



stirling

UNITED PLAZA I, II, IV, & VIII

BATON ROUGE, LA

SCOTT MACDONALD, SIOR

Direct: 225-201-0142

smacdonald@stirlingprop.com

8550 United Plaza Blvd., Ste. 101,
Baton Rouge, LA, 70809



CLASS-A OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Four-building Class "A" Office Project totaling 420,909 SF
- Prominent Baton Rouge location with excellent identity
- Highly visible buildings with monument signage available
- Buildings are home to some of the finest tech companies in both the region and the nation
- Available spaces ranging between 1,000 SF – 15,000 SF
- Conveniently located to retail and restaurants
- On-site property management with 24-hour security
- Excellent access to Interstate 10 and Interstate 12
- Covered and Surfaced Parking

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza I - 4041 Essen Ln.

- Total Square Feet: 94,848
- Year Built: 1980
- Floors: 5
- Parking Ratio: 3.14 per 1,000
- 24-Hour Access System
- On-Site Security Cameras



United Plaza II - 8550 United Plaza Blvd.

- Total Square Feet: 198,696
- Year Built: 1983
- Floors: 10
- Parking Ratio: 3.14 per 1,000
- 1 Restaurant Inside Building: Rouge Rabbit
- Back-Up Generator on 8th Floor
- Freight Elevator & Loading Dock Available
- 24-Hour Security System
- On-Site Security Cameras



United Plaza IV - 8555 United Plaza Blvd.

- Total Square Feet: 71,460
- Year Built: 1986; Renovated 2011
- Floors: 5
- Parking Ratio: 3 per 1,000
- Common area plaza with waterfront view
- 24-Hour Access System



United Plaza VIII - 8641 United Plaza Blvd.

- Total Square Feet: 55,905
- Year Built: 1993
- Floors: 3
- Parking Ratio: 3 per 1,000
- Back-Up Generator
- 24-Hour Access System

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza I - 4041 Essen Ln.

- This building is 100% occupied.



United Plaza II - 8550 United Plaza Blvd.

Available

• Third Floor	Suite 304	1,007 SF	Now
• Third Floor	Suite 309	1,238 SF	Now
• Sixth Floor	Suite 605	3,183 SF	Now
• Ninth Floor	Suite 901	5,533 SF	Now



United Plaza IV - 8555 United Plaza Blvd.

- This building is 100% occupied.



United Plaza VIII - 8641 United Plaza Blvd.

- This building is 100% occupied.

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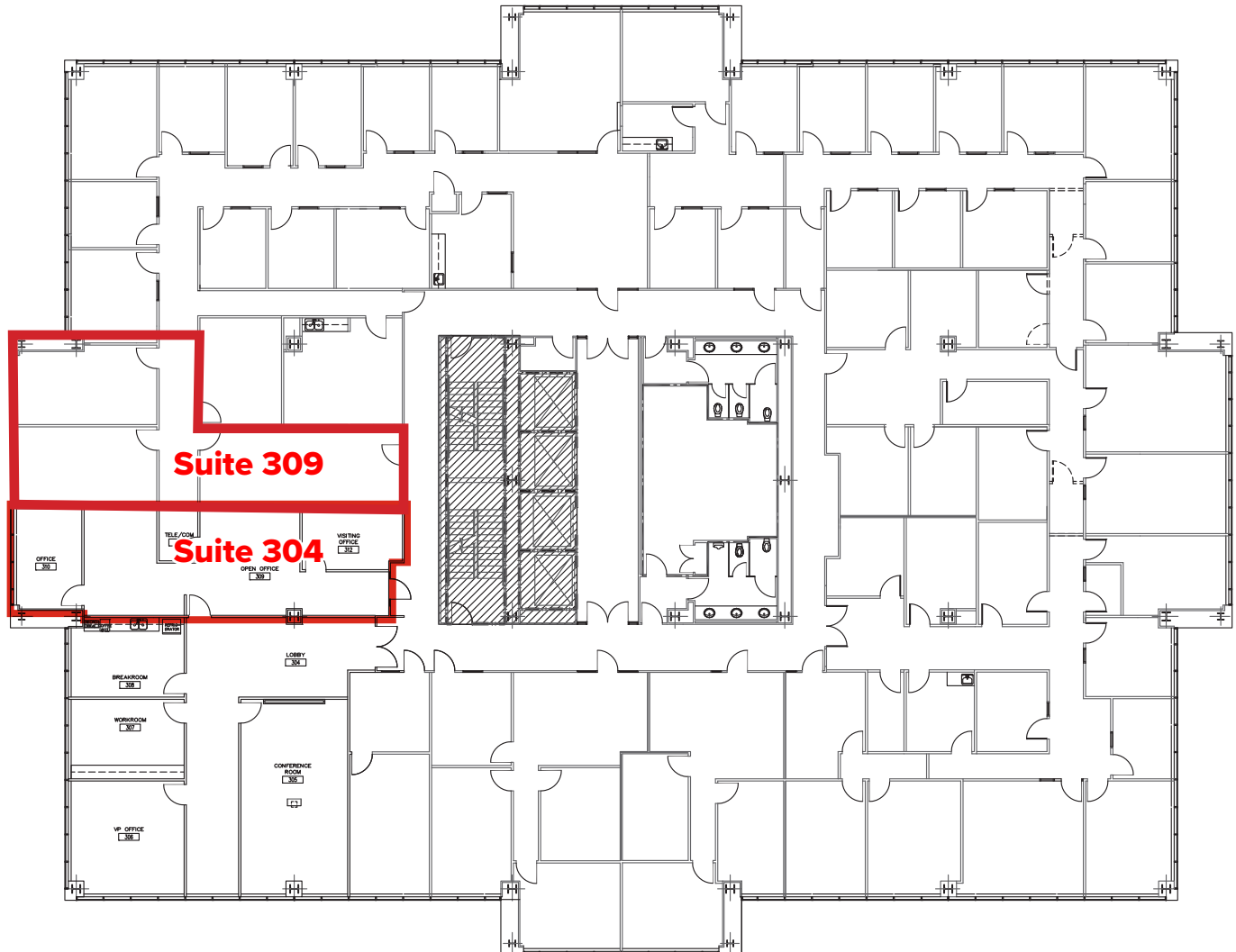
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Available For Lease - Third Floor

Suite 304 - 1,007 SF

Suite 309 - 1,238 SF



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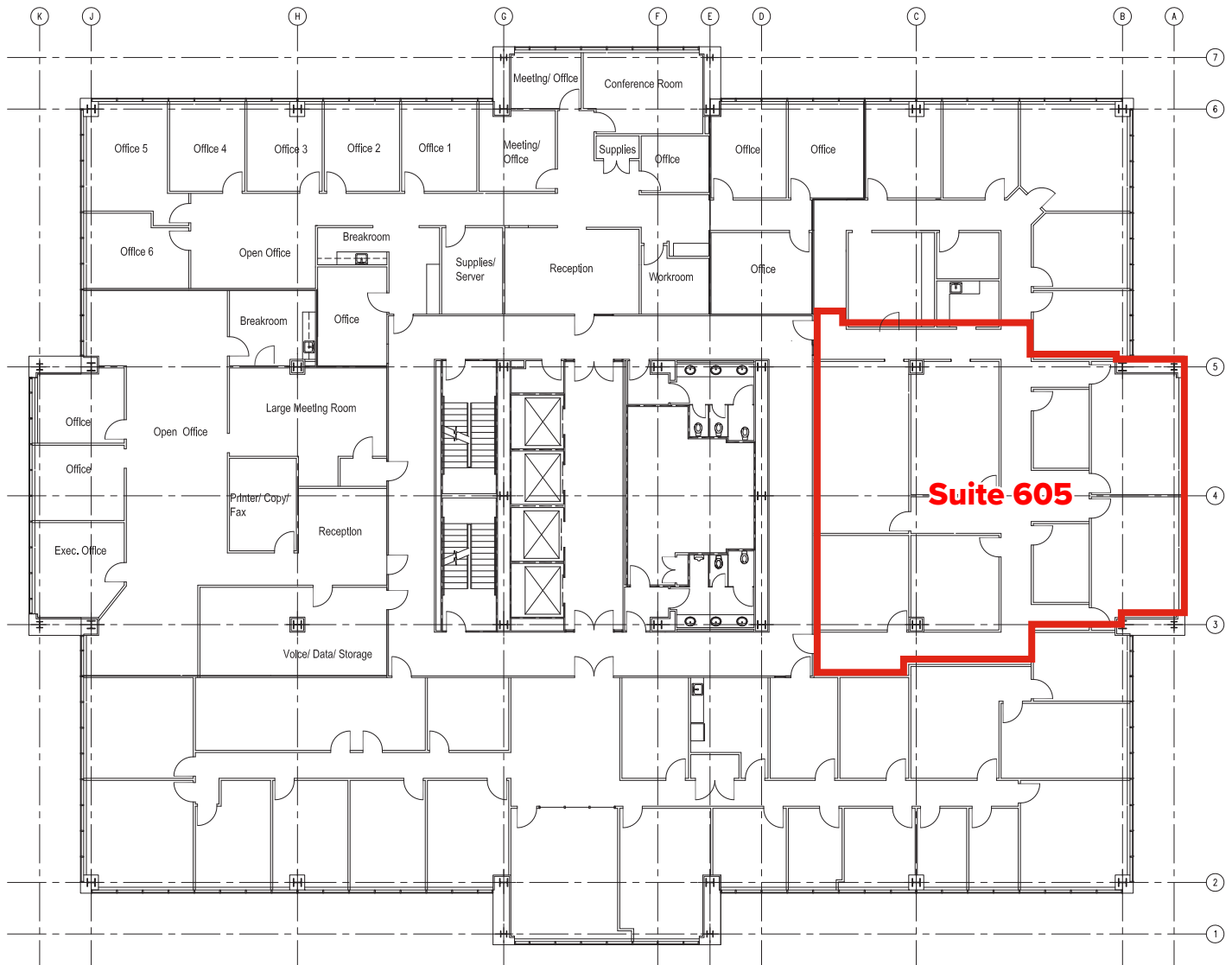
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Available For Lease - Sixth Floor

Suite 605 - 3,183 SF



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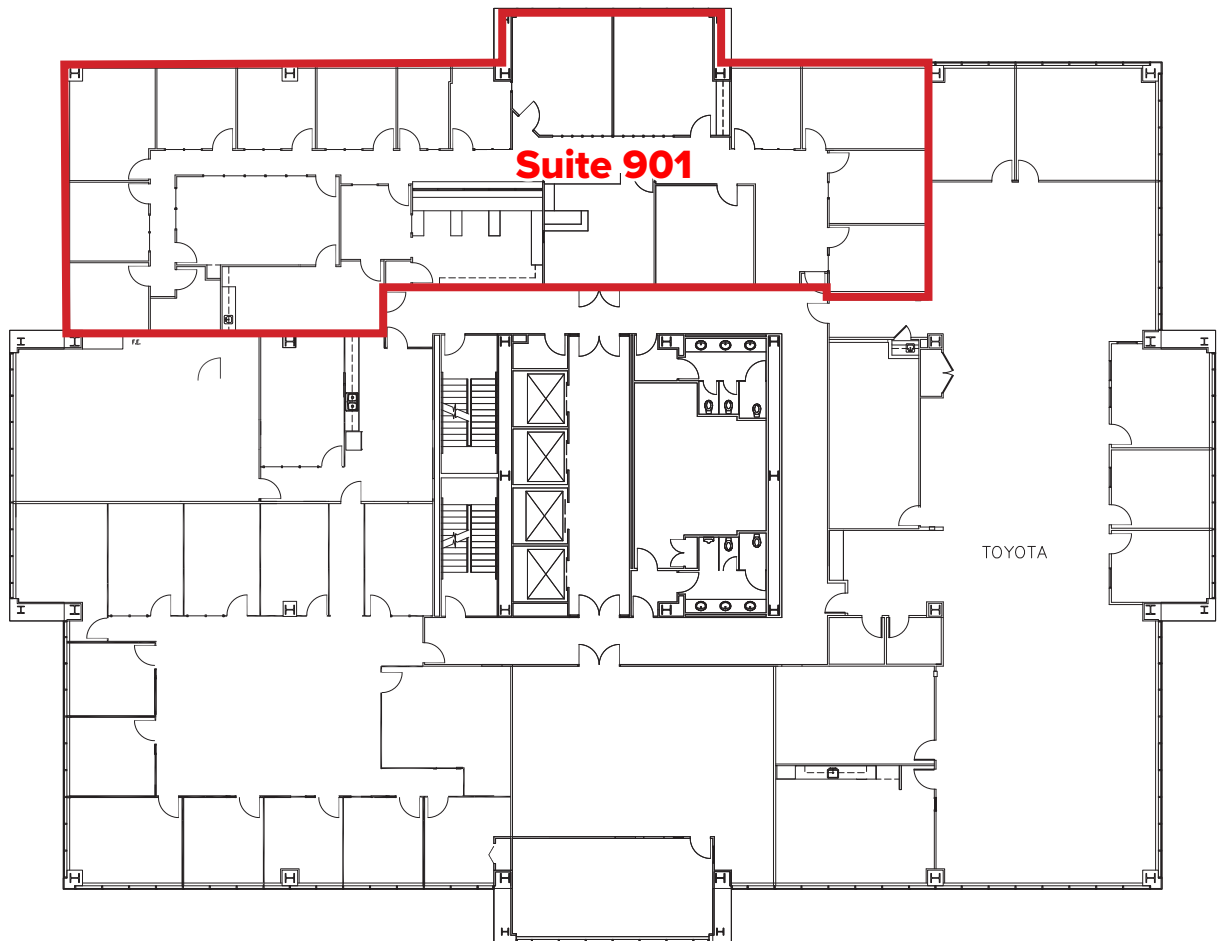
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Available For Lease - Ninth Floor

Suite 901 - 5,533 SF



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