



Class A Office Suite for Sale / Lease at Jefferson and Highland

16851 Jefferson Hwy (Suite 4A), Baton Rouge, LA 70817



Property Summary

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Sale Price	\$383,500
Lease Rate	\$24 PSF Base (Modified Gross)
CAM Fees	\$3 PSF

Now available for sale and lease, Suite 4A is a ±1,802 SF, Class A office space in a quiet office park.

Recently renovated, the space features new paint and flooring, offering a move-in-ready workspace.

The suite comprises a lobby, reception, 7 offices (2 are large enough to be conference rooms), 2 restrooms, a kitchenette, and a storage/IT closet.

Located on Jefferson Hwy at Highland Rd, the property offers convenient access to Airline Hwy and I-10, ensuring excellent connectivity for businesses and clients.

Great access to local shopping and dining amenities.

Ample off-street parking.

Modified Gross lease type. \$3 PSF CAM fees that include electricity, water/sewer, and dumpster. Tenant responsible for Wi-Fi and security system.

Nearby suite 4C is also for sale.





Interior Photos

Suite 4A

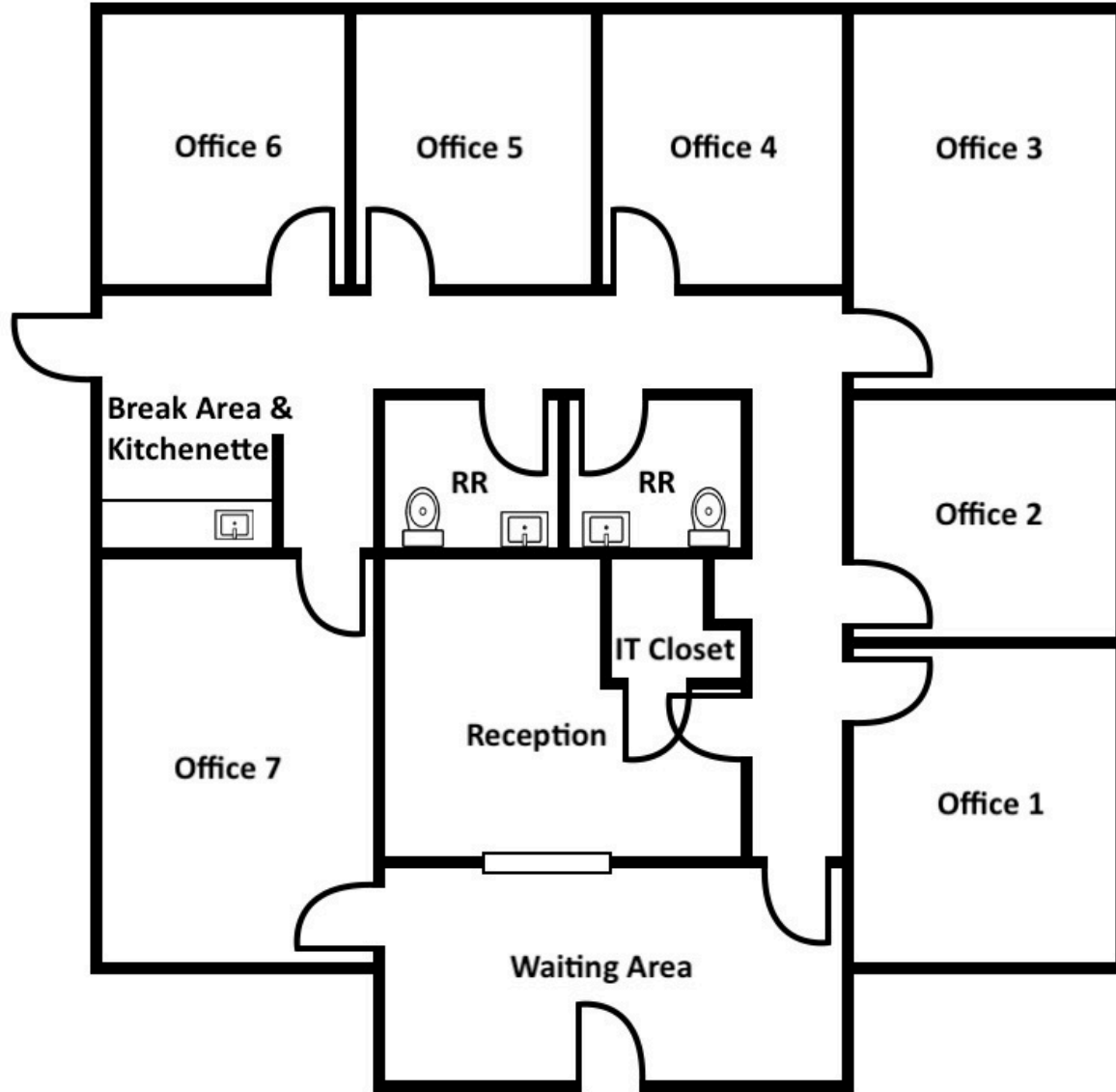
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SUITE 4A





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