



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

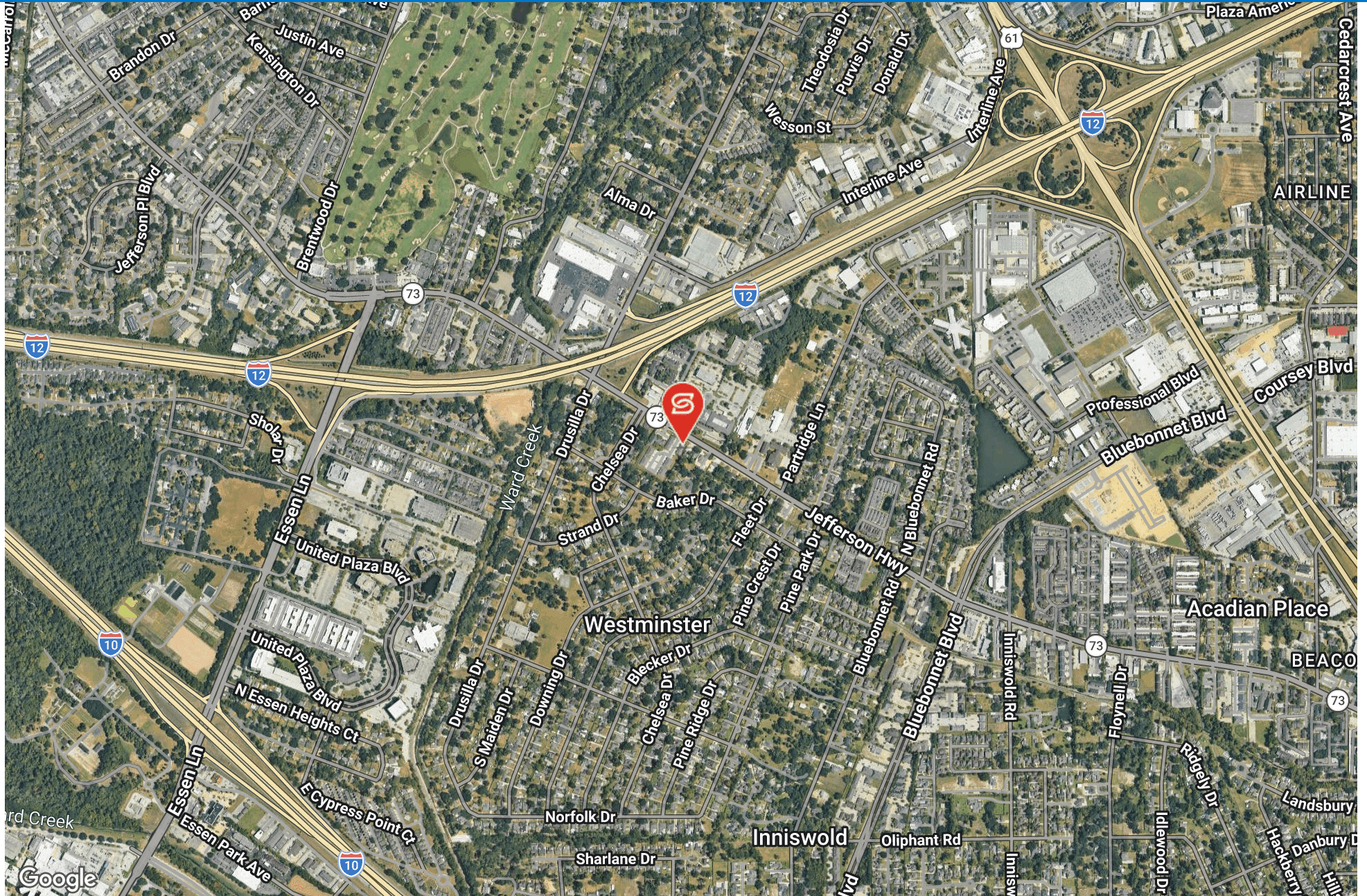
- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$4.00 PSF Nets

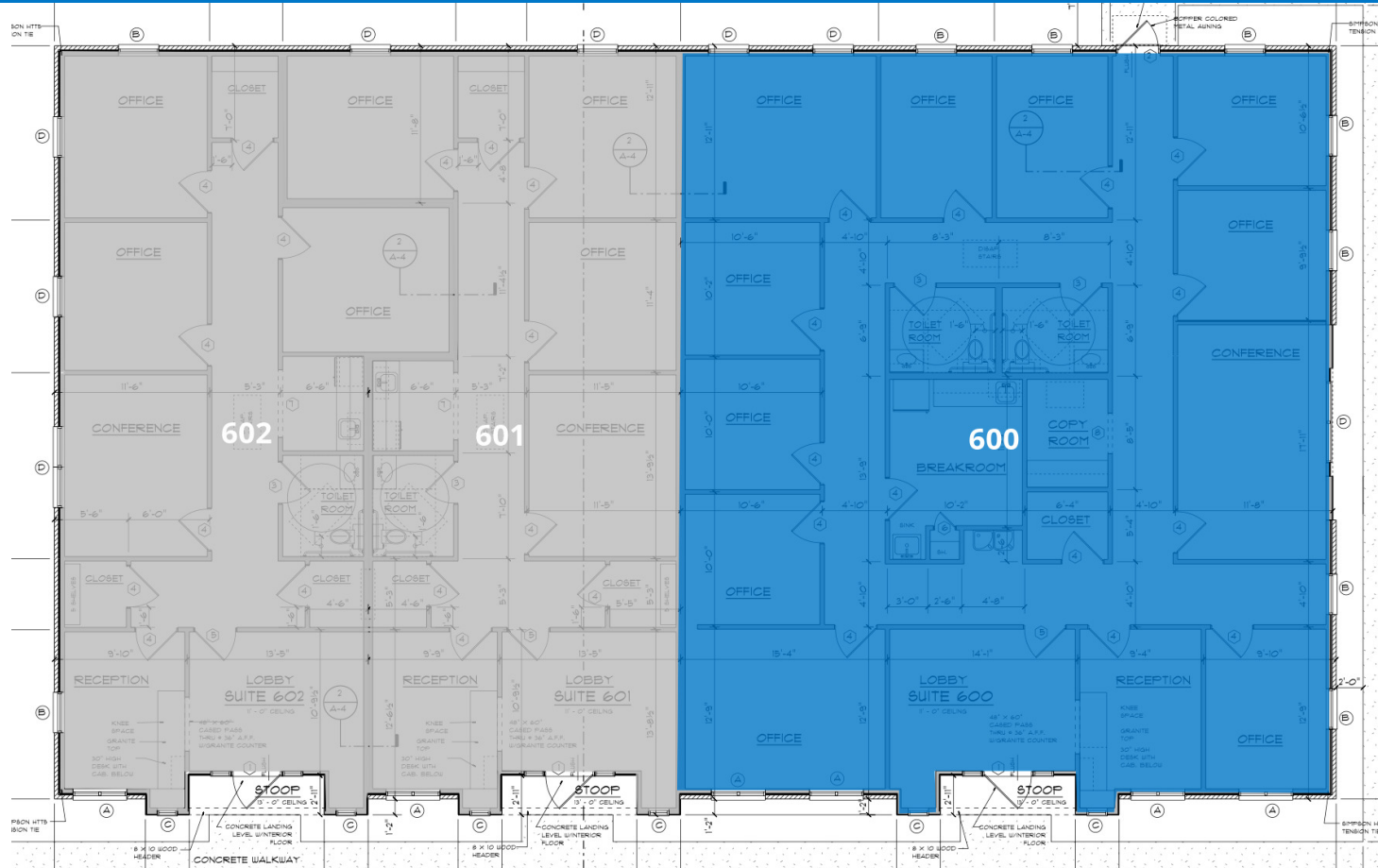
OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
NNN's:	\$4.00 SF/yr
Available SF:	2,702 SF
Building Size:	5,274 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,826	30,309	81,459
Total Population	7,626	68,135	194,535
Average HH Income	\$75,320	\$76,386	\$74,142





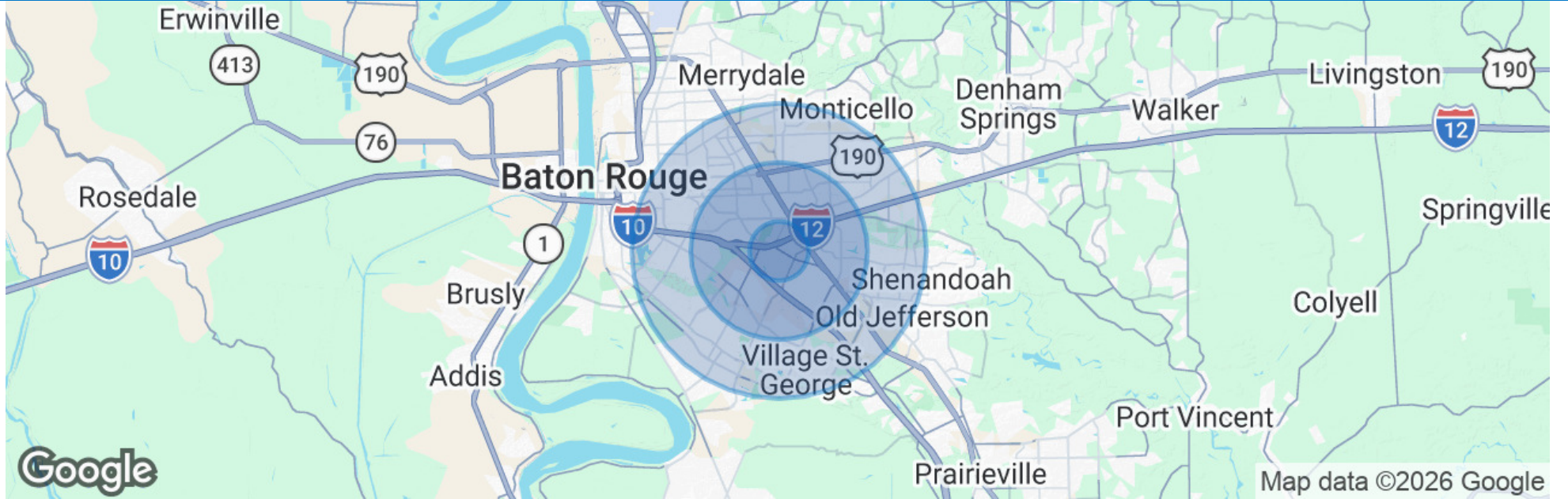
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	2,702 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
600	Available	2,702 SF	NNN	\$22.00 SF/yr





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,626	68,135	194,535
Average Age	39.7	37.7	36.1
Average Age (Male)	33.9	34.3	33.8
Average Age (Female)	42.3	40.4	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,826	30,309	81,459
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$75,320	\$76,386	\$74,142
Average House Value	\$265,897	\$263,868	\$251,826

2020 American Community Survey (ACS)