

OFFICE BUILDING FOR SALE & LEASE
FEBRUARY 2025

THE METRO OFFICE PARK

10235 JEFFERSON HIGHWAY
BATON ROUGE, LA

stirling



PROPERTY DESCRIPTION

The Metro Office Park in Baton Rouge, LA, is a modern and distinctive office complex featuring six professional and medical office buildings. The seller is open to selling individual units, with Suites B and C available for immediate occupancy. Suite A is currently leased by Lonquist & Co., and Suite D is occupied by Weiler Plastic Surgery.

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

Building 1 Sale Price:	\$2,106,150 / \$285.00 PSF
Building Size:	7,390 SF
Lease Rate:	\$25.00 SF/yr (MG)
Condominium Fee:	\$1.00 SF/yr
Suite 1B Size:	2,190 SF
Suite 1C Size:	2,056 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Building 1 - B	Available	2,190 - 4,246 SF	Modified Gross	\$25.00 SF/yr	\$1.00 SF/yr Condo Fee
■ Building 1 - C	Available	2,056 - 4,246 SF	Modified Gross	\$25.00 SF/yr	\$1.00 SF/yr Condo Fee

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10235 JEFFERSON HIGHWAY BATON ROUGE, LA 70809

Office Building For Sale & Lease



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/ AREA OVERVIEW /

LOCATION OVERVIEW

BATON ROUGE MSA 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 state's flagship university and the largest institution of higher education. 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.

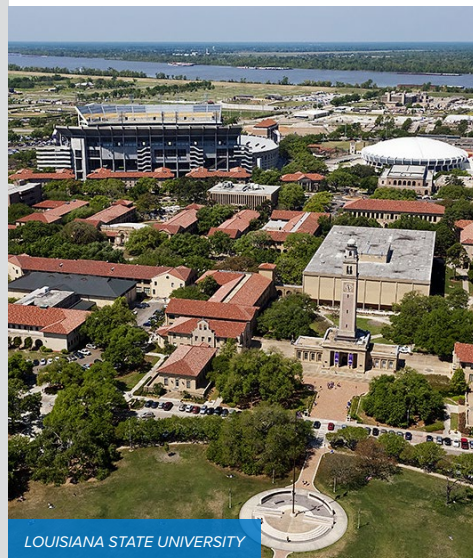
The Port of Greater Baton Rouge is the 8th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



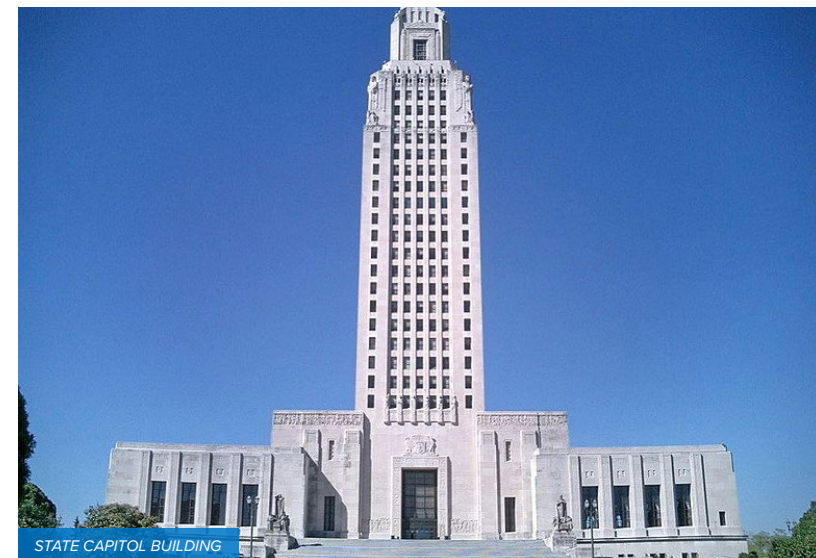
BATON ROUGE, LA



BATON ROUGE, LA



LOUISIANA STATE UNIVERSITY



STATE CAPITOL BUILDING

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