

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 - www.ashleysellsbr.com

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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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