

## Class-A Office Space For Lease



### Property Highlights

- Four-building Class “A” Office Project totaling 501,589 SF
- Prominent Baton Rouge location with excellent identity
- Highly visible buildings with monument signage available
- Buildings are home to some of the finest companies in both the region and the nation
- Available spaces ranging between 1,000 SF – 35,000 SF
- Conveniently located to retail and restaurants
- On-site property management with 24-hour security
- Excellent access to Interstate 10 and Interstate 12
- Covered and Surfaced Parking

**Scott Macdonald**

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## Class-A Office Space For Lease



### United Plaza I - 4041 Essen Ln.

- Total Square Feet: 94,848
- Year Built: 1980
- Floors: 5
- Parking Ratio: 3.14 per 1,000
- 24-Hour Access System
- On-Site Security Cameras



### United Plaza II - 8550 United Plaza Blvd.

- Total Square Feet: 198,696
- Year Built: 1983
- Floors: 10
- Parking Ratio: 3.14 per 1,000
- 1 Restaurant Inside Building: Rouge Rabbit
- Back-Up Generator on 8th Floor
- Freight Elevator & Loading Dock Available
- 24-Hour Security System
- On-Site Security Cameras



### United Plaza VIII - 8641 United Plaza Blvd.

- Total Square Feet: 55,905
- Year Built: 1993
- Floors: 3
- Parking Ratio: 3 per 1,000
- Back-Up Generator
- 24-Hour Access System



### United Plaza XII - 8585 Archives Blvd.

- Total Square Feet: 152,140
- Year Built: 1998
- Floors: 3
- Parking Ratio: 6.8 per 1,000
- Covered Parking with Security Cameras
- Back-Up Generator for Entire Building
- 1 Restaurant Inside Building: Subway
- 24-Hour Access System
- On-Site Security Cameras

## Class-A Office Space For Lease



### United Plaza I - 4041 Essen Ln.

**Available**

- This building is 100% occupied



### United Plaza II - 8550 United Plaza Blvd.

**Available**

- First Floor Suite 108 2,829 SF Now
- Second Floor Suite 200 6,220 SF Now
- Second Floor Suite 202 8,061 SF Now
- Third Floor Suite 309 1,238 SF Now
- Fourth Floor Suite 402 3,030 SF Now
- Fifth Floor Suite 502 5,260 SF Now
- Sixth Floor Suite 605 3,183 SF Now
- Sixth Floor Suite 620 3,108 SF Now
- Ninth Floor Suite 903 7,099 SF Now



### United Plaza VIII - 8641 United Plaza Blvd.

- This building is 100% occupied.



### United Plaza XII - 8585 Archives Blvd.

- This building is 100% occupied.

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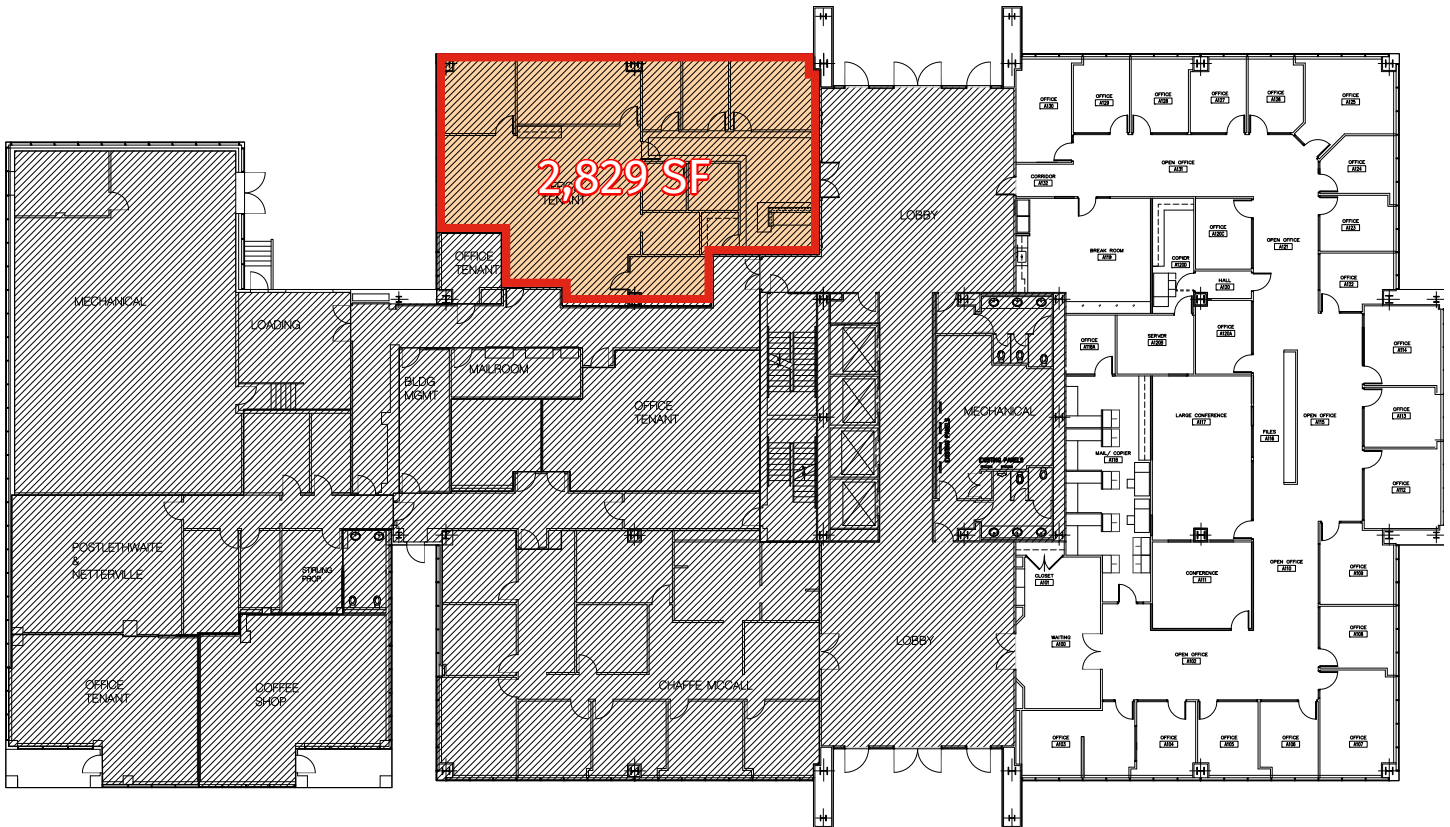
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**Available For Lease - First Floor**

Suite 108 - 2,829 SF



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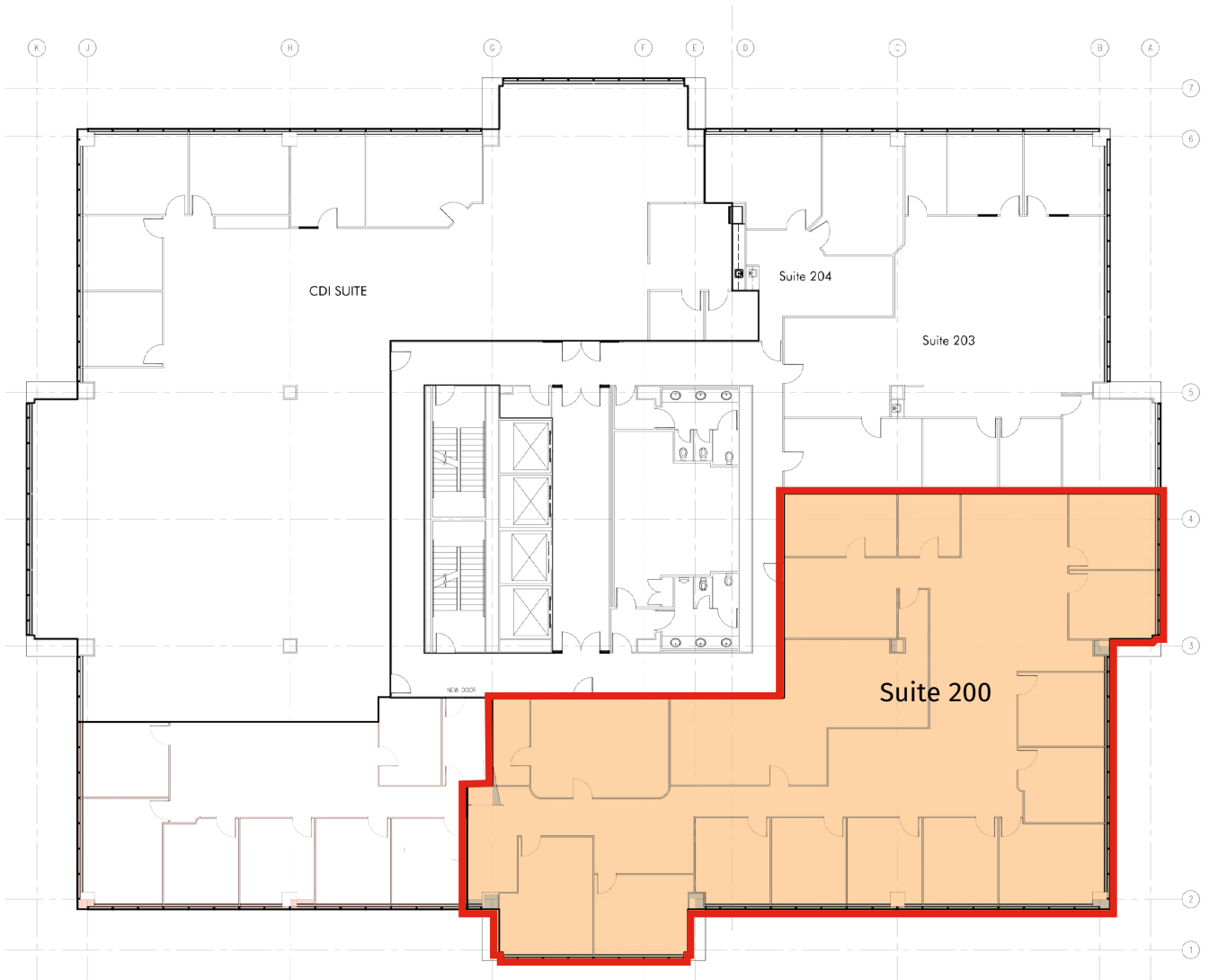
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**Available For Lease - Second Floor**

Suite 200 - 6,220 SF



II UNITED - 2ND FLOOR PLAN

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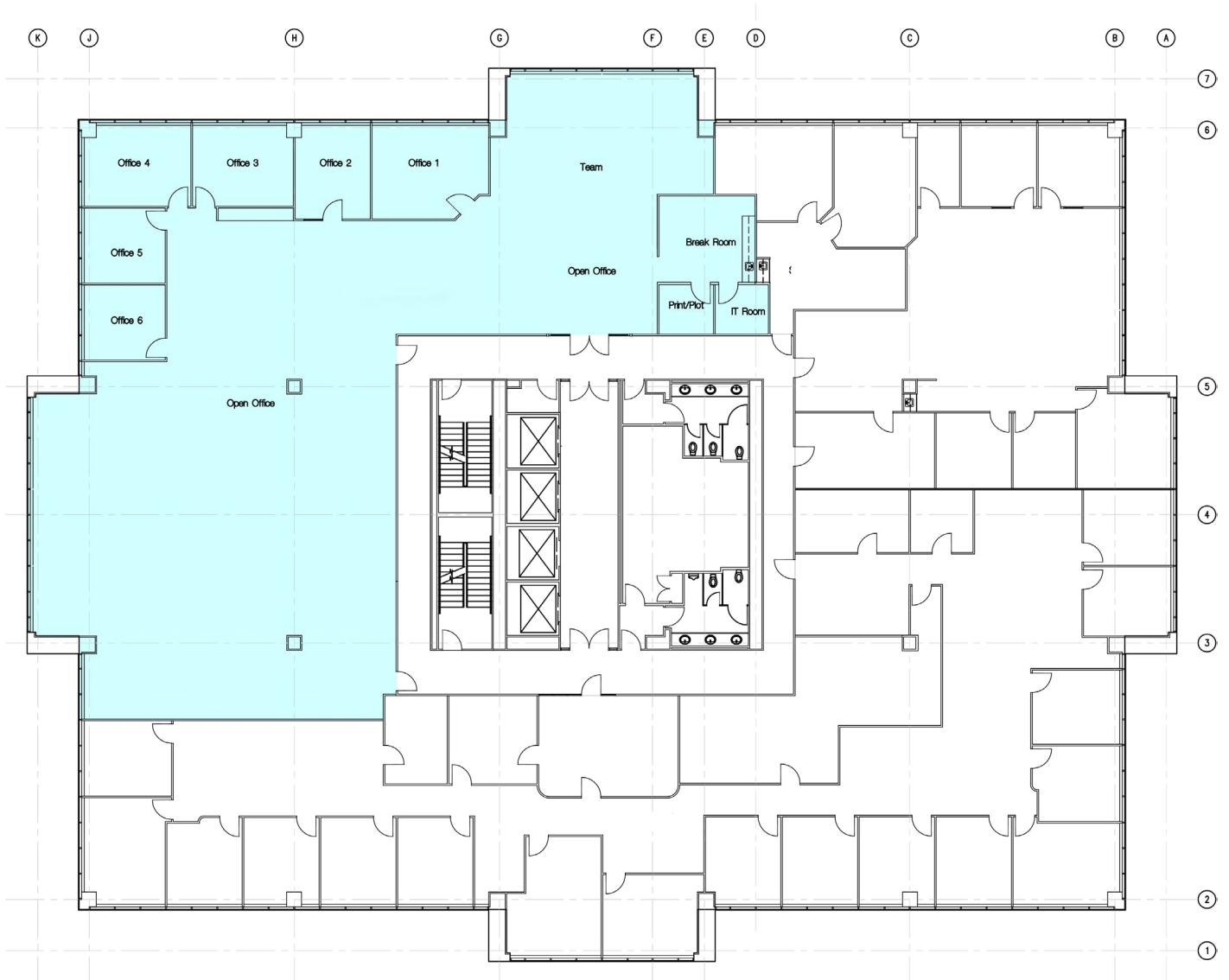
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**Available For Lease - Second Floor**

Suite 202 - 8,061 SF



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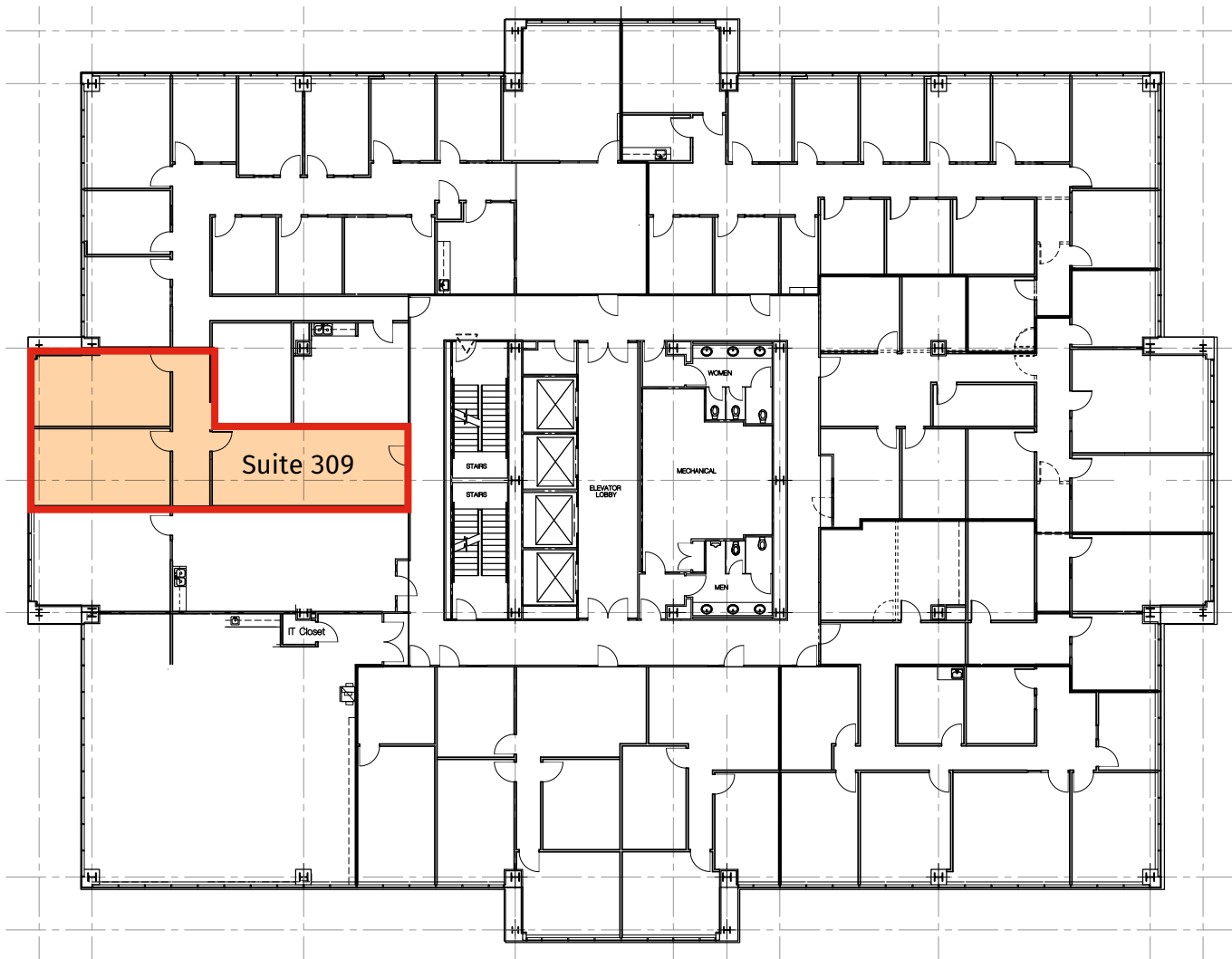
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## Available For Lease - Third Floor

Suite 309 - 1,238 SF



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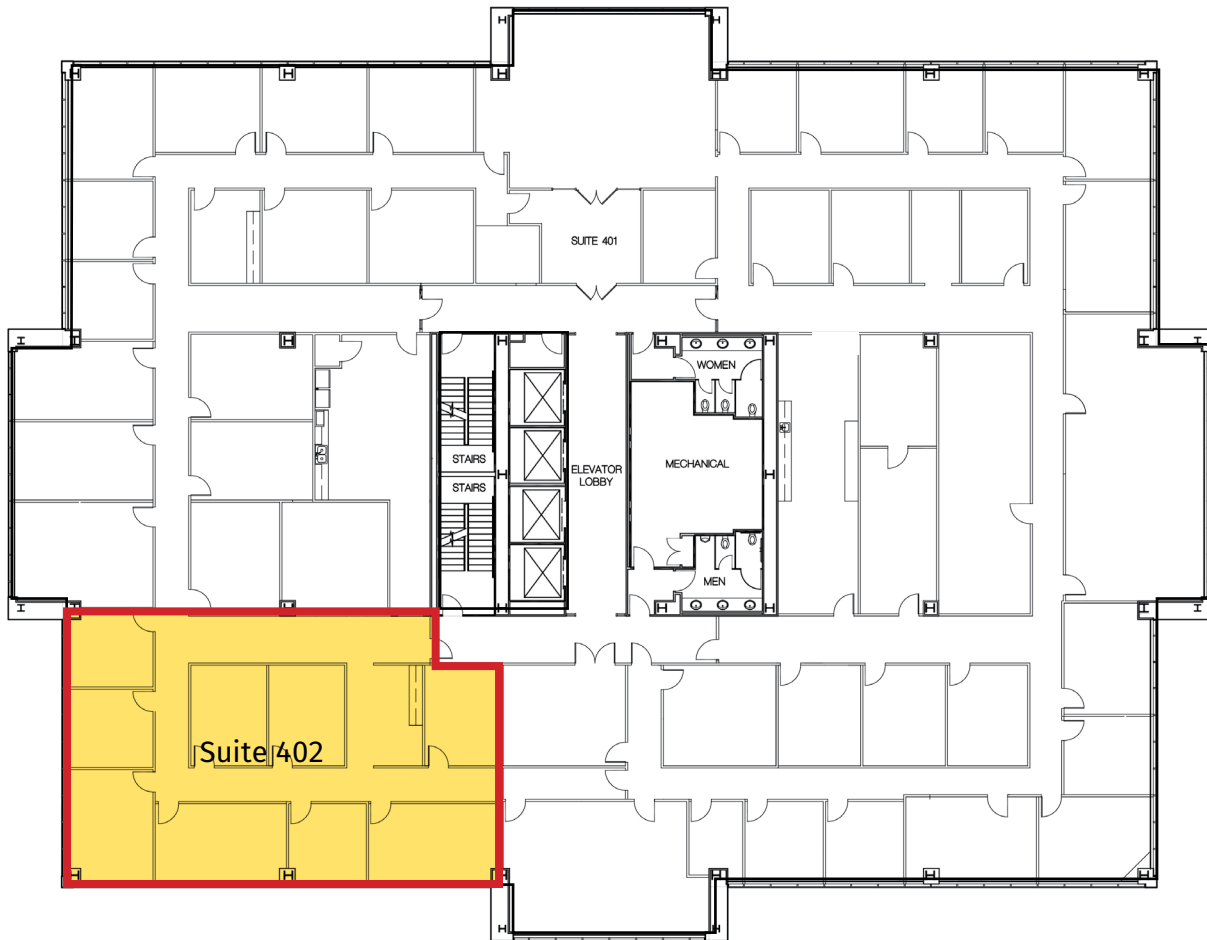
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**Available For Lease - Fourth Floor**

Suite 402 - 3,030 SF



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## Available For Lease - Fifth Floor

Suite 502 - 5,260 SF



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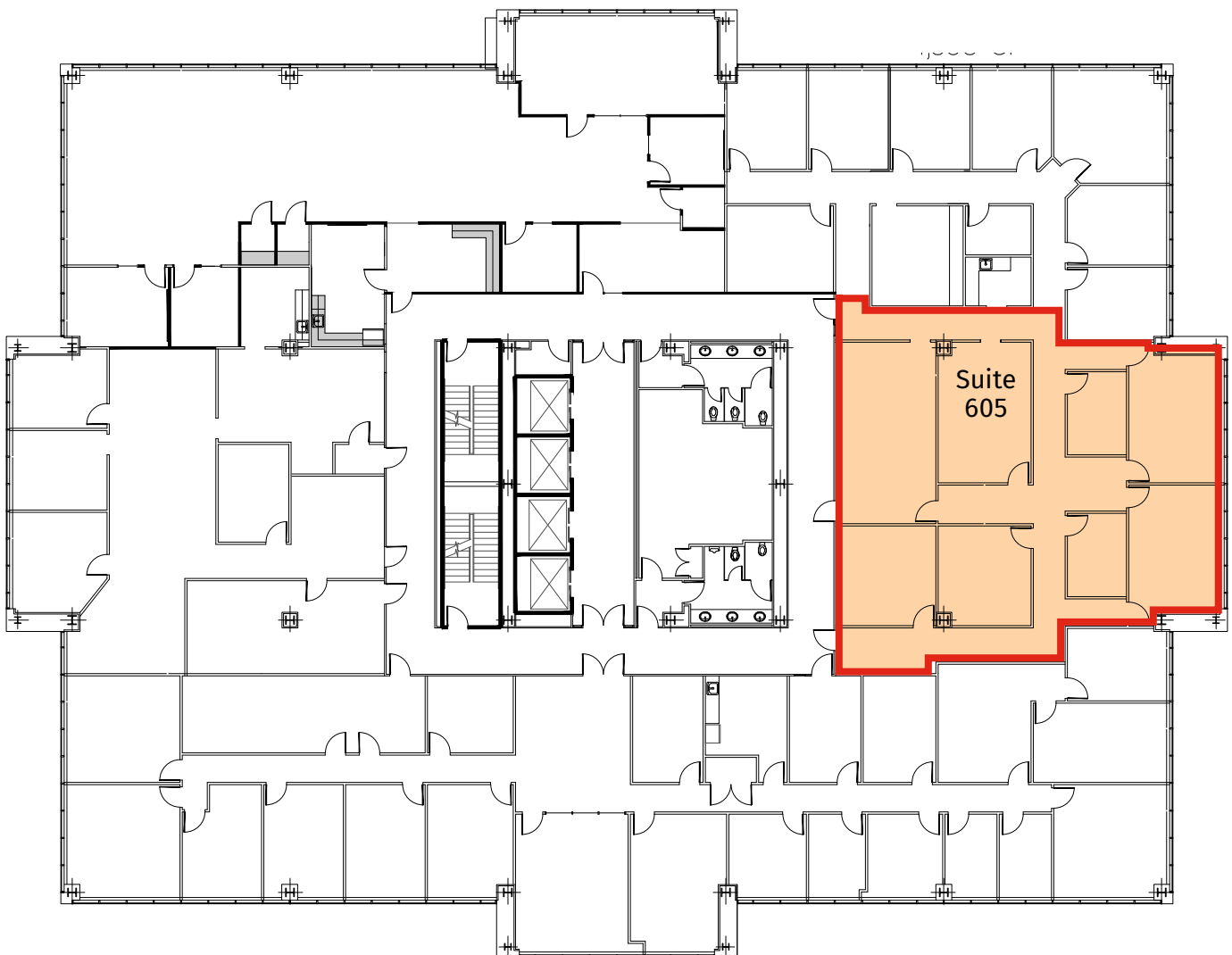
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## Available For Lease - Sixth Floor

Suite 605 - 3,183 SF



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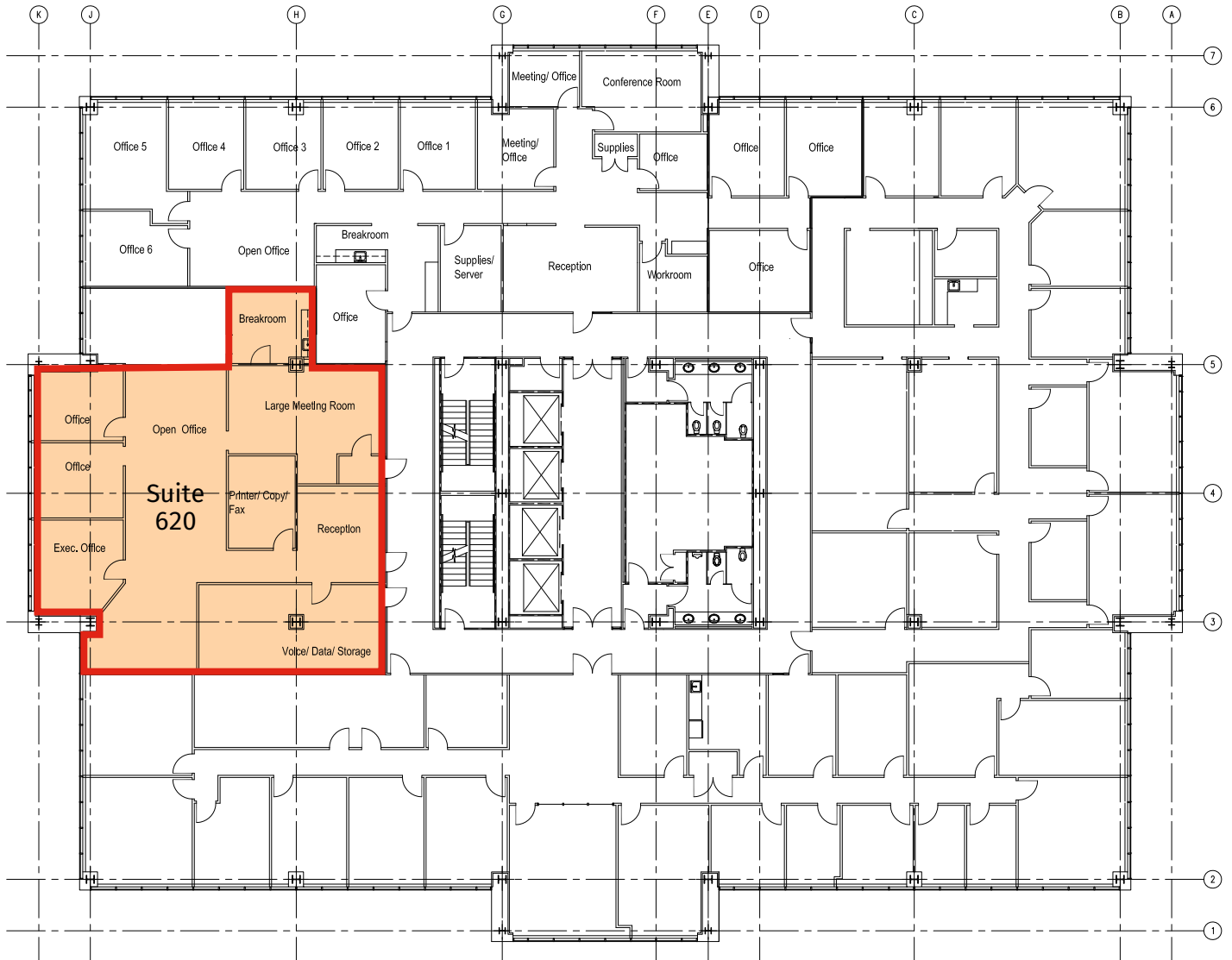
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**Available For Lease - Sixth Floor**

Suite 620 - 3,108 SF



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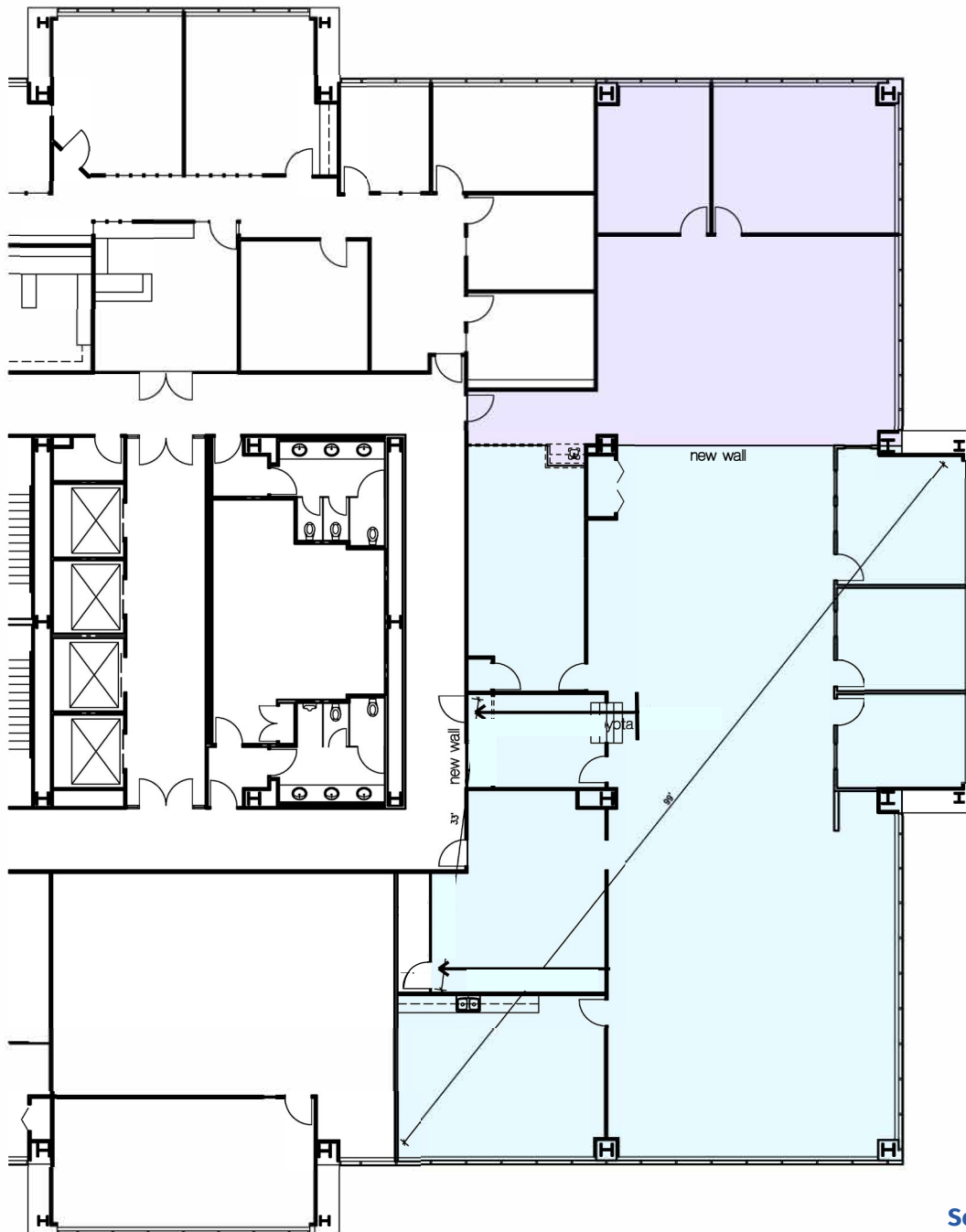
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**Available For Lease - Ninth Floor**

Suite 903 - 7,099 SF



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