

OFFICE BUILDING FOR LEASE
JANUARY 2026

COMMERCIAL BUILDING

ADJACENT TO HUT 8 DATA
CENTER

SAINT FRANCISVILLE, LA

stirling





PROPERTY DESCRIPTION

This 7,447 SF building offers a highly versatile leasing opportunity for a company seeking to establish a long term presence in West Feliciana Parish, a market experiencing significant economic expansion. Situated on 3.01 acre site with ample parking and flexible interior layout, the property is well suited for professional services, medical office, administrative operations, financial users, or other specialty business uses. Located adjacent to Hut-8's River Bend Data Center Campus, one of the largest infrastructure investments in the region, the site is positioned to benefit from new development activity, improved infrastructure, and growing commercial demand. This is a unique opportunity to secure a strategically located facility in a corridor poised for long-term growth.

PROPERTY HIGHLIGHTS

- 7,447 SF standalone building situated on 3.01 acres
- Located along LA Highway 964 with excellent visibility and convenient access
- Just minutes from downtown St. Francisville
- Positioned adjacent to Hut-8's Data Center
- Ample on site parking
- Large land area provides potential for future expansion or additional improvements

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	7,447 SF
Lot Size:	3.01 Acres
Building Size:	7,447 SF

JOHN DEARMOND

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LOCATION OVERVIEW

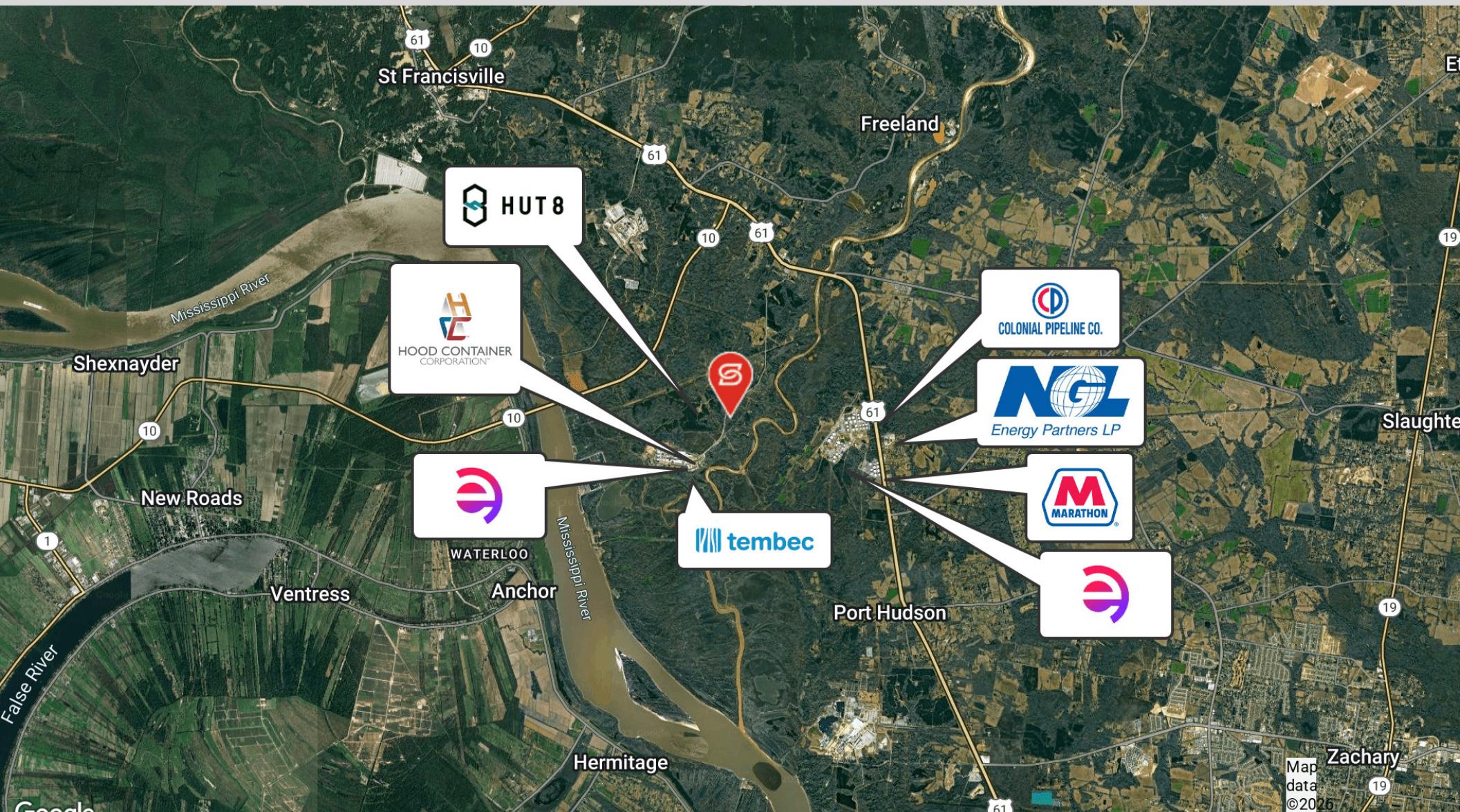
Located along LA-964 in the rapidly growing St. Francisville corridor, this 7,447 SF office building sits on a spacious 3.01-acre site just minutes from major residential communities, parish services, and Highway 61. The property benefits from strong visibility and convenient access, while positioned in one of the most economically dynamic areas of West Feliciana Parish. The site is also situated within close proximity to the new Hut 8 \$2.5 billion data center development—an unprecedented regional project expected to generate up to \$90 million annually for the parish through a long-term Payment in Lieu of Taxes (PILOT) agreement. As the surrounding infrastructure, employment base, and commercial demand expand in response to this project, this location offers exceptional positioning for both current use and future growth.

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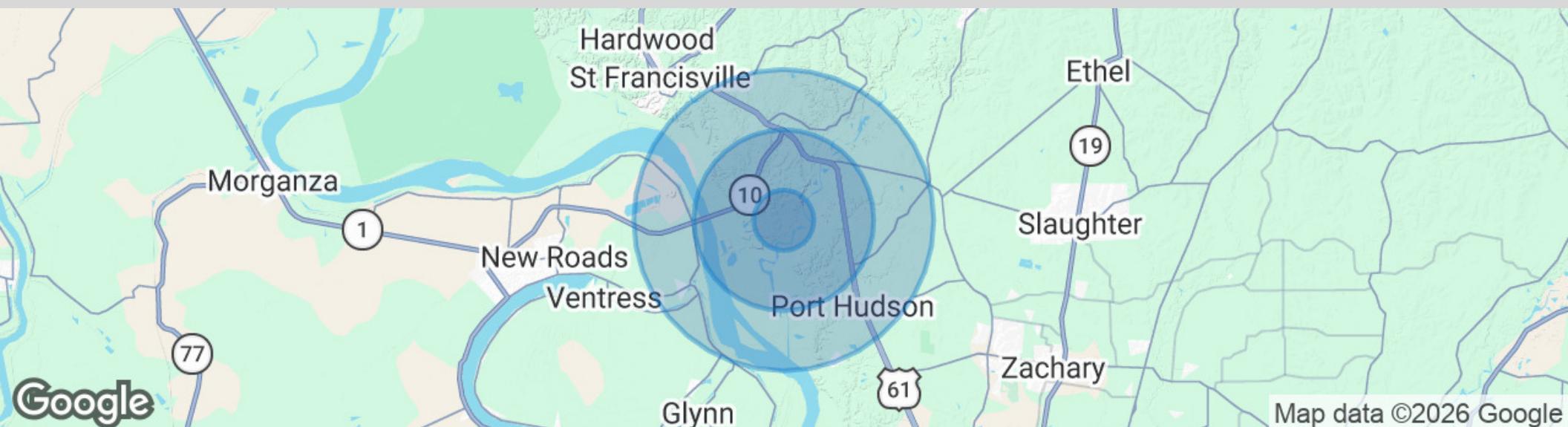


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	59	466	3,709
Average Age	42	44	43
Average Age (Male)	42	43	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	24	189	1,429
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$129,833	\$120,677	\$122,098
Average House Value	\$353,676	\$324,396	\$343,018

Demographics data derived from AlphaMap