

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- 1,200 - 4,000 SF

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, Atlas Dermatology, Baton Rouge Clinic, The Spine Diagnostic and Pain Treatment Center and Labcorp. 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 4,200 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

LEASE RATE

- \$22 SF/yr NNN

BUILDING INFO

- Building Size: 4,200 SF



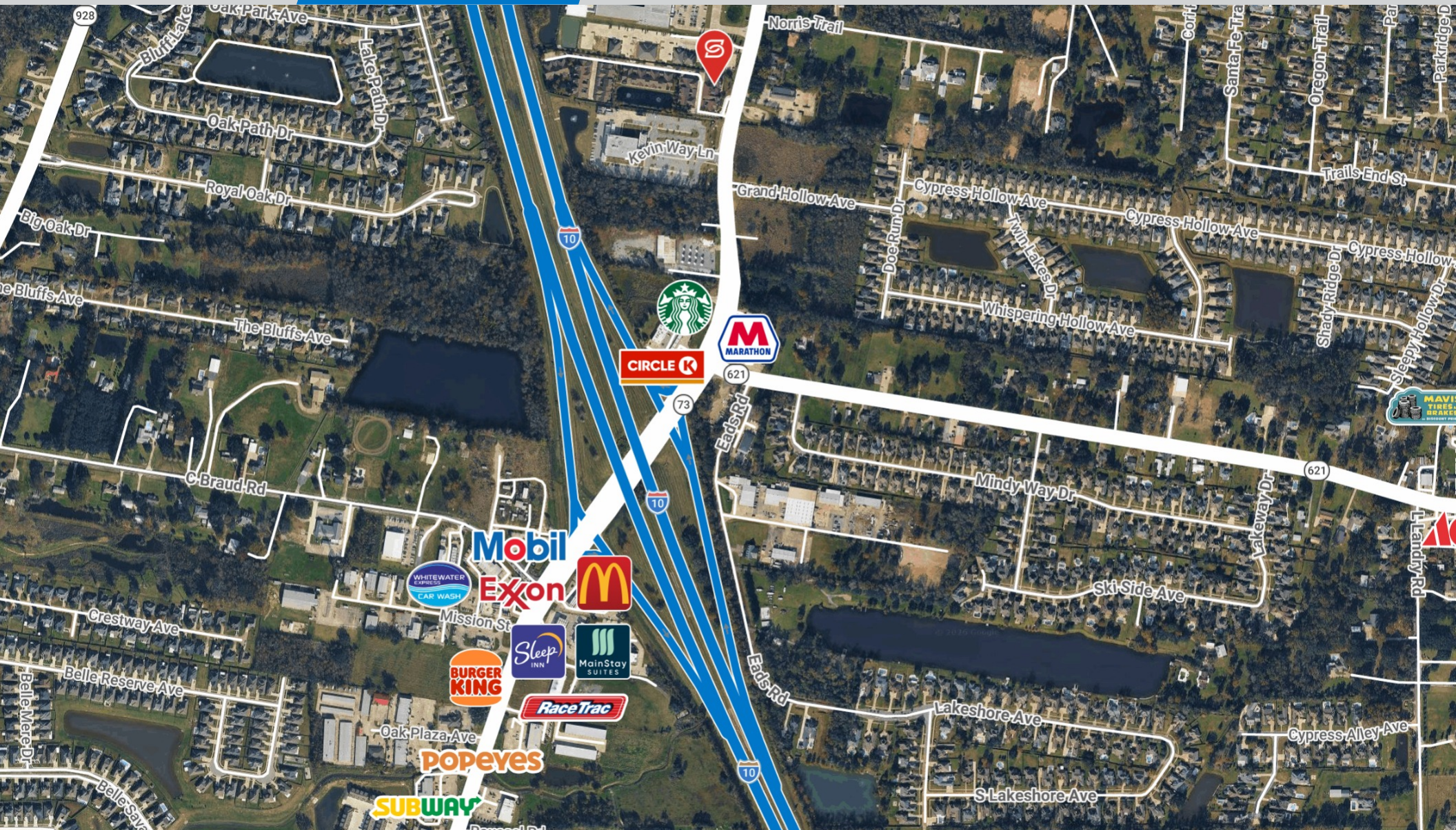
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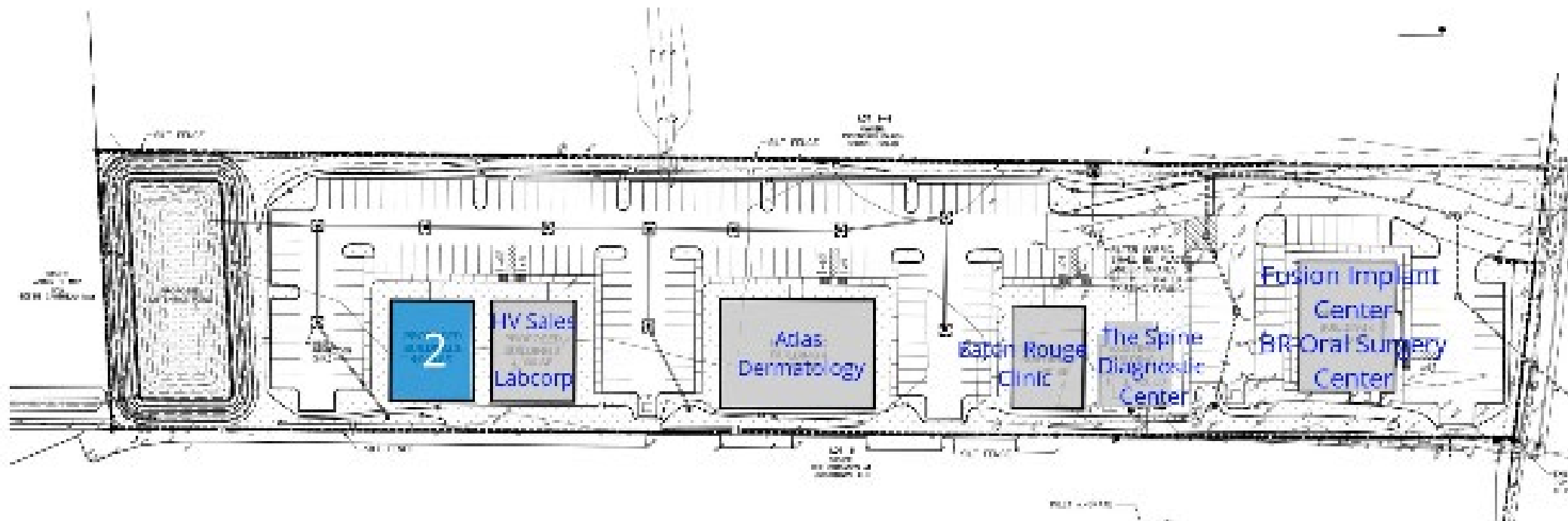
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,985	31,121	74,120



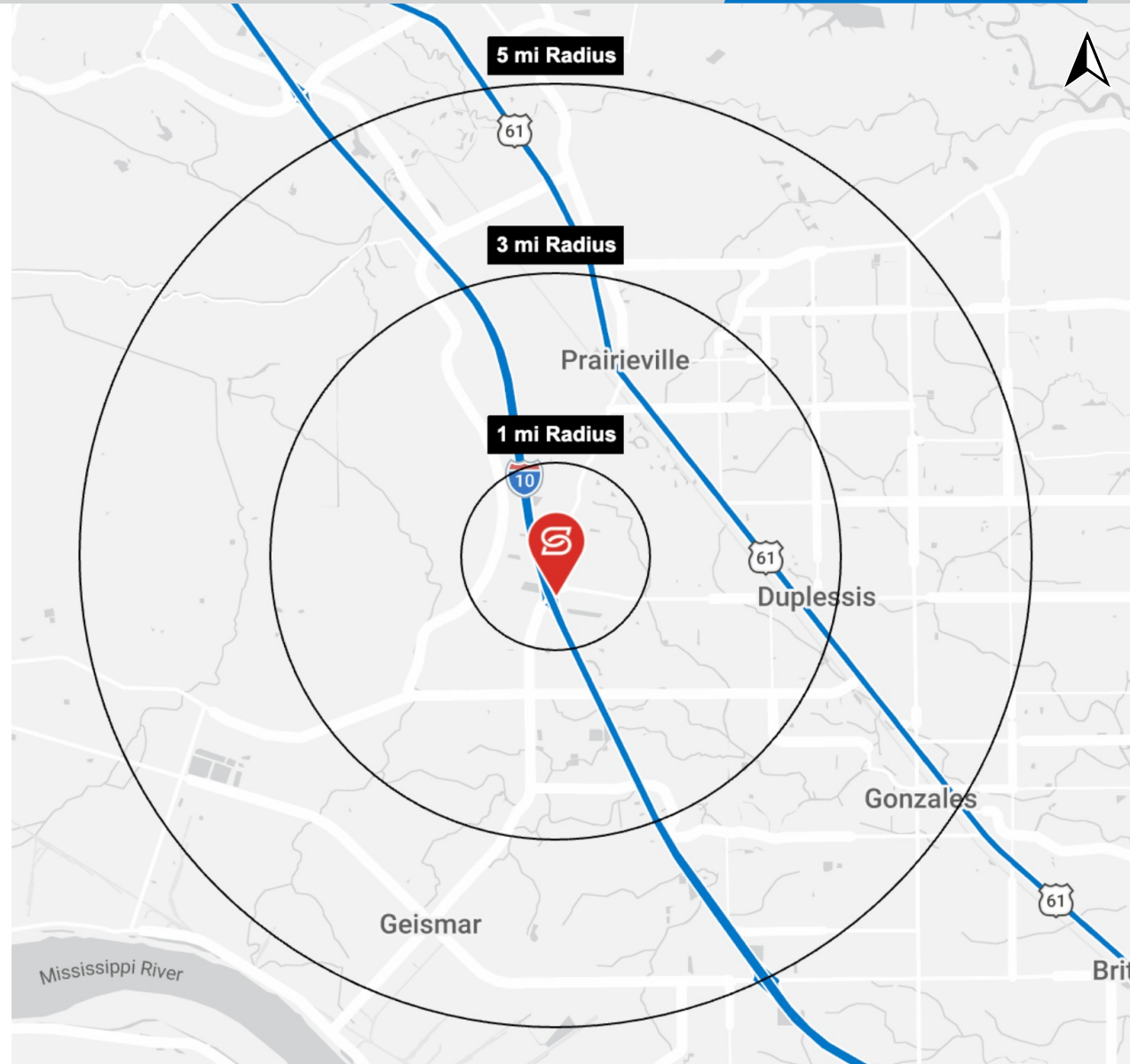
AVG. HH INCOME

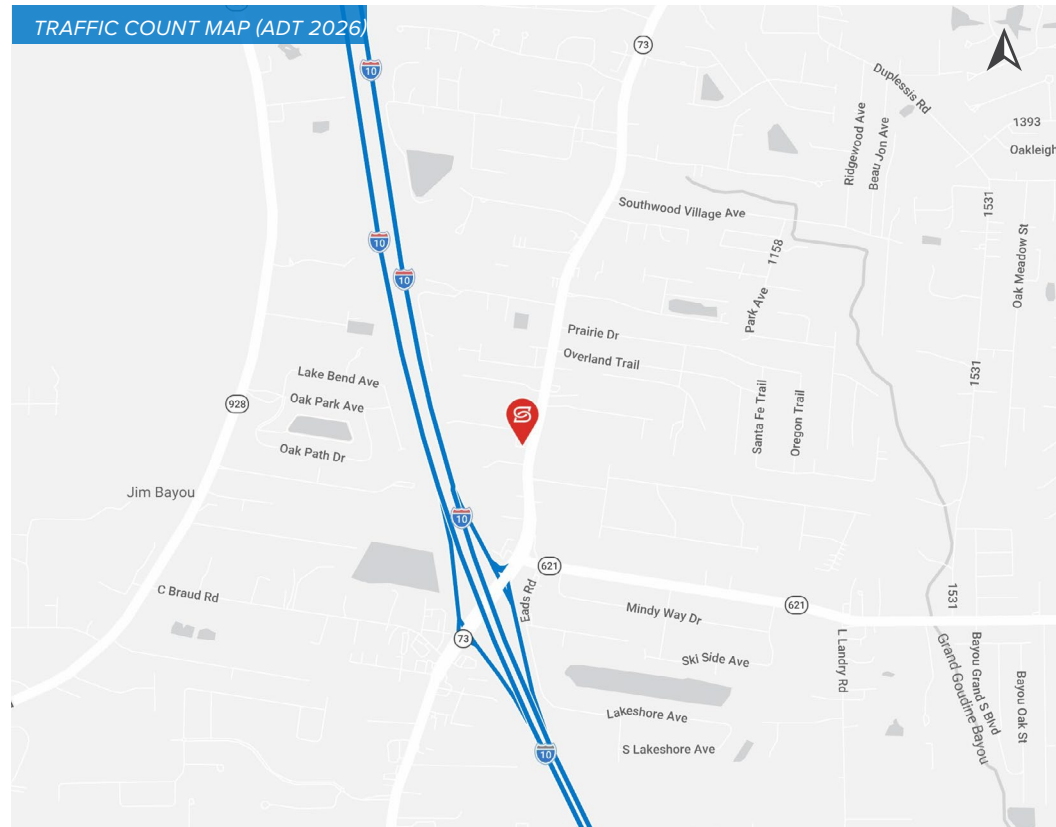
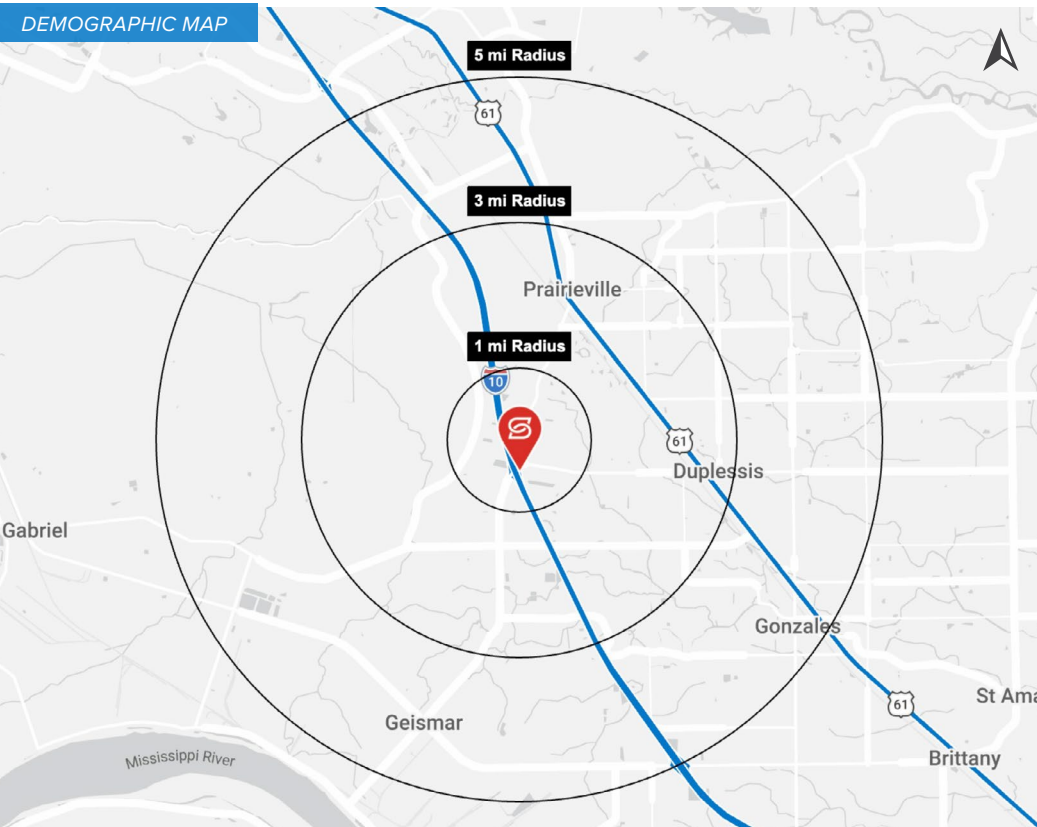
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\$190,815	\$149,797	\$138,929



HOUSEHOLDS

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2,122	11,318	27,673





2026 DEMOGRAPHICS



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