



### PROPERTY DESCRIPTION

The Metro Office Park in Baton Rouge, LA, is a modern and distinctive office complex featuring six professional and medical office buildings. Centrally located, the office park is surrounded by retail stores, restaurants, and residential neighborhoods, offering convenient access to major roads and highways, including Bluebonnet, I-10/I-12, Airline Highway, Siegen Lane, and Essen Lane. This prime location ensures easy access for clients and employees across the city.

Additionally, the Metro Office Park is near several major hospitals, including Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals, making it an ideal location for medical professionals and related businesses.

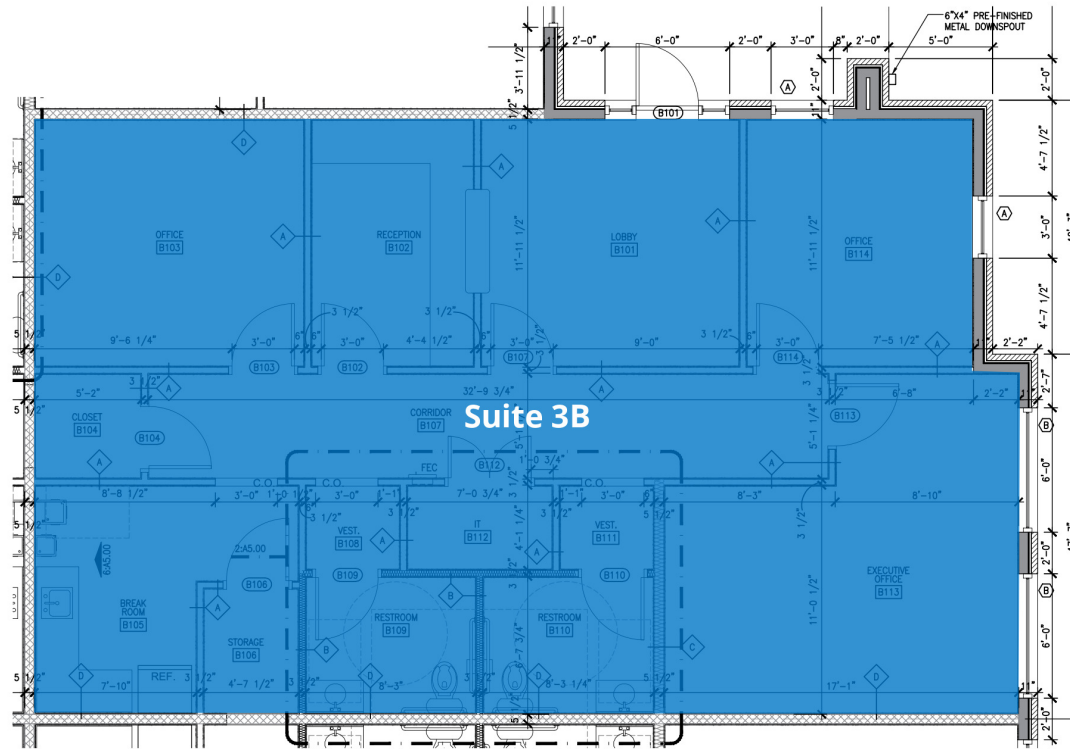
### PROPERTY HIGHLIGHTS

- Access to Bluebonnet, I-10 / I-12, Airline Highway, Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$1.00 PSF Annual Condo Fee

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$26 SF/yr (MG)
<b>Condominium Fee:</b>	\$1.00 SF/yr
<b>Available SF:</b>	1,408 SF
<b>Building Size:</b>	6,822 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	425	1,407	4,602
<b>Total Population</b>	866	3,024	10,272
<b>Average HH Income</b>	\$109,898	\$107,932	\$101,054



2 ENLARGED FLOOR PLAN - SUITE B  
A2.02 SCALE: 1/4" = 1'-0"  
RE: 1:A2.01

### LEASE INFORMATION

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,408 SF	<b>Lease Rate:</b>	\$26 SF/yr

### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 3B	1,408 SF	Modified Gross	\$26.00 SF/yr	\$1.00 PSF annual Condo Fee

