

### SUMMARY

### SUITE 102 FLOOR PLAN

### SUITE 400 FLOOR PLAN

### PHOTOS

### DEMOGRAPHICS

## FOR LEASE

### AVAILABLE

- Suite 102 1,803 SF
- Suite 400 1,758 SF

### PROPERTY DESCRIPTION

Westminster Office Park, located in Baton Rouge, LA, is an office development consisting of professional and medical office buildings. The park is located in the Bluebonnet Blvd./Jefferson Hwy. office corridor. The garden offices include Class A interior finishes with ten (10') foot ceilings, ample parking, and monument signage fronting Jefferson Hwy.

### PROPERTY HIGHLIGHTS

- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals

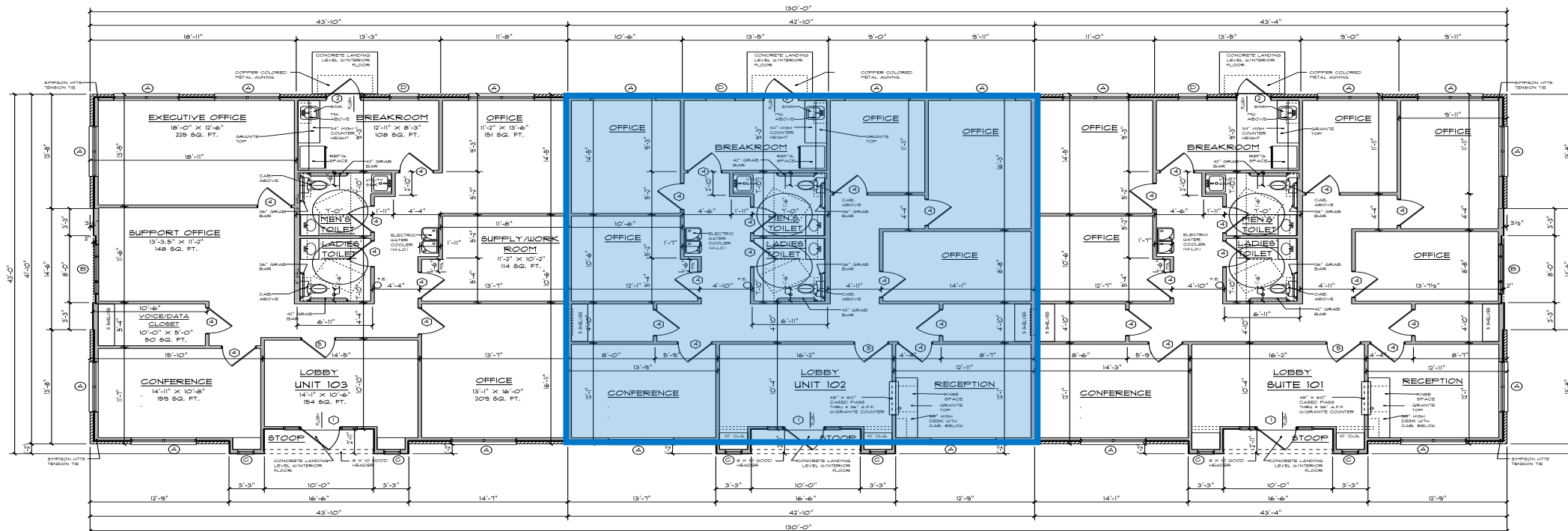
### LEASE RATE

- \$22 SF/yr NNN
- \$4 PSF Nets
- Term: 60 Months



## SUITE 102 FLOOR PLAN

## SUITE 102



1  
A-1

FLOOR PLAN

SCALE :  $3/16" = 1' - 0"$

NOTE: 10'0" CEILING HEIGHT  
UNLESS NOTED OTHERWISE

NOTE: PROVIDE COPPER GUTTERS W/DOWNSPOUTS  
CONNECTED TO SUBSURFACE DRAINAGE & CATCH BASINS

## GENERAL NOTES

## SCHEDULE OF OPENINGS

## 3 A 1

# INTERIOR FINISH SCHEDULE

REV  
SET  
NOT  
CON

TYPE VB CONTAINS  
GROUP B OCCASIONALLY

SUMMARY

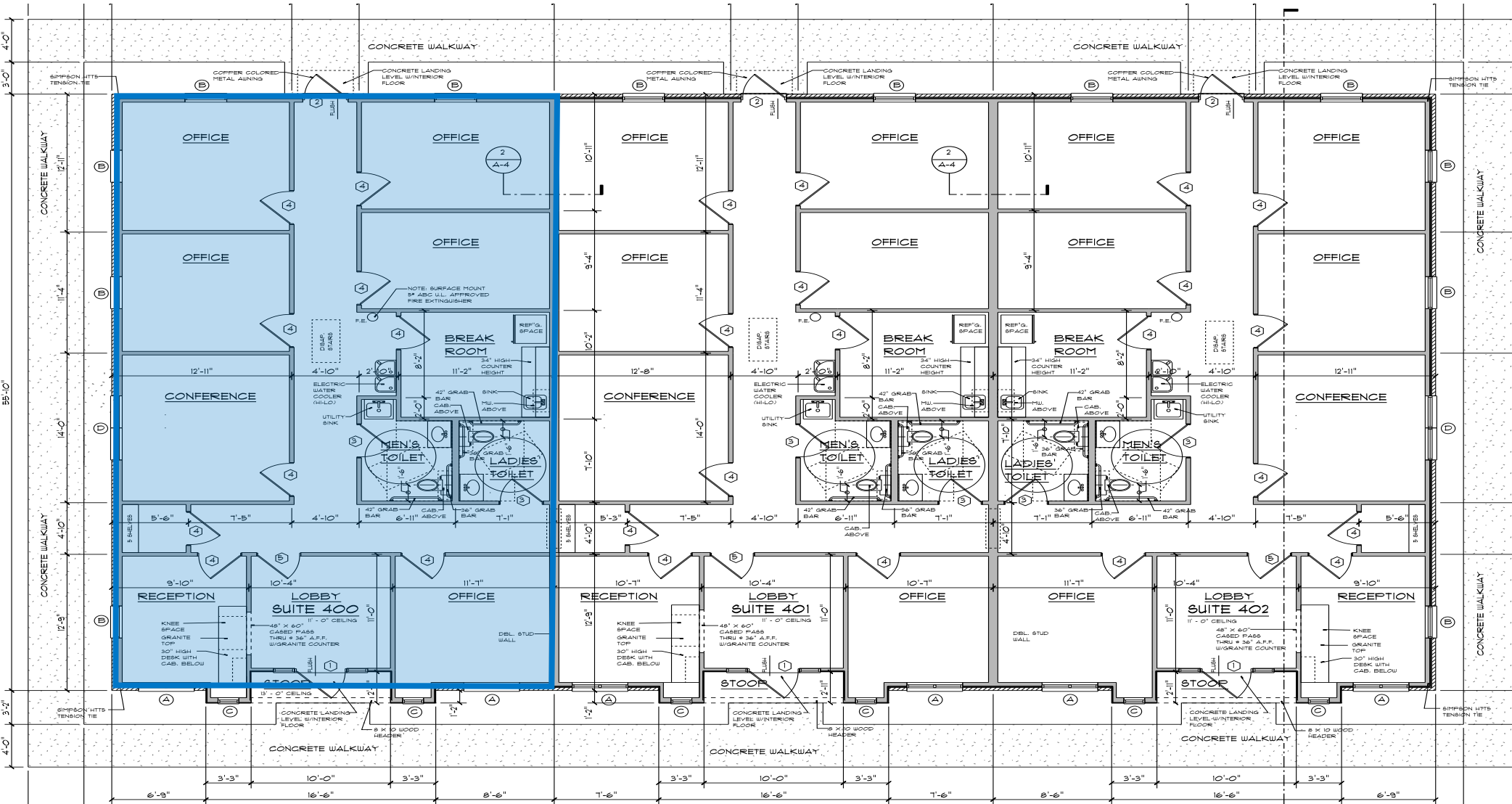
SUITE 102  
FLOOR PLAN

SUITE 400  
FLOOR PLAN

PHOTOS

DEMOGRAPHICS

## SUITE 400



SUMMARY

SUITE 102  
FLOOR PLAN

SUITE 400  
FLOOR PLAN

PHOTOS

DEMOGRAPHICS



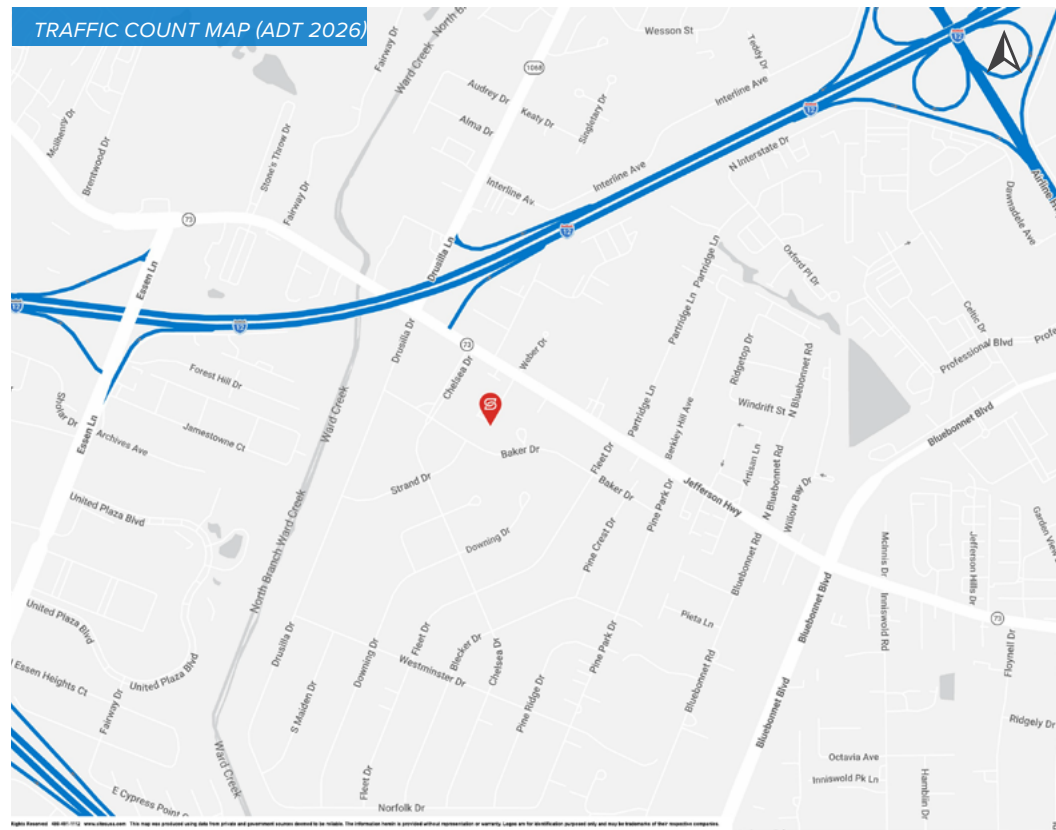
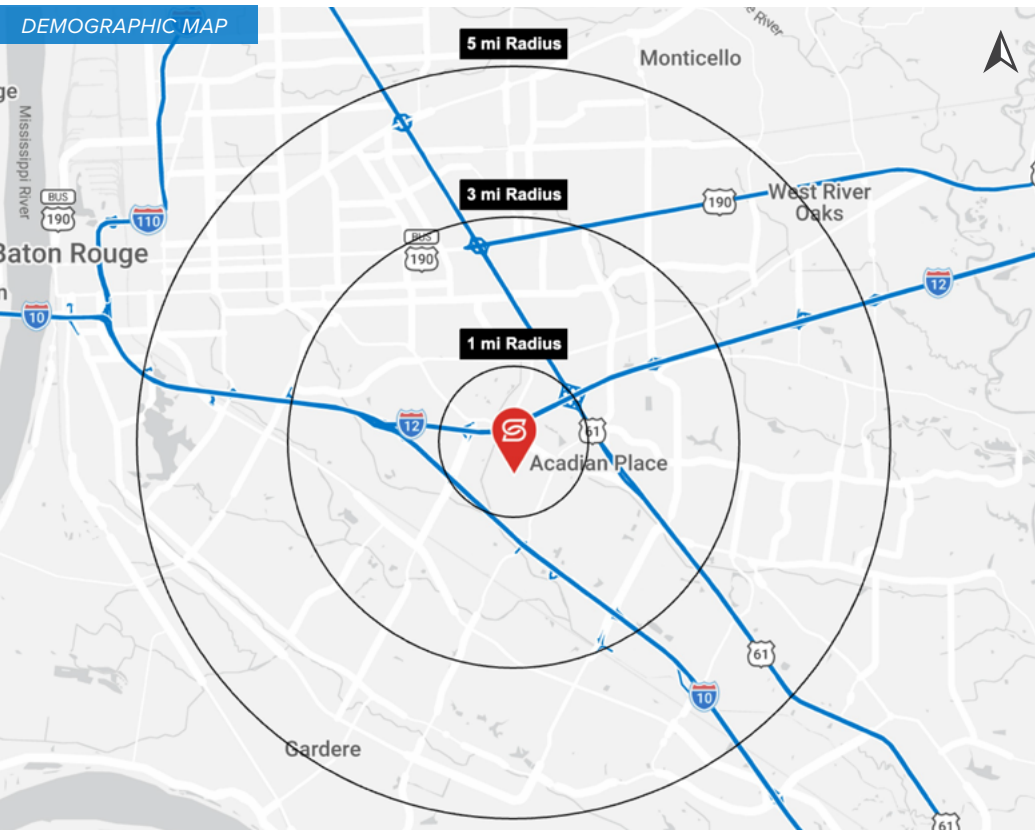
### SUMMARY

### SUITE 102 FLOOR PLAN

### SUITE 400 FLOOR PLAN

### PHOTOS

### DEMOGRAPHICS



## 2026 DEMOGRAPHICS



| 1 MI  | 3 MI   | 5 MI    |
|-------|--------|---------|
| 8,322 | 75,482 | 211,839 |



| 1 MI      | 3 MI      | 5 MI      |
|-----------|-----------|-----------|
| \$118,328 | \$116,439 | \$111,764 |



| 1 MI  | 3 MI   | 5 MI   |
|-------|--------|--------|
| 4,209 | 34,758 | 90,615 |