



## 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 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



### United Plaza I - 4041 Essen Ln.

- Total Square Feet: 94,863
- Year Built: 1980
- Floors: 5
- Parking Ratio: 3.14 per 1,000
- 24-Hour Access 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 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 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



### United Plaza I - 4041 Essen Ln.

- This building is 100% occupied.



### United Plaza IV - 8555 United Plaza Blvd

Available

- |               |           |          |         |
|---------------|-----------|----------|---------|
| • Third Floor | Suite 310 | 1,190 SF | 10/1/26 |
| • Third Floor | Suite 320 | 1,873 SF | 10/1/26 |



### United Plaza II - 8550 United Plaza Blvd.

Available

- |                |           |          |     |
|----------------|-----------|----------|-----|
| • Third Floor  | Suite 309 | 1,238 SF | Now |
| • Fourth Floor | Suite 402 | 4,015 SF | Now |
| • Sixth Floor  | Suite 605 | 3,183 SF | Now |
| • Nienth Floor | Suite 901 | 5,533 SF | Now |



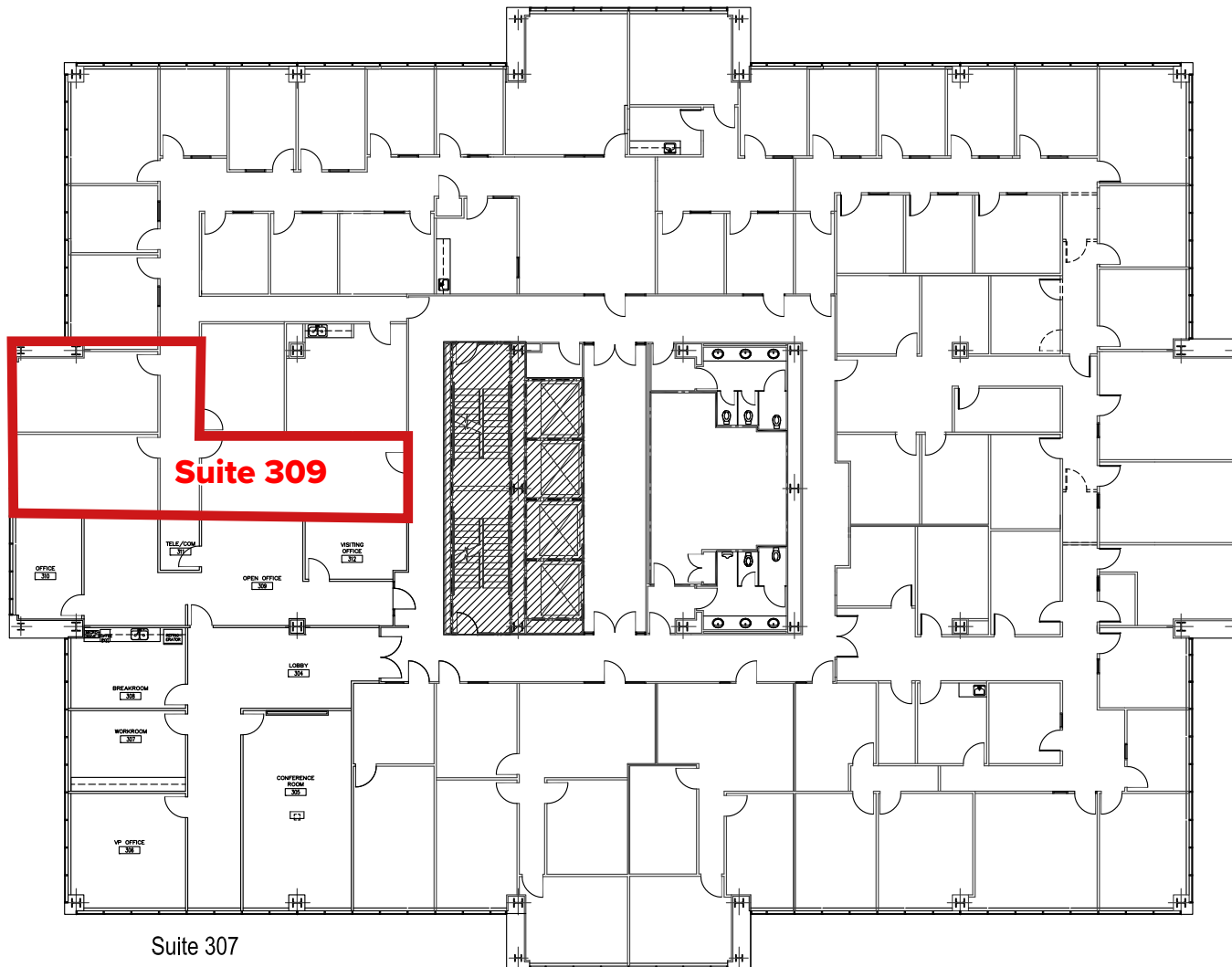
### United Plaza VIII - 8641 United Plaza Blvd.

- This building is 100% occupied.

Available For Lease - Third Floor

Suite 309 - 1,238 SF

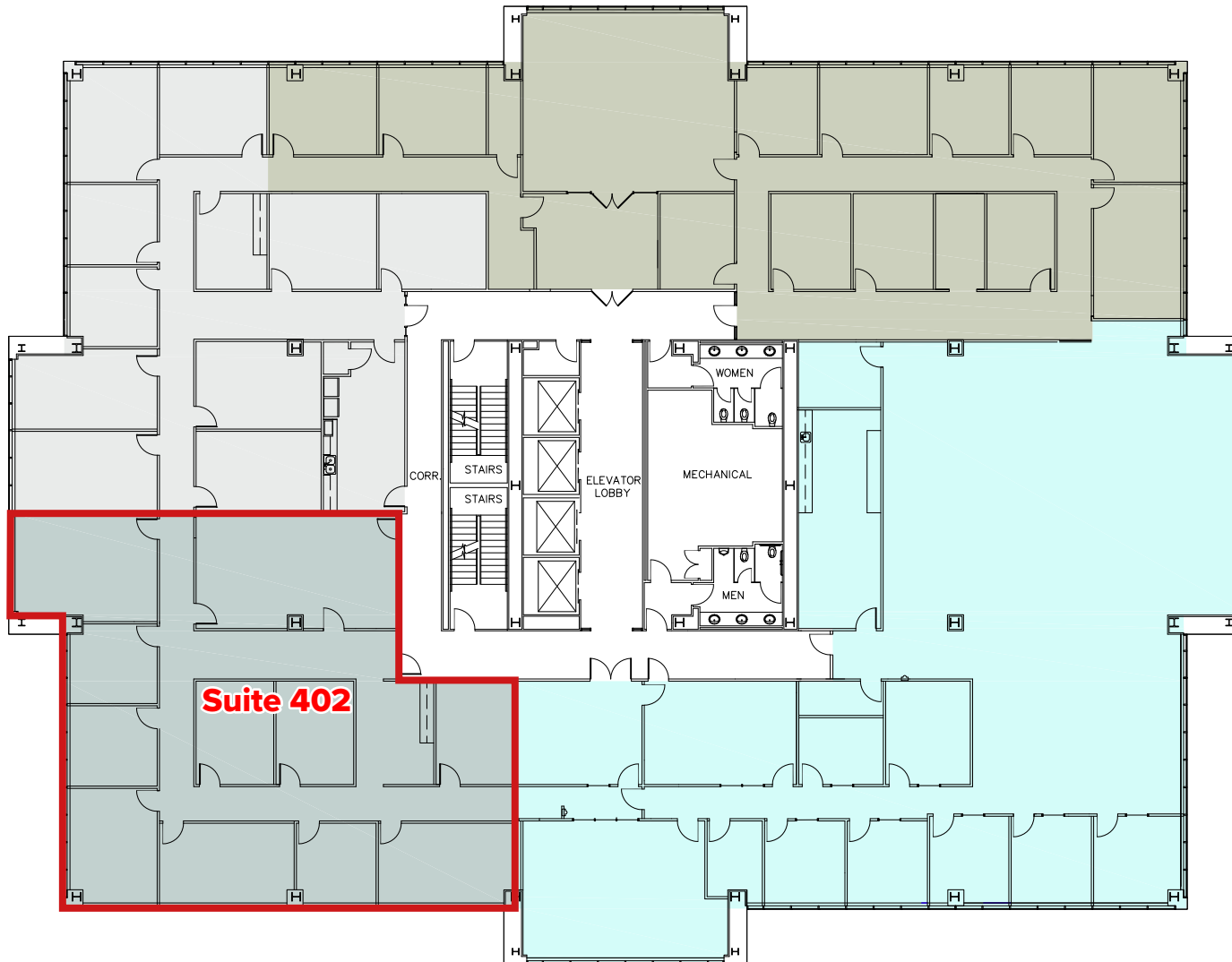
## UNITED PLAZA II



Available For Lease - Fourth Floor

Suite 402 - 4,015 SF

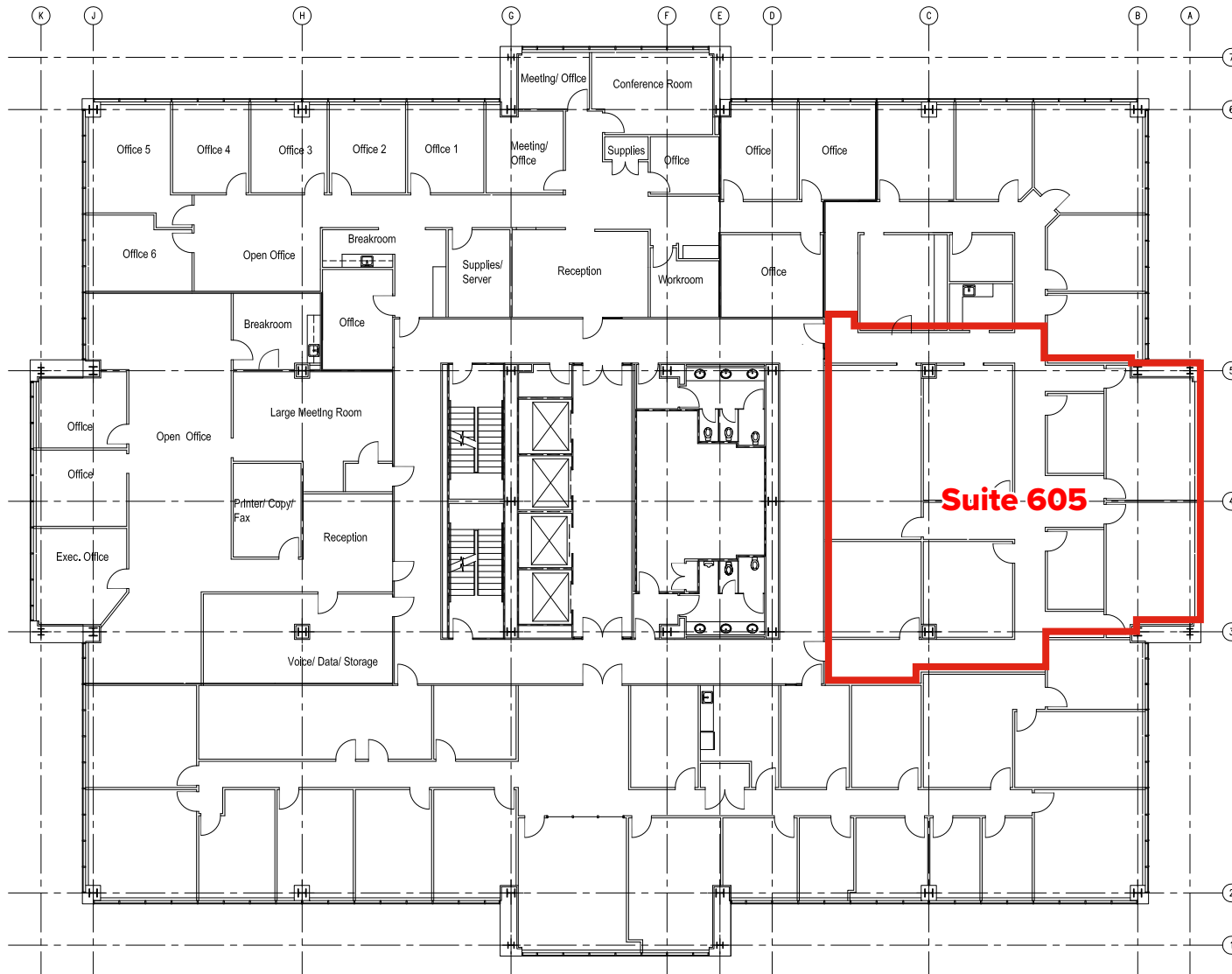
## UNITED PLAZA II



Available For Lease - Sixth Floor

Suite 605 - 3,183 SF

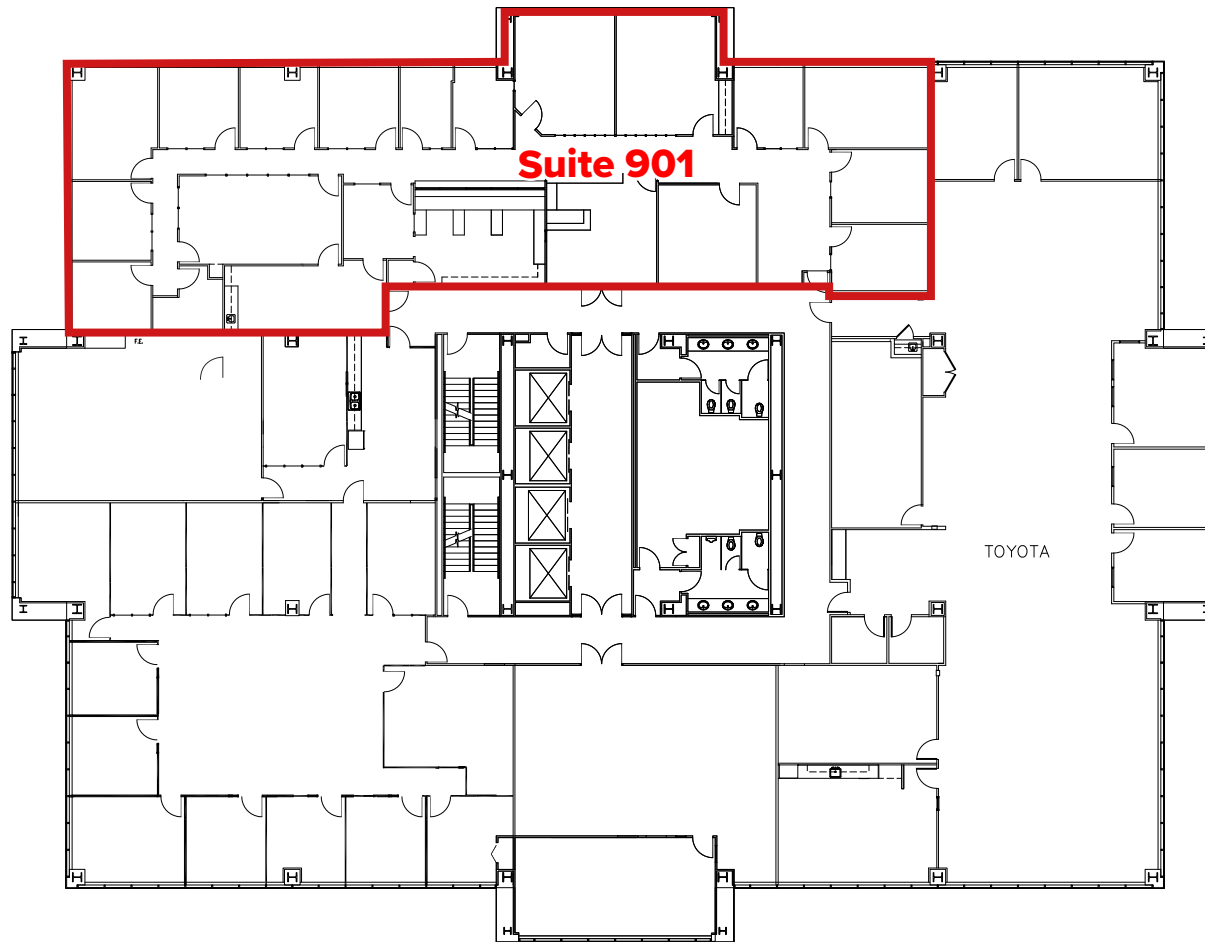
## UNITED PLAZA II



Available For Lease - Ninth Floor

Suite 901 - 5,533 SF

## UNITED PLAZA II



## Available For Lease - Third Floor

Suite 310 - 1,190 SF

Suite 320 - 1,873 SF

# UNITED PLAZA IV

