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FOR LEASE



BON CARRÉ
TECHNOLOGY PARK

BATON ROUGE, LA

FOR LEASE

PROPERTY DESCRIPTION

Bon Carré Technology Park is the premiere technology center serving the greater Baton Rouge area. Located only one mile from the new 3.8 million square foot Amazon Fulfillment Center, Bon Carré is at the center of the city along the primary east-west corridor, Florida Boulevard. Bon Carré is only minutes away from the CBD, State Capital, Baton Rouge Metropolitan Airport and offers easy access to Interstates 10 and 12 for travel east to New Orleans and west to Lafayette and on to Houston.

The center is a perfect fit for groups looking to lease technology-based office space, call center space or research & development operations. Bon Carré's central location puts it close to research facilities such as Louisiana State University, Southern University, Baton Rouge Community College, the IBM Data Center and the Water Campus.

Anchored by a large data center, the property offers superior technological advantages to other options in the market along with abundant parking and competitive pricing. Bon Carré is poised to welcome call centers, data centers, and similar high density and technology users to the Baton Rouge market.

Please contact listing brokers for additional information.

AVAILABLE

- Office and Medical Space Available
- 120,000 SF Contiguous Vacant Space
 - Available Suites as Small as 1,510 SF
 - Fully Furnished Suites Available

HIGHLIGHTS

- 807,000 SF Gross Leasable Area
- 24/7 On Site Security
- Conference Center
- Ample Parking
- On-site Dining



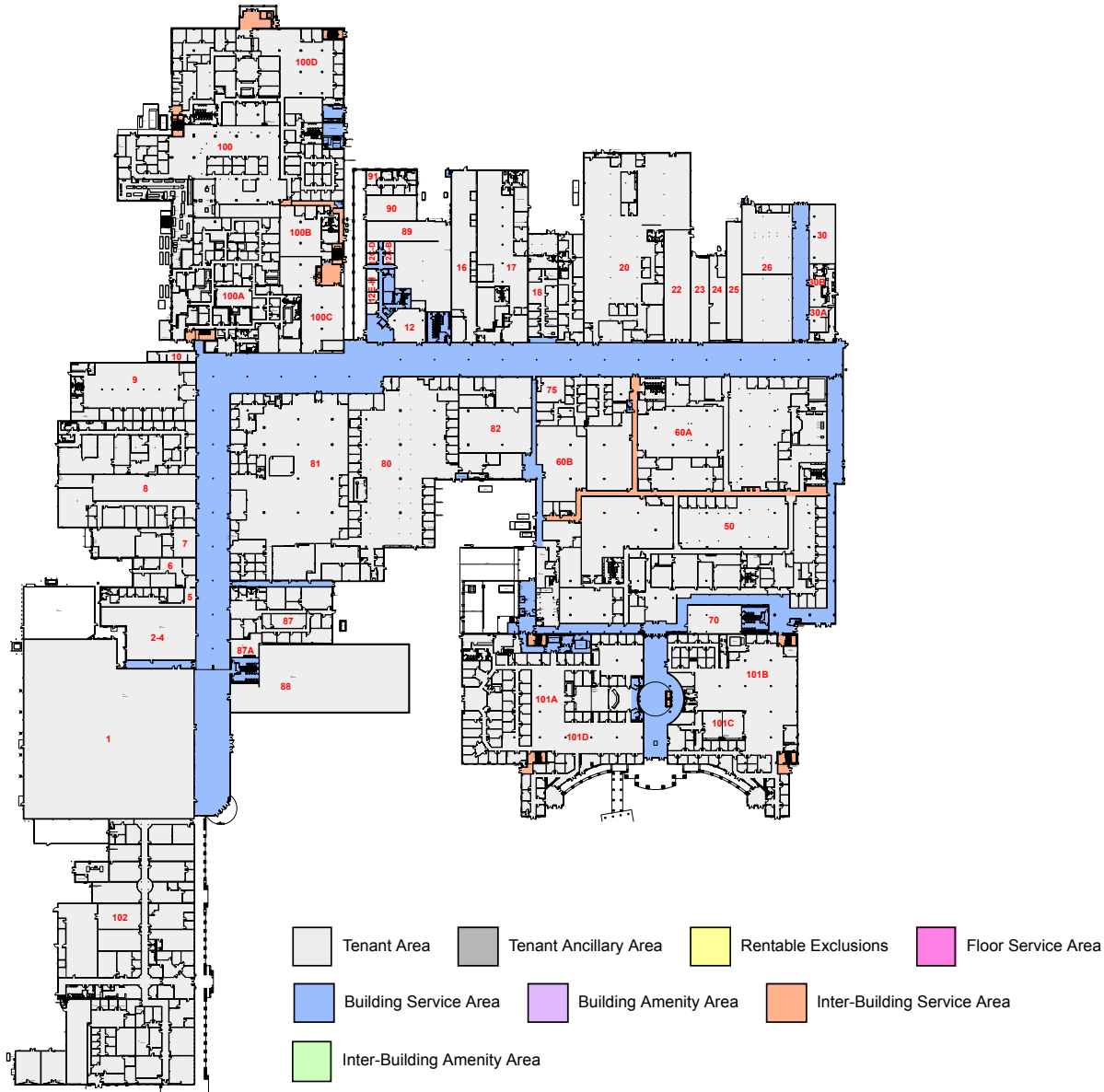
SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS



Space ID	Rentable Area
4-Feb	6,398.32
12A-B	400.98
12C-D	410.33
Suite 5	2,820.70
Suite 6	2,899.17
Suite 8	16,390.48
Suite 9	11,234.81
Suite 12	1,928.63
Suite 16	6,702.80
Suite 17	13,581.78
Suite 18	9,073.39
Suite 20	26,331.52
Suite 22	4,687.90
Suite 23	2,489.57
Suite 24	2,307.96
Suite 25	2,854.38
Suite 26	10,716.60
Suite 30	2,371.64
Suite 30A	1,402.55
Suite 50	49,201.90
Suite 60B	11,825.00
Suite 70	2,415.19
Suite 80	33,749.47
Suite 81	31,985.31
Suite 82	6,775.97
Suite 87	8,550.95
Suite 87A	891.10
Suite 89	7,933.79
Suite 90	2,002.16
Suite 100	36,830.93
Suite 100D	15,791.07
Suite 101B	21,504.68
Suite 101C	6,053.36
Suite 101D	11,825.37
100-11C	765.79
100-100B-100D	298.05
100-100D	425.24
100A-11D	144.58
100B-100C-11C-11D	580.33

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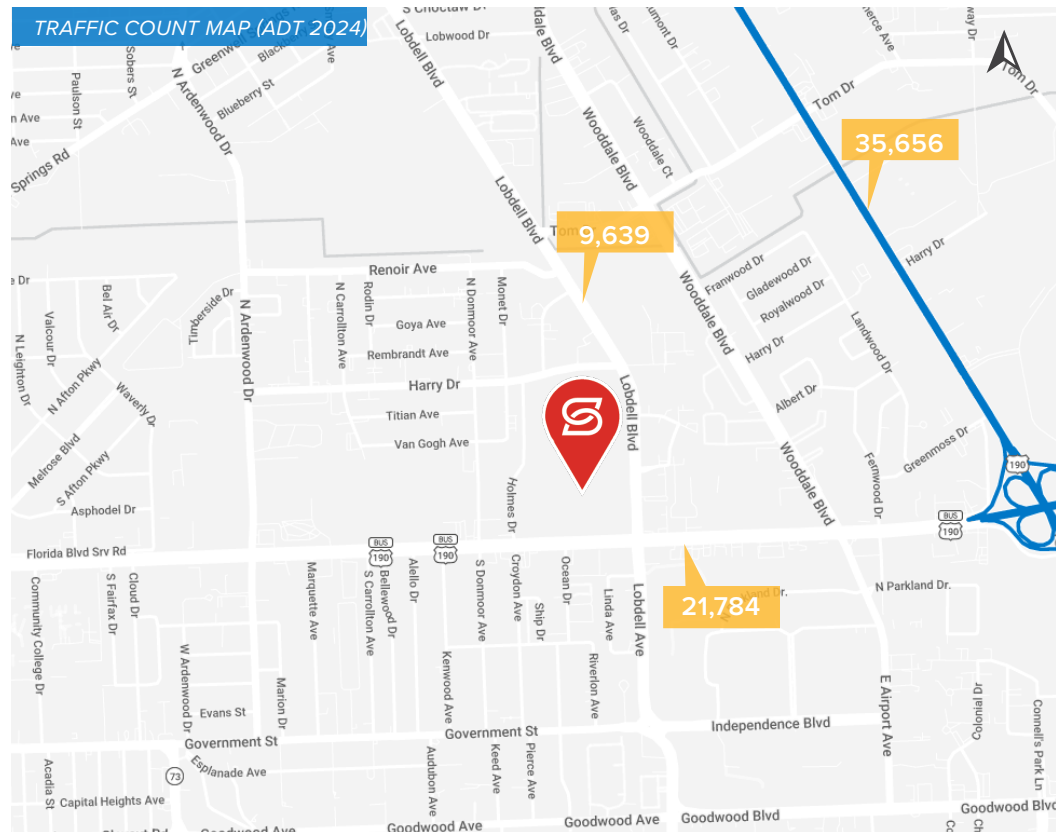
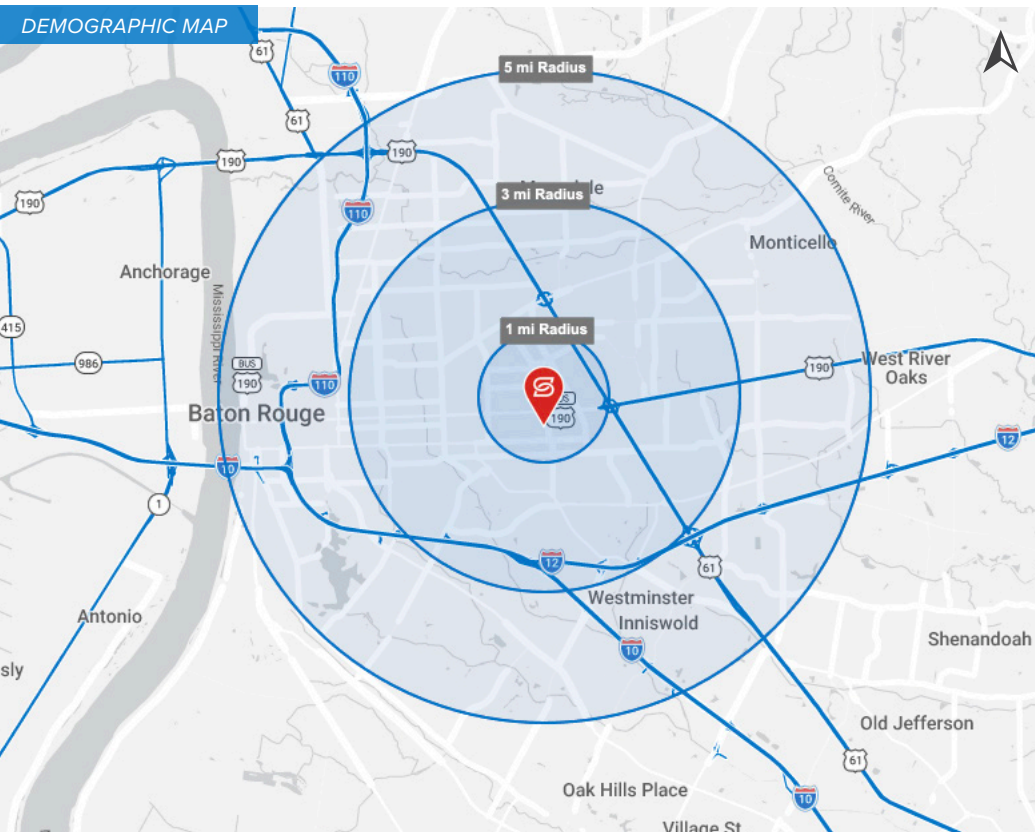


BATON ROUGE ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation. The Port of Greater Baton Rouge is the 10th-largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.





2025 DEMOGRAPHICS

POPULATION

Radius	Population
1 MI	10,290
3 MI	75,631
5 MI	204,114

AVG. HH INCOME

Radius	Avg. HH Income
1 MI	\$54,318
3 MI	\$82,115
5 MI	\$86,642

HOUSEHOLDS

Radius	Households
1 MI	4,580
3 MI	31,637
5 MI	81,817