

AVAILABLE FOR LEASE

13,090 SF | \$25 SF - Annually | Class A Office Space



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OVERVIEW

235 Highlandia Drive

This well-appointed space offers an efficient and professional layout ideal for a variety of users, including engineering firms, insurance companies, and other professional service providers. With a mix of private offices and open work areas, the space supports both collaborative and focused work environments.

Property Highlights:

- Size: 13,090 SF
- Location: Conveniently located just off I-10 on Highlandia Drive, offering easy access to major thoroughfares, restaurants, and amenities
- Office Type: Class A

Interior Features:

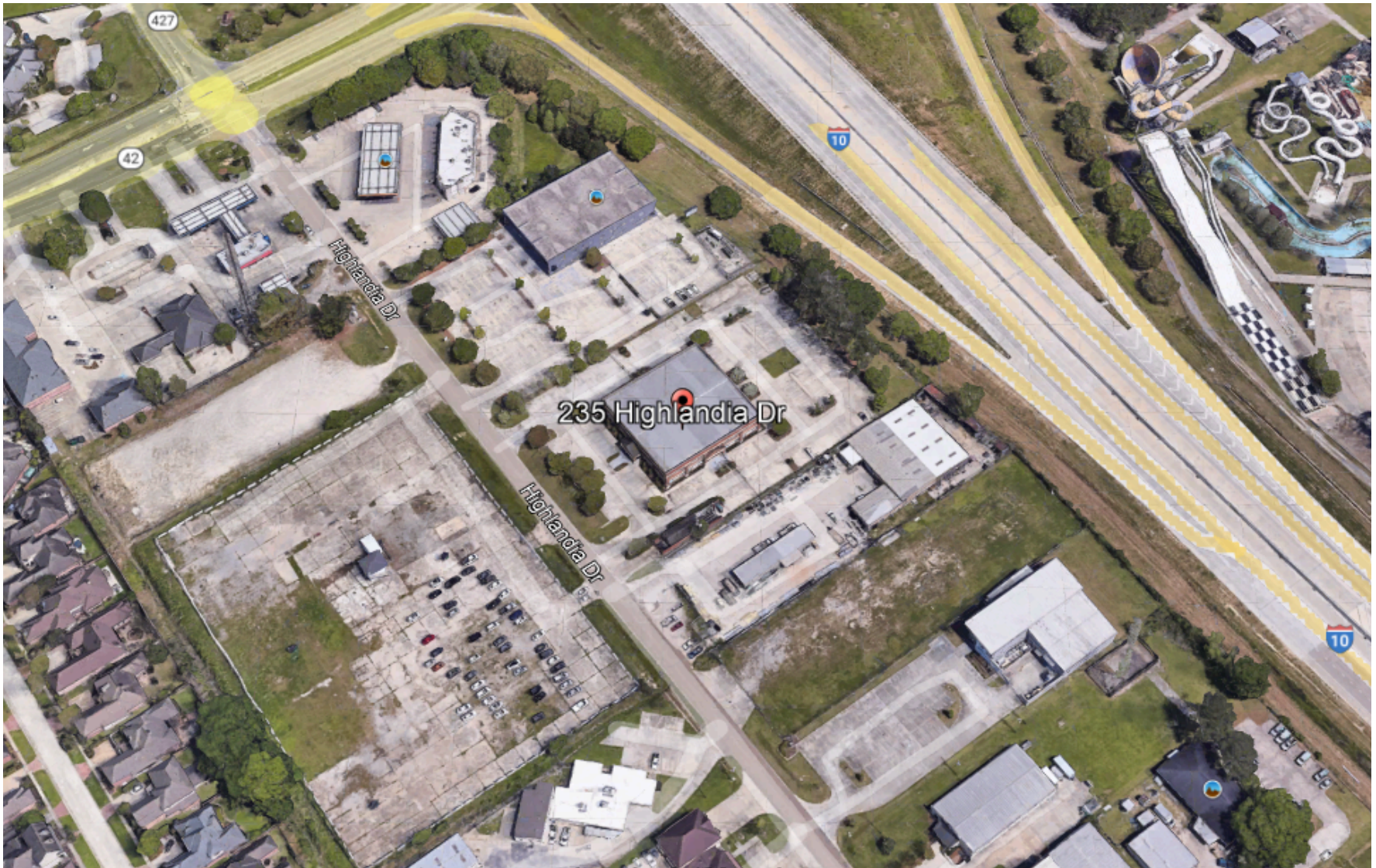
- 26 private offices
- Approximately 75 cubicle workstations
- 2 fully equipped breakrooms
- 1 large conference room
- Lobby

Lease Information:

- Lease Rate: \$25 SF/year
- Available SF: 13,090 SF
- Available Spaces: 1
- Building Size: 30,000 SF
- Acres: 2.471 ac
- Is Vacant: Yes
- Zoning Description: Commercial
- Lease Type: Modified Gross
- Building Class: A
- Floors: 2
- Property Use Type: Vacant/Owner-User
- Property Status: Existing
- Parish: East Baton Rouge Parish
- Available: August 01, 2025

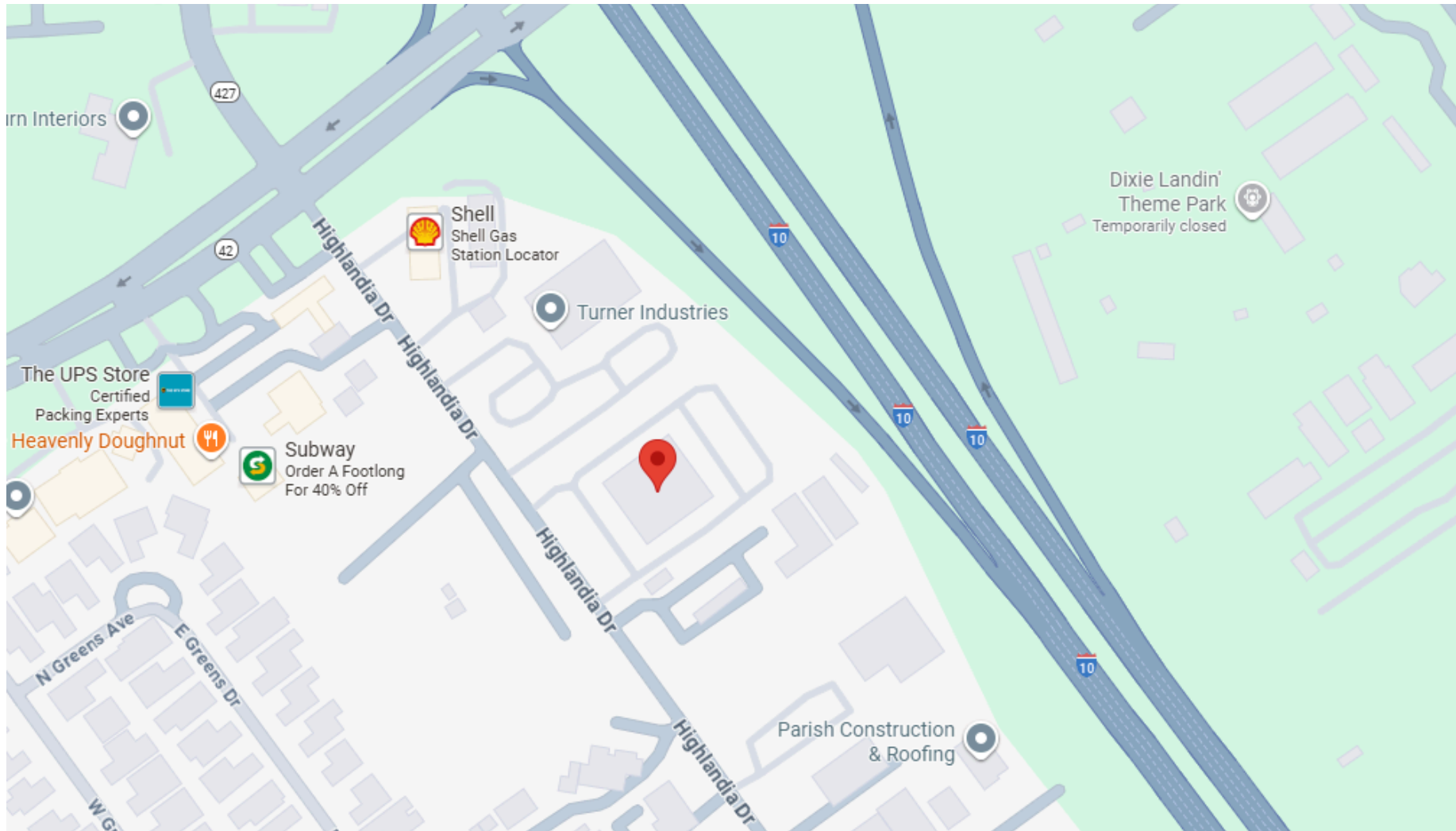
AERIAL VIEW

235 Highlandia Drive



AERIAL MAP

235 Highlandia Drive



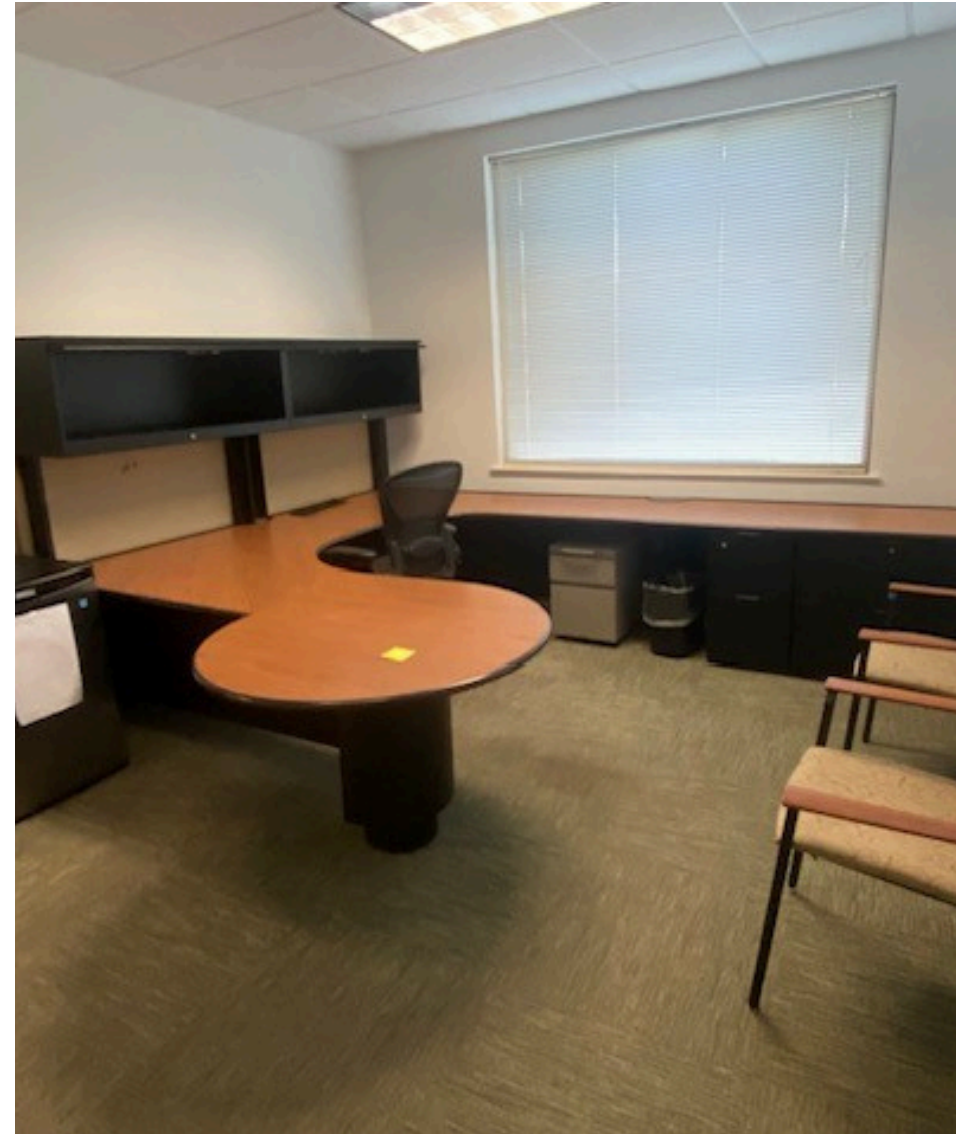
INTERIOR PHOTOS

235 Highlandia Drive



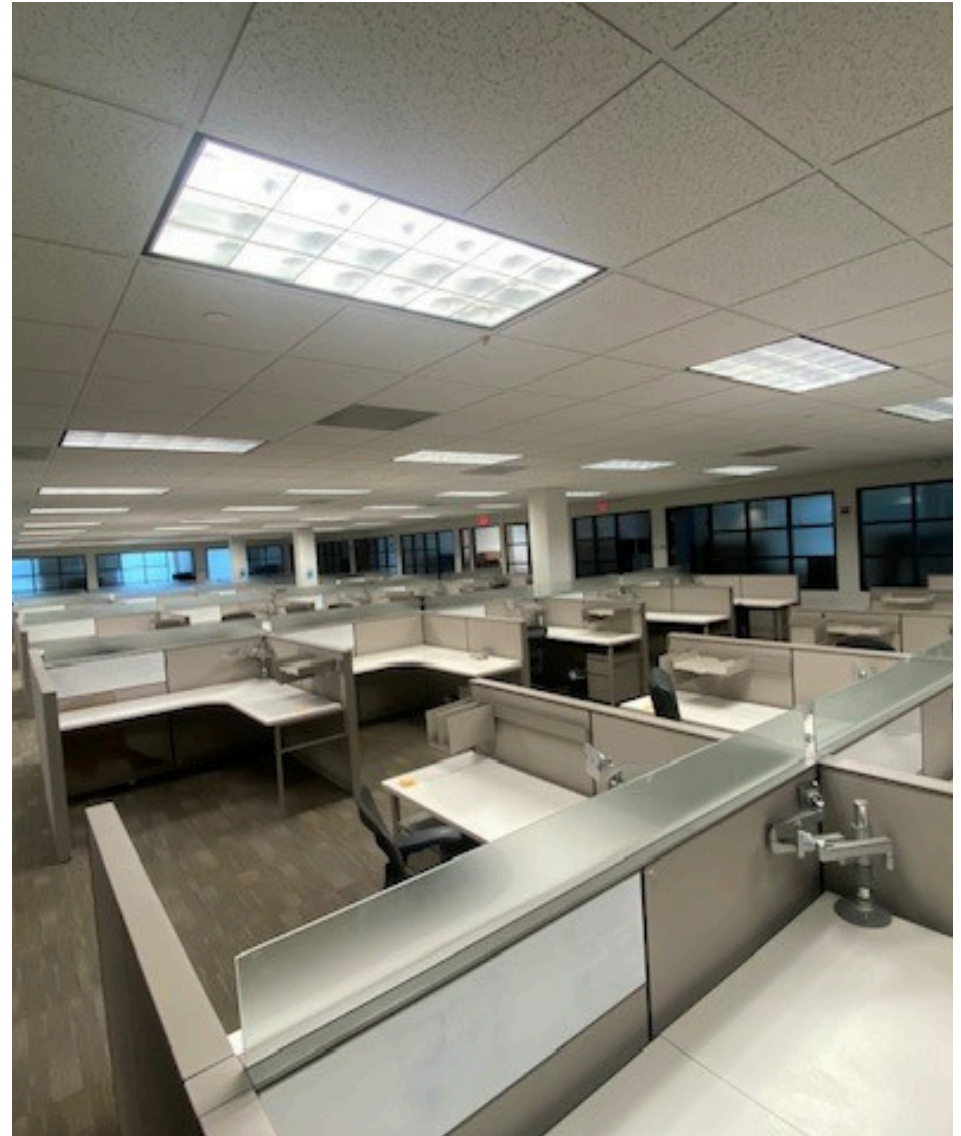
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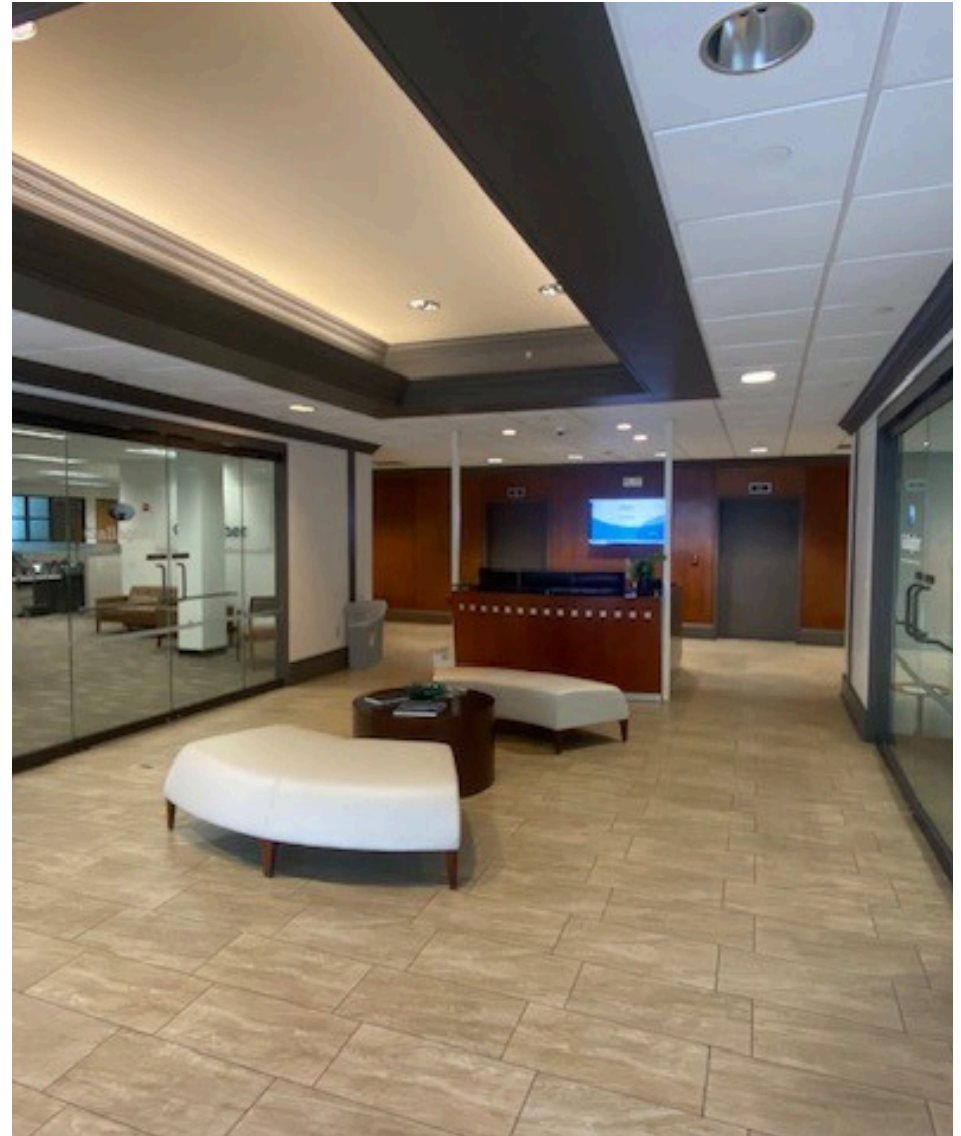
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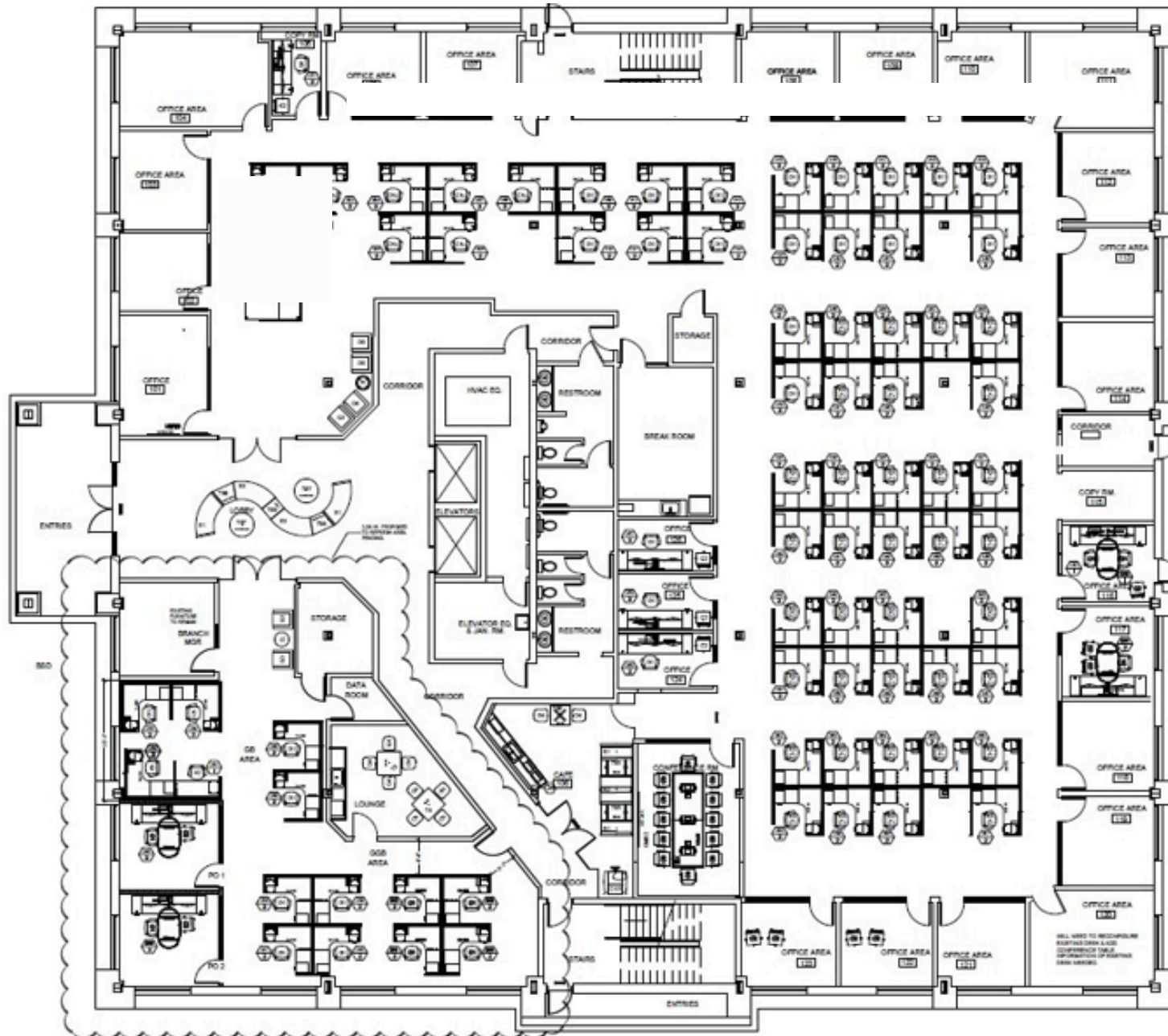
235 Highlandia Drive



INTERIOR PHOTOS

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FIRST FLOOR PLAN