

# 1321 AMBASSADOR CAFFREY PKWY

## OFFICE PARK WITH AMBASSADOR CAFFREY FRONTAGE

### BUILD TO SUIT OFFICE/RETAIL SPACE





RE/MAX Professional - 8556 Jefferson Hwy, Suite A, Baton Rouge, LA 70809

CELL: 225-252-4927 - OFFICE: 225-615-7755 - EMAIL: [ashleytferrer@gmail.com](mailto:ashleytferrer@gmail.com) - [www.ashleysellsbr.com](http://www.ashleysellsbr.com)



1321 CAFFREY OFFICE PARK

## OVERVIEW

### SUITE SIZE OPTIONS

- SUITE 1 - 4500 SQFT OFFICE/RETAIL SPACE THAT COULD ACCOMMODATE A DRIVE THROUGH FEATURE
- SUITE 2, 5, AND 6 - 4500 SQFT OFFICE/RETAIL SPACE
- SUITE 3 AND 4 - 4500 SQFT OFFICE/RETAIL SPACE; EACH BUILDING COULD BE DIVIDED INTO TWO 2250 SQFT SUITES

### LEASE RATE

\$35.00-\$40.00/SQFT TRIPLE NET LEASE

\*\*\*DEPENDING ON SIZE, LEASE TERM, AND INTERIOR BUILD OUT\*\*\*

### TRIPLE NET TERMS (CAM CHARGES)

\$5.00-\$5.50/SQFT PER YEAR

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## DEVELOPMENT HIGHLIGHTS

- 3 ACRE MEDICAL, PROFESSIONAL, RETAIL PARK WITH FRONTAGE TO AMBASSADOR CAFFREY NEAR THE INTERSECTION OF ERASTE LANDRY; ADJACENT TO THE NEW SHERWIN WILLIAMS RETAIL STORE
- WILL BUILD TO SUIT AND CUSTOMIZE TO TENNANTS NEEDS
- STAND ALONE BUILDINGS WITH EACH FEATURING DRIVE- UP PARKING
- FLEXIBLE FLOOR PLANS TO MEET YOUR NEEDS
- 9-12 MONTHS DELIVERY FROM LEASE EXECUTION

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EACH OFFICE INDEPENDENTLY OWNED AND OPERATED  
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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