

SUMMARY

SITE PLAN

PHOTOS

RETAIL COMPETITION

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite 4A: 1,500 SF
- Building 4 Size: 3,000 SF

LEASE RATE

- Lease Rate: \$20.00 SF/yr (Modified Gross)
- Condo Fee: \$1.50 SF/yr

PROPERTY DESCRIPTION

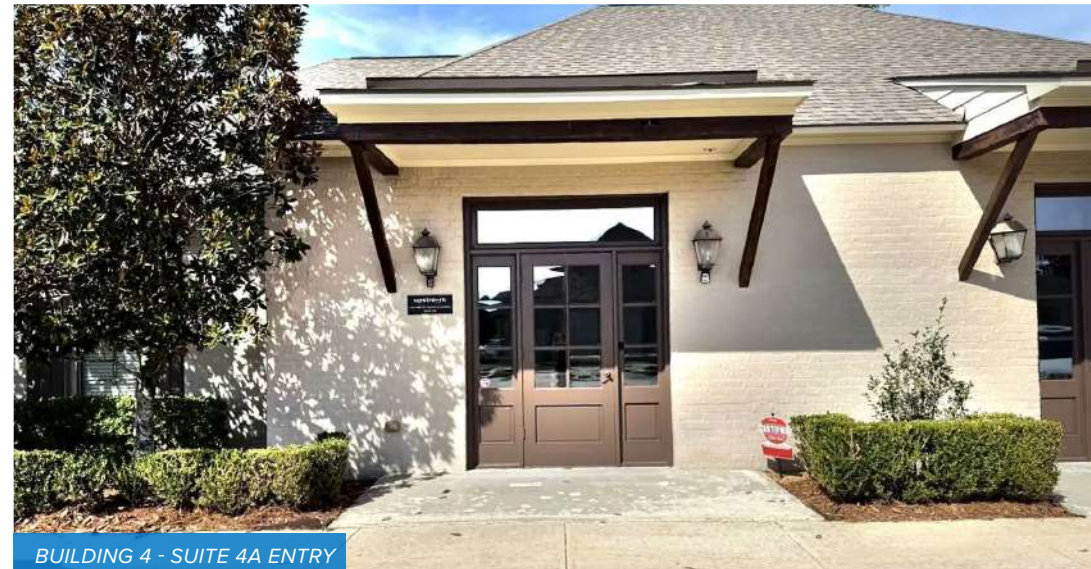
Towne Park Centre is Ascension Parish's premier professional office park. Situated on Swamp Road one block off Airline Highway, and minutes from Baton Rouge. This is an ideal address for firms looking to avoid the morning and afternoon commute into Baton Rouge. Suite 4A offers +/- 1,500 SF of move-in ready office space with Class A amenities. The office is laid out with a reception area, four private offices, conference room, copy station, and break room. Building 4 totals +/- 3,000 SF. The park is otherwise fully developed, with one remaining build-to-suit opportunity available for companies planning future expansion

PROPERTY HIGHLIGHTS

- Turnkey Class A office space and is move-in ready
- Reception, 4 private offices, conference room, copy station & break room
- Build-to-suit opportunity available for future expansion
- One block off Airline Highway - minutes from Baton Rouge



BUILDING 4



BUILDING 4 - SUITE 4A ENTRY

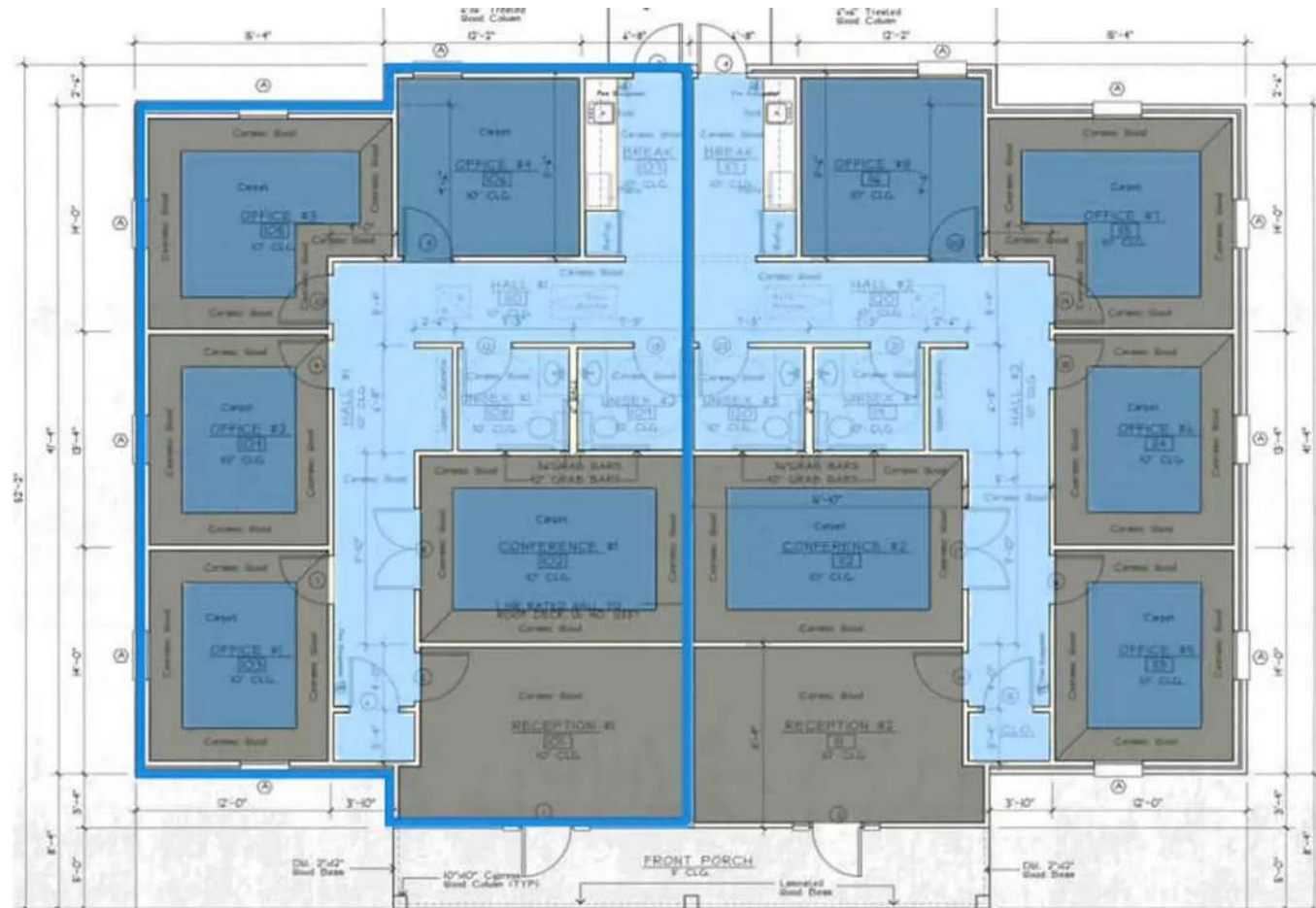
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Building 4

SUITE	TEANANT	SIZE	RATE
Suite 4A	Available	1,500 SF	\$20.00 SF/yr (Modified Gross)
Suite 4B	Leased	1,500 SF	-

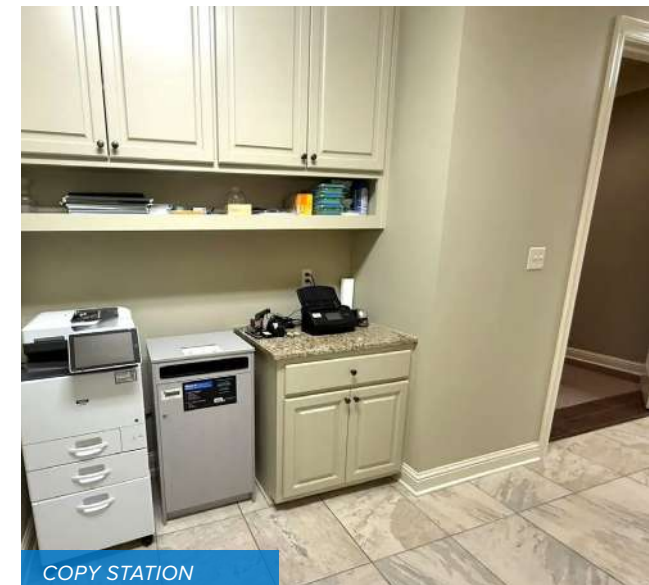
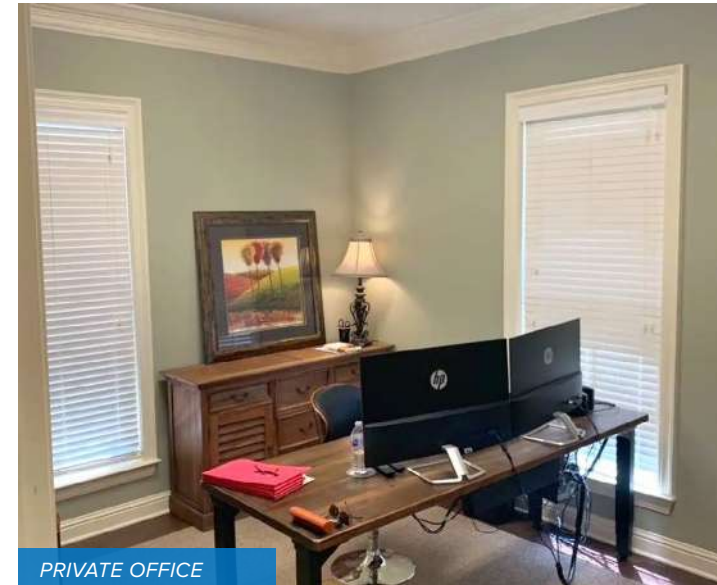
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TOWN PARK CENTER

OFFICE SUITE 4A

37283 Swamp Rd, Suite 4A, Prairieville, LA

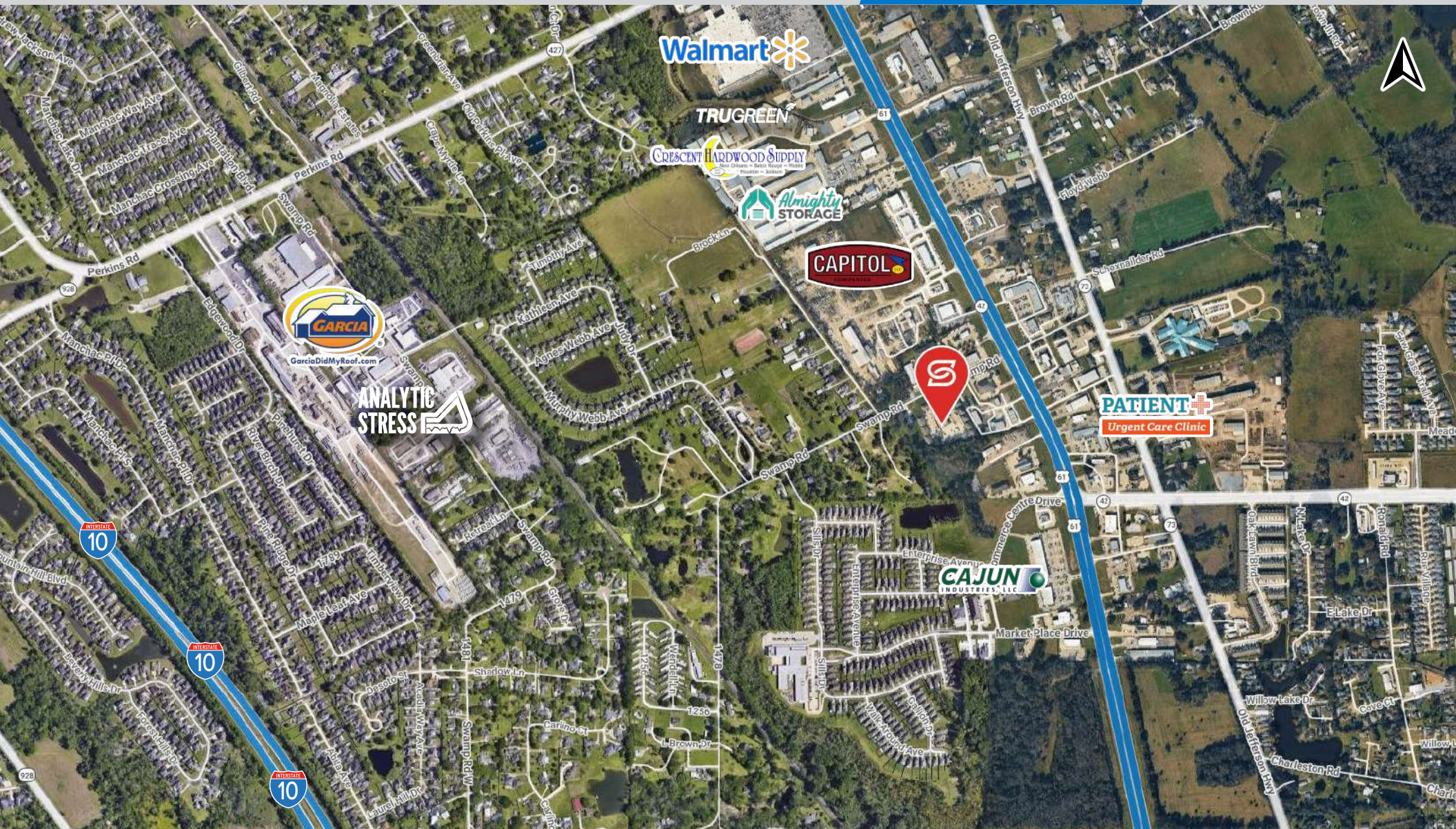
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
3,740	33,324	79,387



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$139,107	\$159,499	\$149,741



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,398	12,537	29,891

