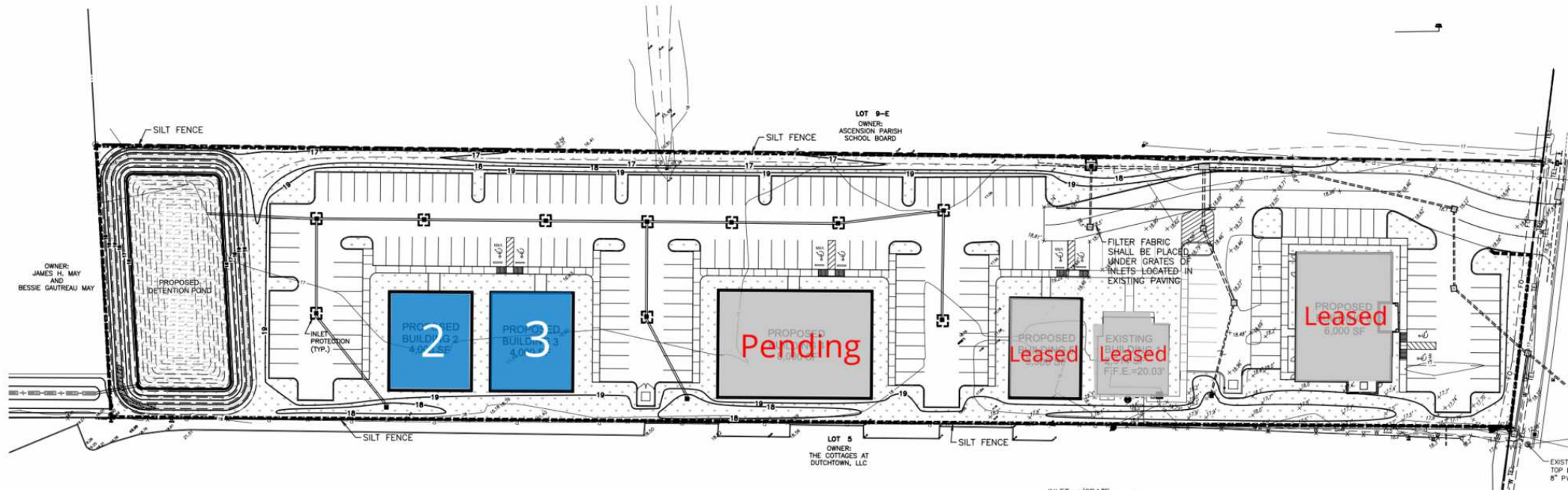
The professional office park is adjacent to several reputable educational and medical institutions such as Bluff Elementary School, Baton Rouge General of Ascension, and Our Lady of the Lake Medical. This makes it an ideal location for medical professionals or educators who require proximity to these institutions.

The available build-to-suit spaces for lease ranging from 1,200 square feet to 4,000 square feet, and all have class-A finishes throughout. The finishes include top-quality materials and amenities.

### PROPERTY HIGHLIGHTS

- Strategically Located Between Baton Rouge and New Orleans
- Convenient Access to I-10, Hwy. 73, Airline Hwy., and Hwy 30
- Build to Suit Opportunities Available
- Class A Garden Office Finishes
- Condo Fee is Paid by Tenant | \$1.00/SF +/-

AVAILABLE	LEASE RATE	SPACE SIZE
<b>Building 2</b>	\$22.00 SF/yr	1,200 - 4,000 SF
<b>Building 3</b>	\$22.00 SF/yr	1,504 - 4,000 SF



**W. FOSTER MURPHY**

Licensed in LA

225.329.0282

fmurphy@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Member of **13**  
RETAIL BROKERS NETWORK



### AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	CONDO FEE
■ Suite 300	Available	1,504 - 4,000 SF	\$22.00 SF/yr	\$1.00 SF/yr
■ Suite 301	Available	2,496 - 4,000 SF	\$22.00 SF/yr	\$1.00 SF/yr

**W. FOSTER MURPHY**

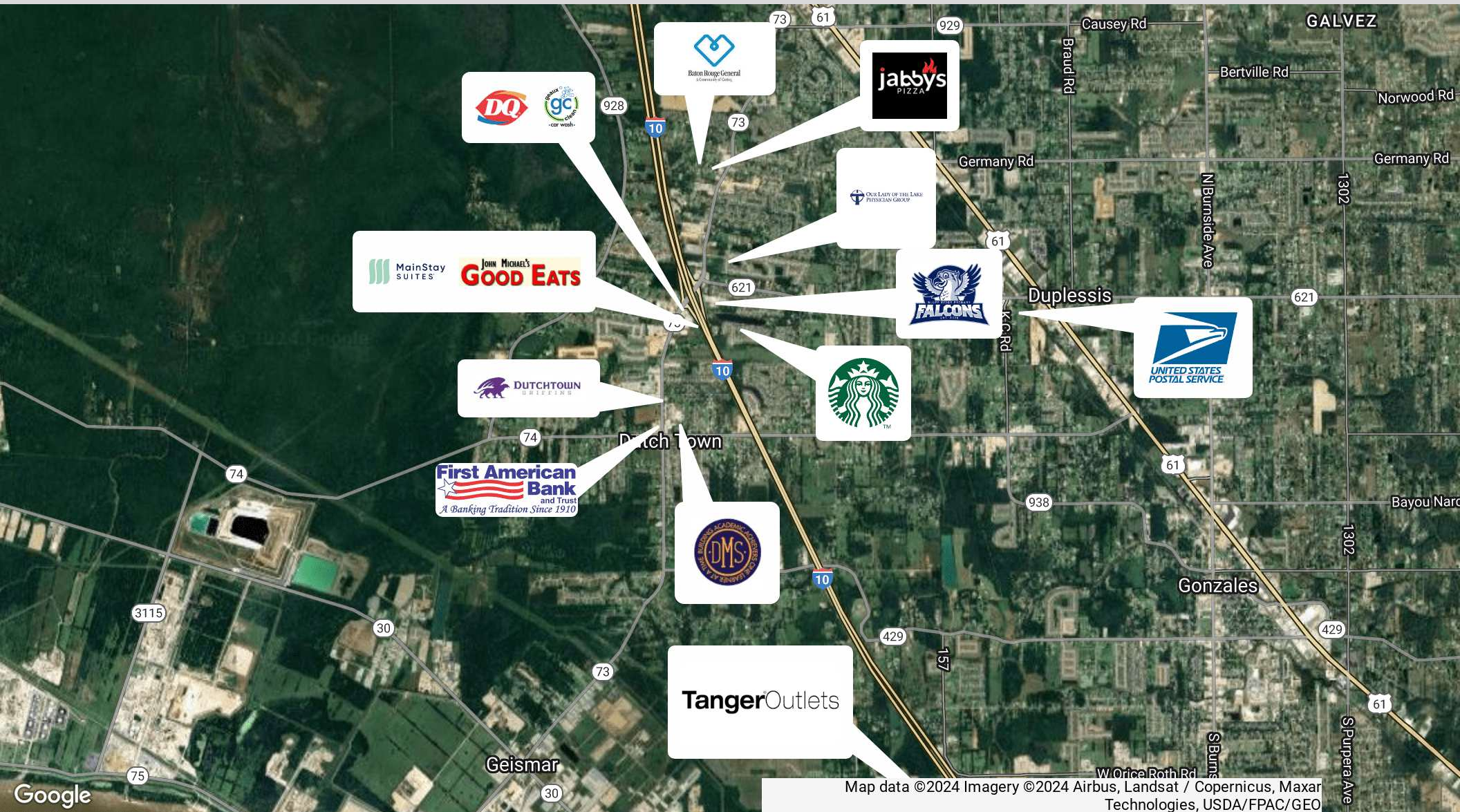
Licensed in LA

225.329.0282

fmurphy@stirlingprop.com

STIRLINGPROPERTIES.COM / [f](#) [t](#) [@](#) [in](#)

Member of [/4](#)  
RETAIL BROKERS NETWORK



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

**W. FOSTER MURPHY**  
 Licensed in LA  
 225.329.0282  
 fmurphy@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Member of /5  
 RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.