



OFFICE BUILDING FOR LEASE

Jefferson Brentwood

8440 Jefferson Highway, Baton Rouge, LA 70809

Presented By:

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VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Jefferson Brentwood is a full-service, 4-story, recently renovated, Class A office building located in the Essen-Bluebonnet office sub-market. Offering excellent access to I-12, I-10, the Baton Rouge CBD, and the Baton Rouge Health District, Jefferson Brentwood is a strategic location for companies that serve the Baton Rouge market. With multiple suite sizes, and configurations the subject offers considerable flexibility in accommodating a variety of space requirements. Jefferson Brentwood is located at the corner of Essen Lane and Jefferson Highway giving the property unparalleled access to both interstates, Baton Rouge Country Club, and some of the most sought-after residential neighborhoods in Baton Rouge. Jefferson Brentwood offers exceptional value and exposure in Baton Rouge's most sought-after office sub-market.

PROPERTY HIGHLIGHTS

- Excellent Access to I-12, I-10, Essen Lane & Jefferson Highway
- Class A Office Space
- Professional On-Site Management & Maintenance
- Convenient to Baton Rouge Country Club, Health District, and Baton Rouge CBD
- Covered Parking Available

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	1,842 - 7,039 SF
Lot Size:	2.78 Acres
Building Size:	62,747 SF

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**LEASE INFORMATION**

Lease Type:	Full Service
Total Space:	1,842 - 7,039 SF

Lease Term:	Negotiable
Lease Rate:	\$22.00 SF/yr

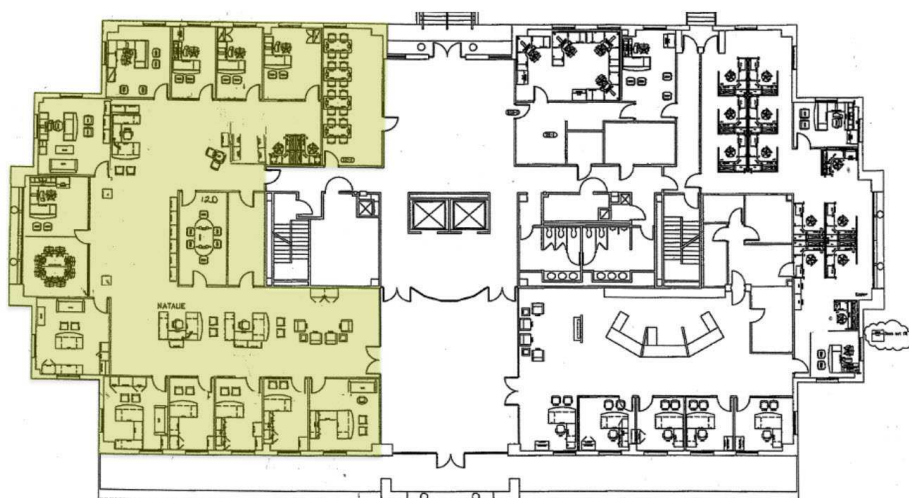
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	7,039 SF	Full Service	\$22.00 SF/yr
Suite 300	Available	3,271 - 6,675 SF	Full Service	\$22.00 SF/yr
Suite 400	Available	1,842 SF	Full Service	\$22.00 SF/yr

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SUITE 101

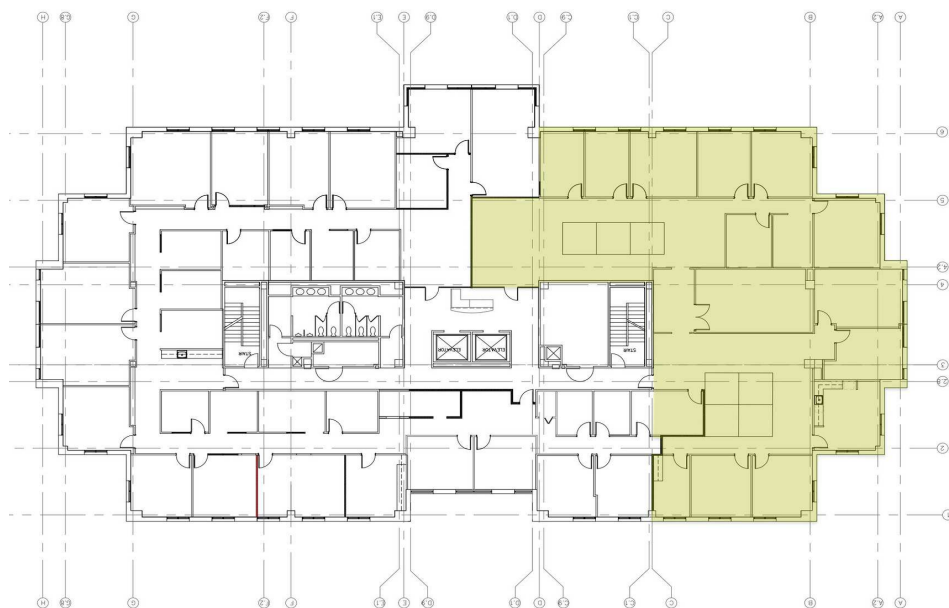
- +/- 7,039 SF first-floor office space
- Features 12 private offices around the perimeter of the space
- Layout supports 2-3 conference rooms for meetings or collaboration
- Opportunity to take exclusive control of the first floor kitchen/break area
- Flexible floor plan allows for customization and open workspaces
- Convenient ground-level access for employees and clients
- Ample natural light and professional finishes
- Available for immediate occupancy or buildout



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SUITE 300

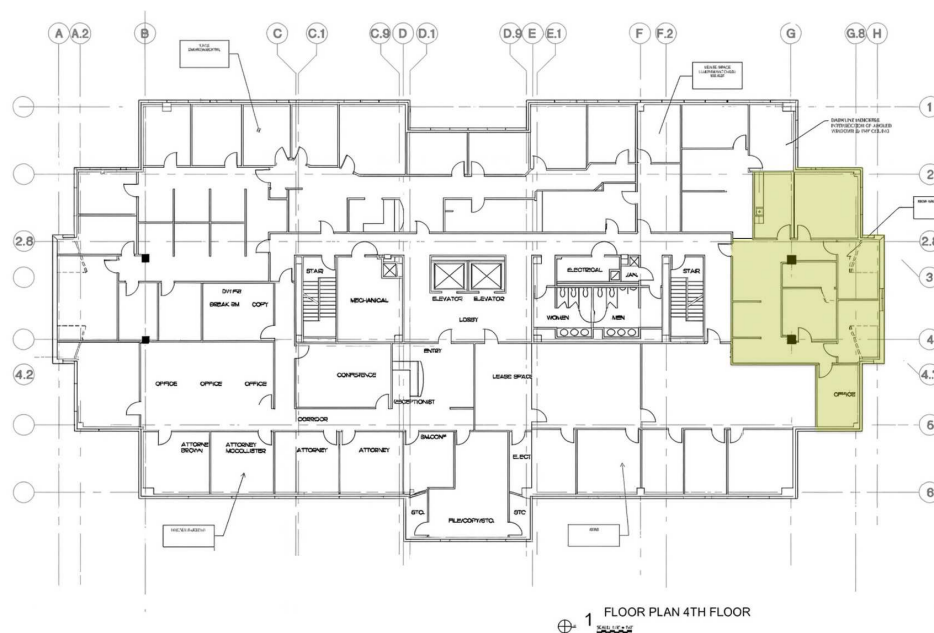
- +/- 6,675 SF third-floor office space with direct elevator exposure
- Highly customizable layout to suit tenant needs
- Ideal for a tenant build-out
- Natural layout potential for private offices, open workspace, and conference rooms
- Landlord open to tenant improvement discussions
- Prominent visibility off the elevator
- Flexible options for demising
- Demising options available upon request



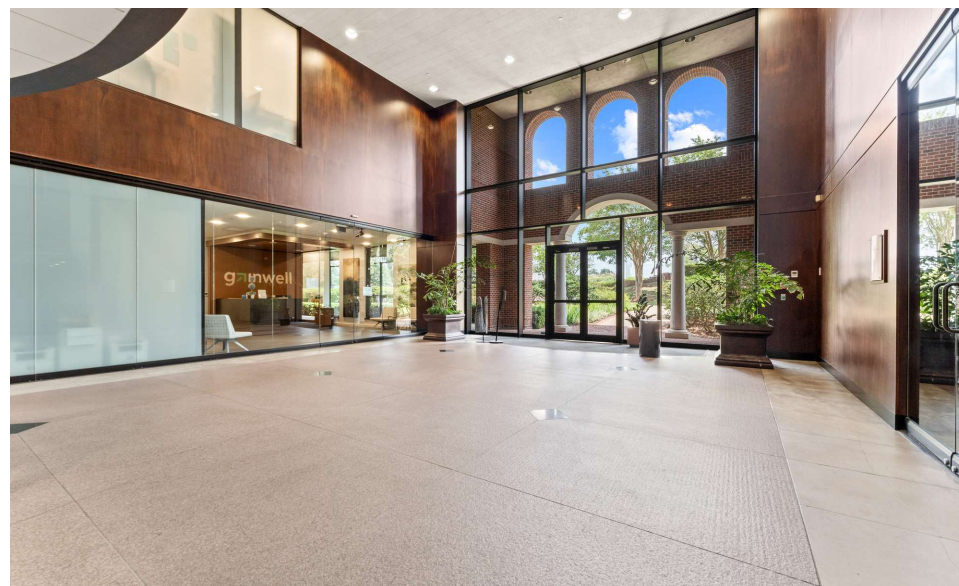
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SUITE 400

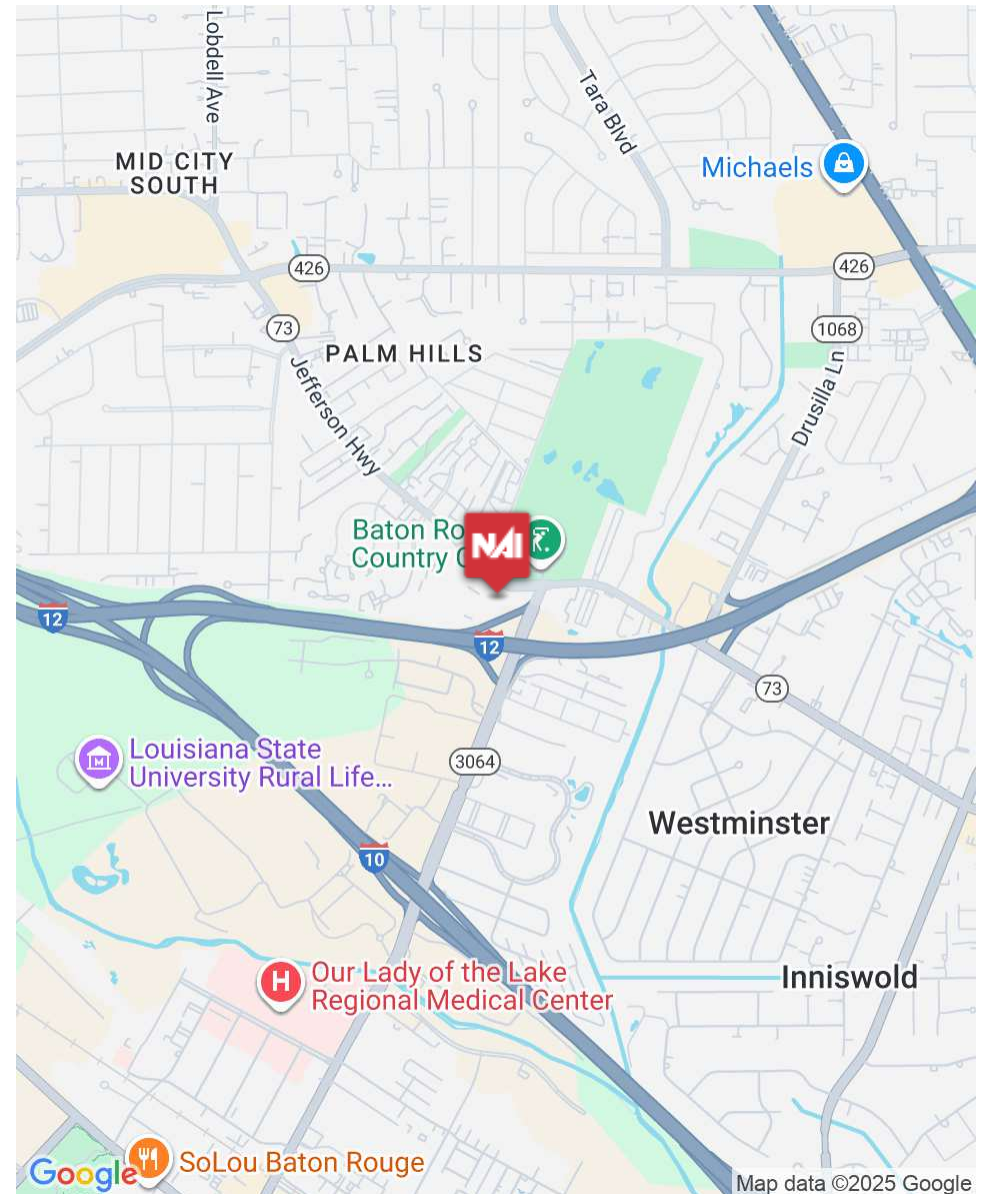
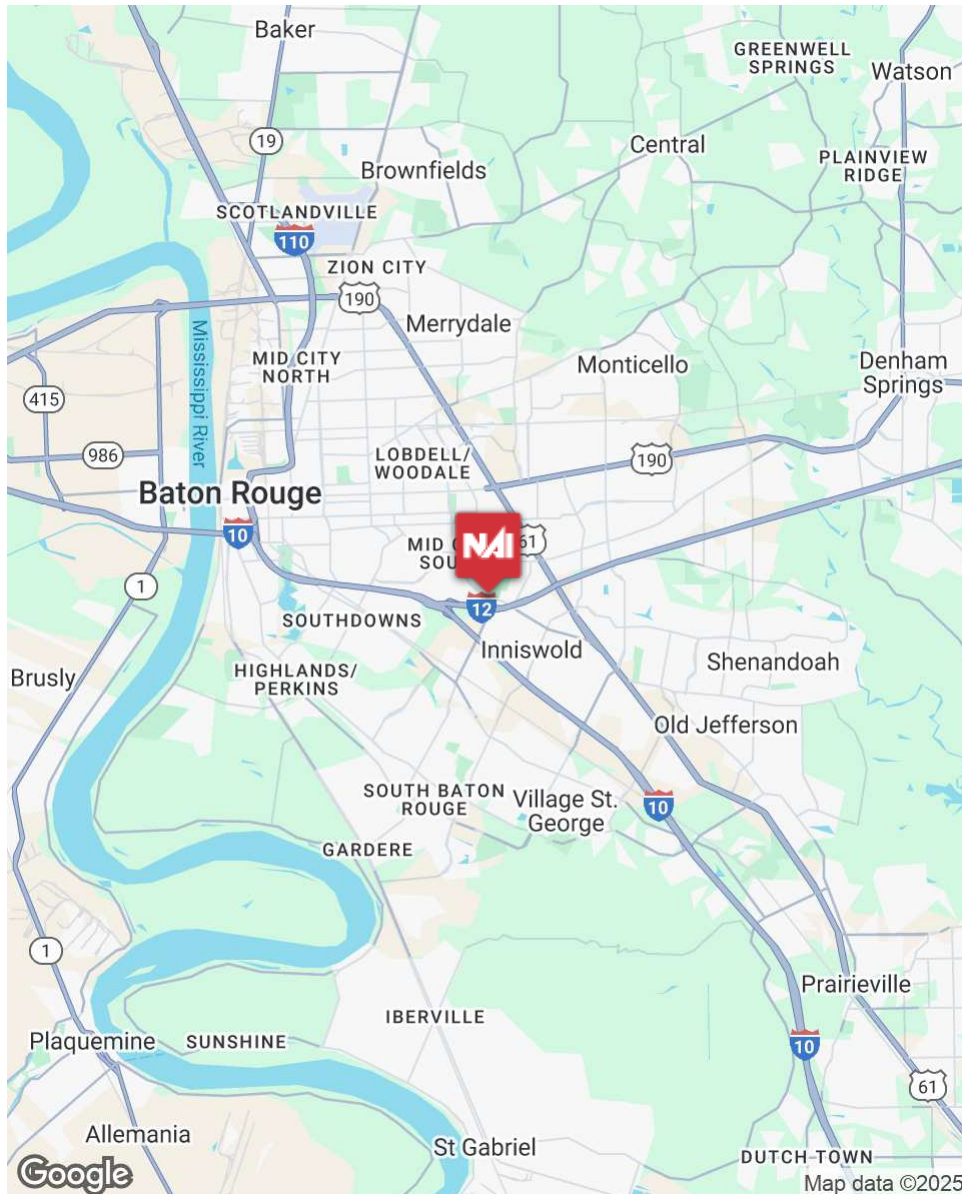
- ±1,842 SF fourth-floor office space
- Includes 3 private offices, conference area, and dedicated storage space
- Functional kitchen/break area in place
- Unique layout ideal for boutique firms, startups, or creative users
- Efficient footprint for a small team or satellite office
- Located on the top floor with potential for quiet, private work environment
- Available now; move-in ready with minor adjustments



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