



7031

COMMERCE CIRCLE

BATON ROUGE, LA

27,158 SF SPACE FOR SUBLEASE

CBRE

PROPERTY OVERVIEW

Summary

We are excited to bring to market a sublease opportunity located on Commerce Circle. This property is well situated in Baton Rouge just off Corporate Blvd. This property is adjacent to Towne Center, one of the premier shopping centers in the Baton Rouge area. This provides ease of access to multiple restaurants and shops including Whole Foods, Newks, Flemings, PF Changs and many more. The building is comprised of 2 floors with great outdoor areas.

The space was designed for a single tenant and includes private offices around the interior of the building with open area surrounding the exterior of each floor to help increase the natural light. The property does include an elevator, training room, large kitchen and multiple conference rooms varying in size.

Highlights

- 27,158 SF Available for Sublease
- Lease ends 6/30/2037
- Entire building is available
- Open to leasing individual floors separately
- Tenant will be responsible for Janitorial Services
- Multiple kitchenettes, conference rooms and copy rooms
- Furniture to Remain
- Space also includes a large training room
- Ample Parking - ±99 parking spaces
- Multiple Shops and Restaurants located nearby

OFFERING SUMMARY

SF	27,158
LEASE RATE	\$28/SF
LEASE STRUCTURE	Modified Gross



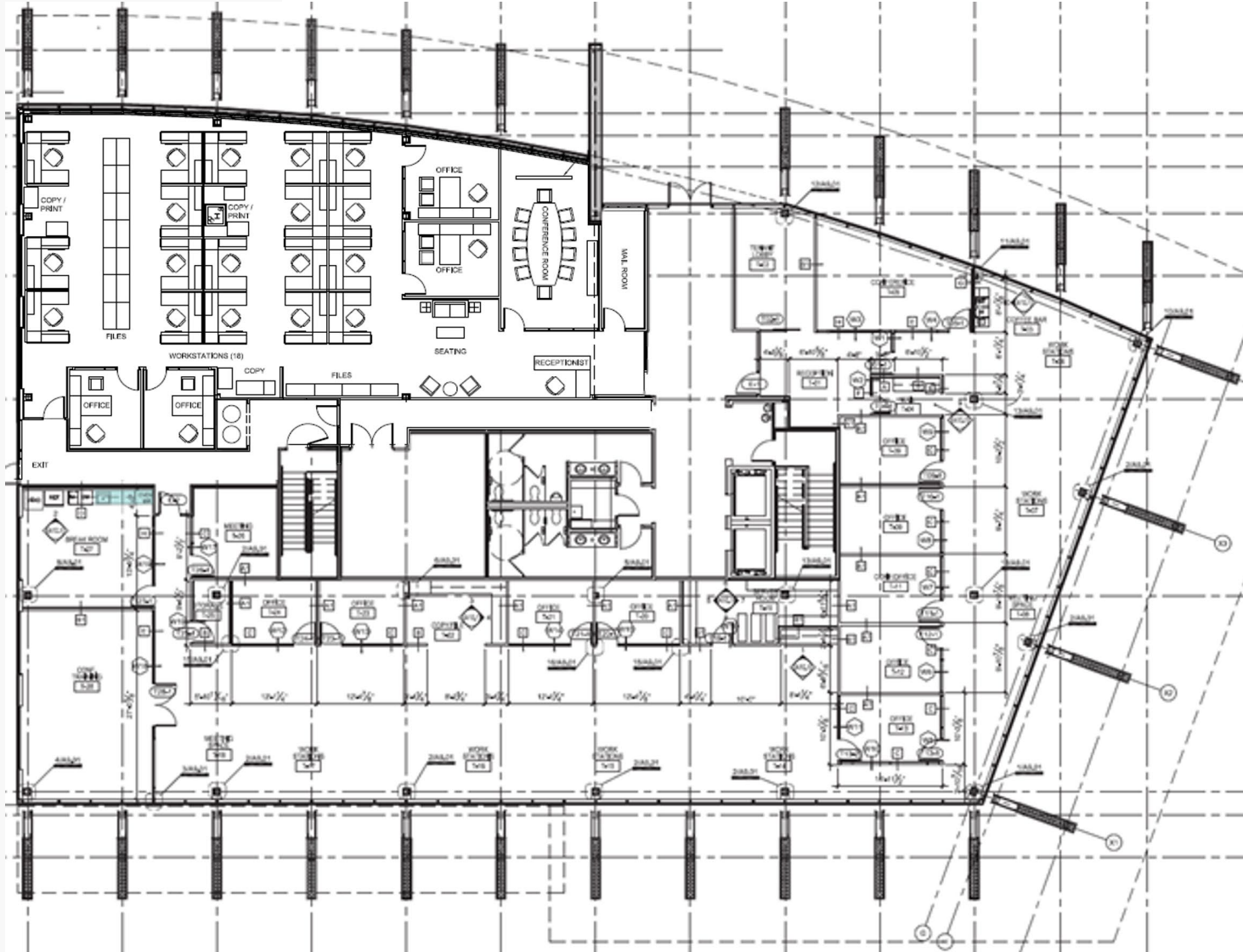


INTERIOR
PHOTOS

FLOOR PLAN

1ST FLOOR

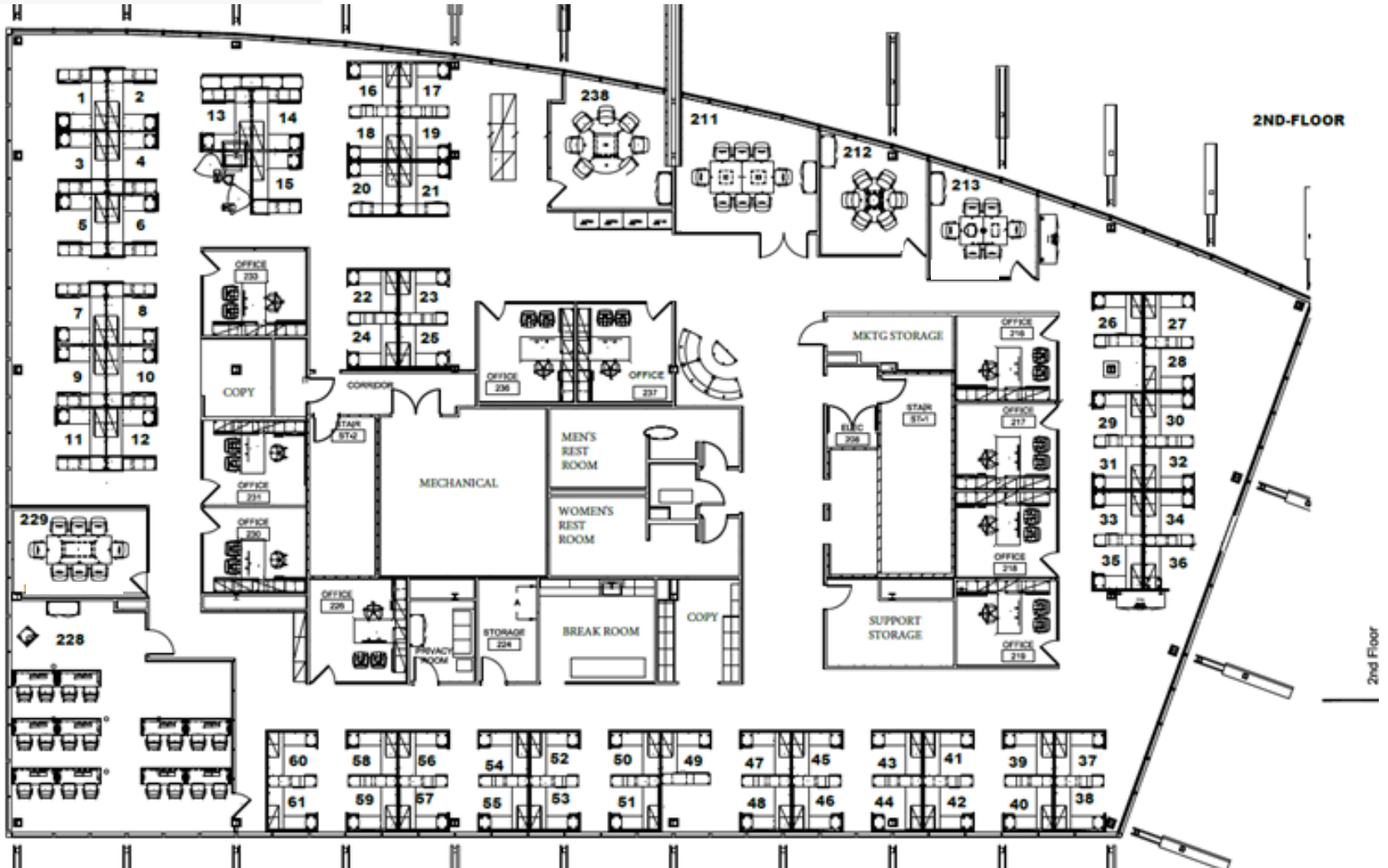
- 13 Private offices
- 45 Cubicle Workstations
- Reception Area
- 2 Large Conference Rooms
- 2 Small Conference Rooms
- 3 Mail/Copy Rooms
- Kitchen
- Breakroom

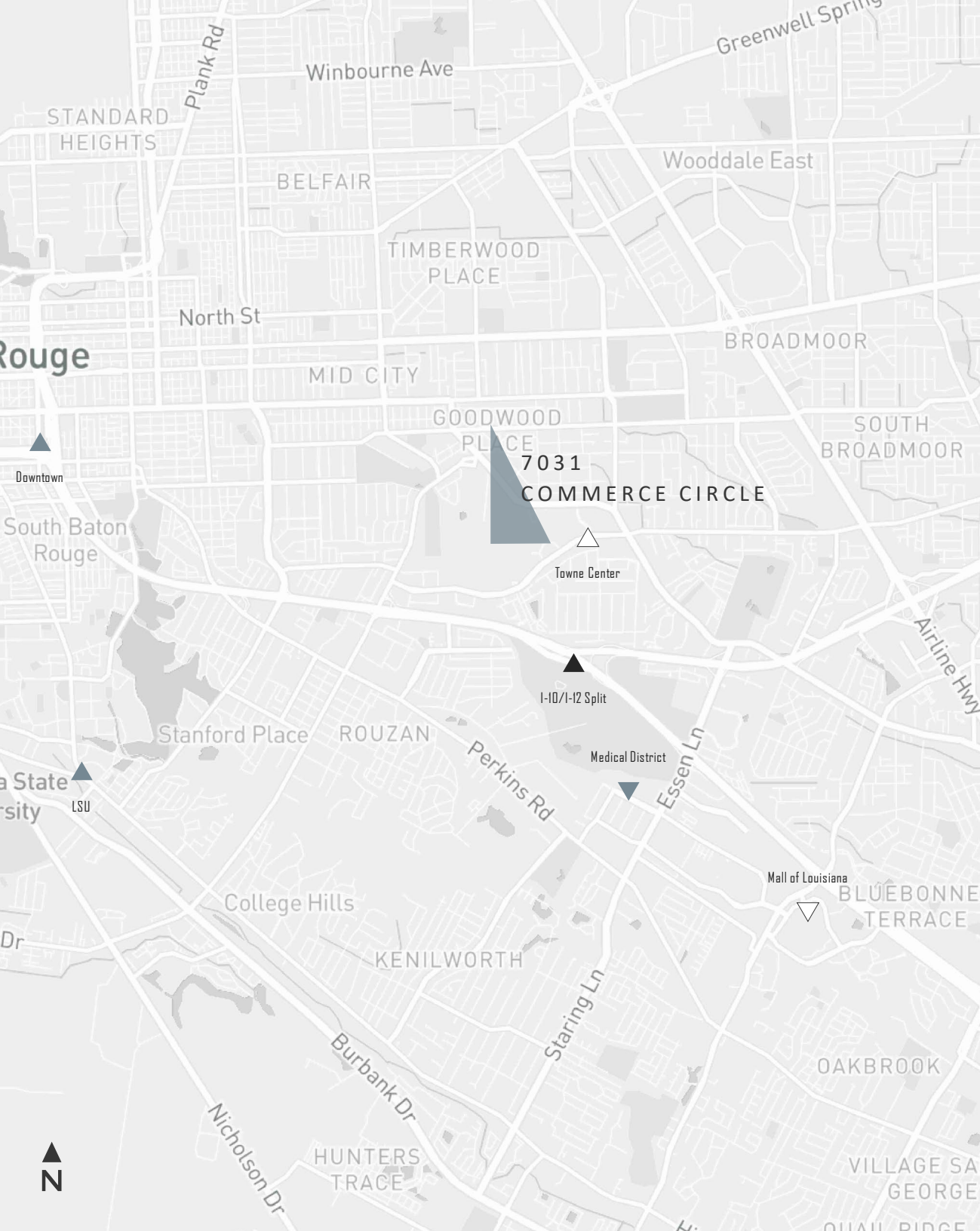


FLOOR PLAN

2nd FLOOR

- 10 Private offices
- 61 Cubicle Workstations
- Large Training/Meeting Room
- 5 Conference Rooms
- 2 Mail/Copy Rooms
- Kitchen
- Breakroom
- Privacy/Lactation Room





AREA OVERVIEW

LOCATION	DRIVE TIME
Towne Center	±0.5 miles
I-10/I-12 Split	±3 miles
Medical District	±3.8 miles
Mall of Louisiana	±4.5 miles
LSU	±8.5 miles





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