

FOR LEASE BUILD-TO-SUIT

HIGHPOINT @ JEFFERSON OFFICE PARK

10315 JEFFERSON HIGHWAY, BATON ROUGE, LA 70809

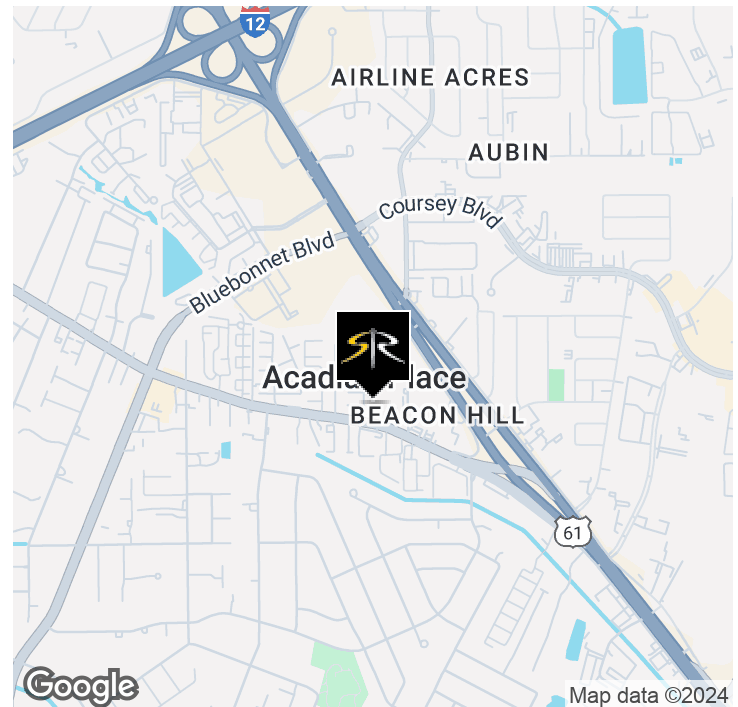


OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Lease Type:	Modified Gross (MG)
Available SF:	2,010 - 2,234 SF
Year Built:	2025

PROPERTY HIGHLIGHTS

- Build-to-Suit Office Park on Jefferson Hwy.
- Highpoint at Jefferson Office Park:
- Excellent Location between Airline Hwy. and Bluebonnet Blvd.
- Modern Construction, High-End Finishes
- Ample Parking
- 90' Jefferson Hwy. Frontage
- Modified Gross Leases
- Estimated Delivery Q3 2025
- Flood Zone "X"



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Highpoint at Jefferson Site Plan - Bldg. 1 (Under Construction)

LEASE INFORMATION

Lease Type:	Modified Gross	Minimum Divisible:	2,010 SF
Lease Term::	Negotiable	Maximum Contiguous:	2,234 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg. 1-A	LEASED	6,283 SF			Under Construction
Bldg. 1-B	Available	2,234 SF	Modified Gross	\$28.00 SF/yr	Finish to Suit
Bldg. 2-A	Available	2,010 SF	Modified Gross	\$28.00 SF/yr	Finish to Suit
Bldg. 2-B	LEASED	6,773 SF			Under Construction

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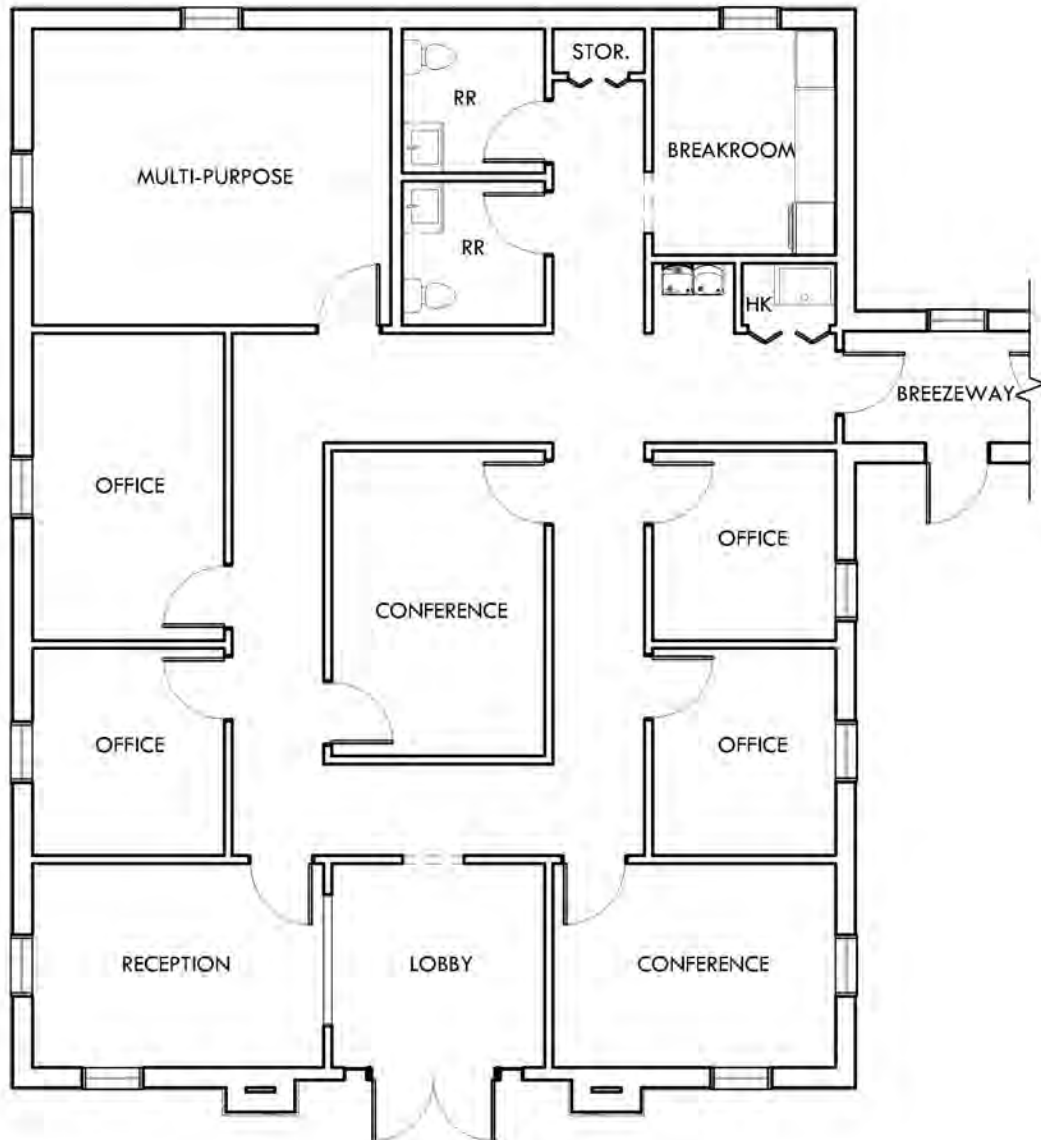
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Building 1
SUITE B
2,234 SF



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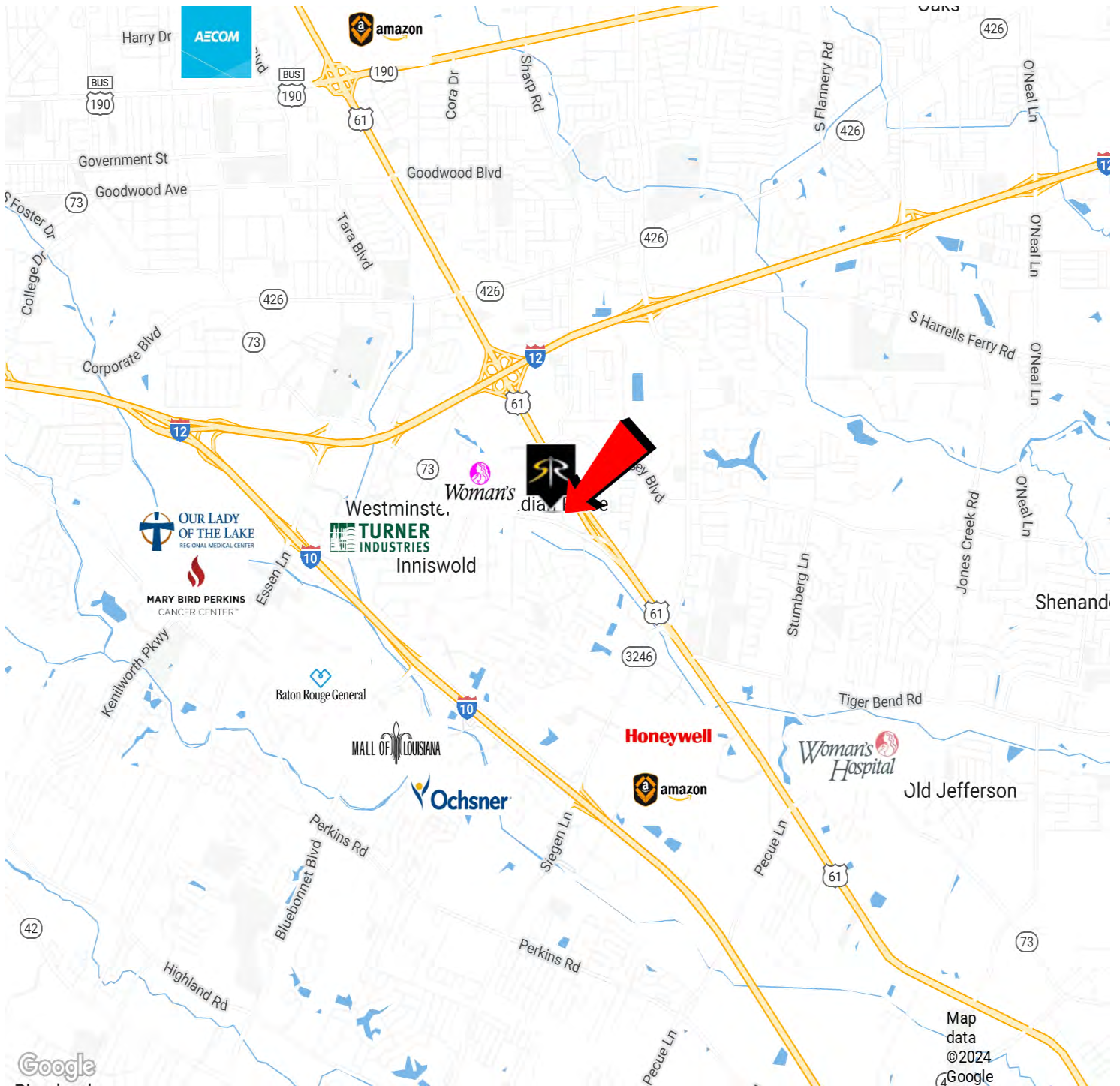


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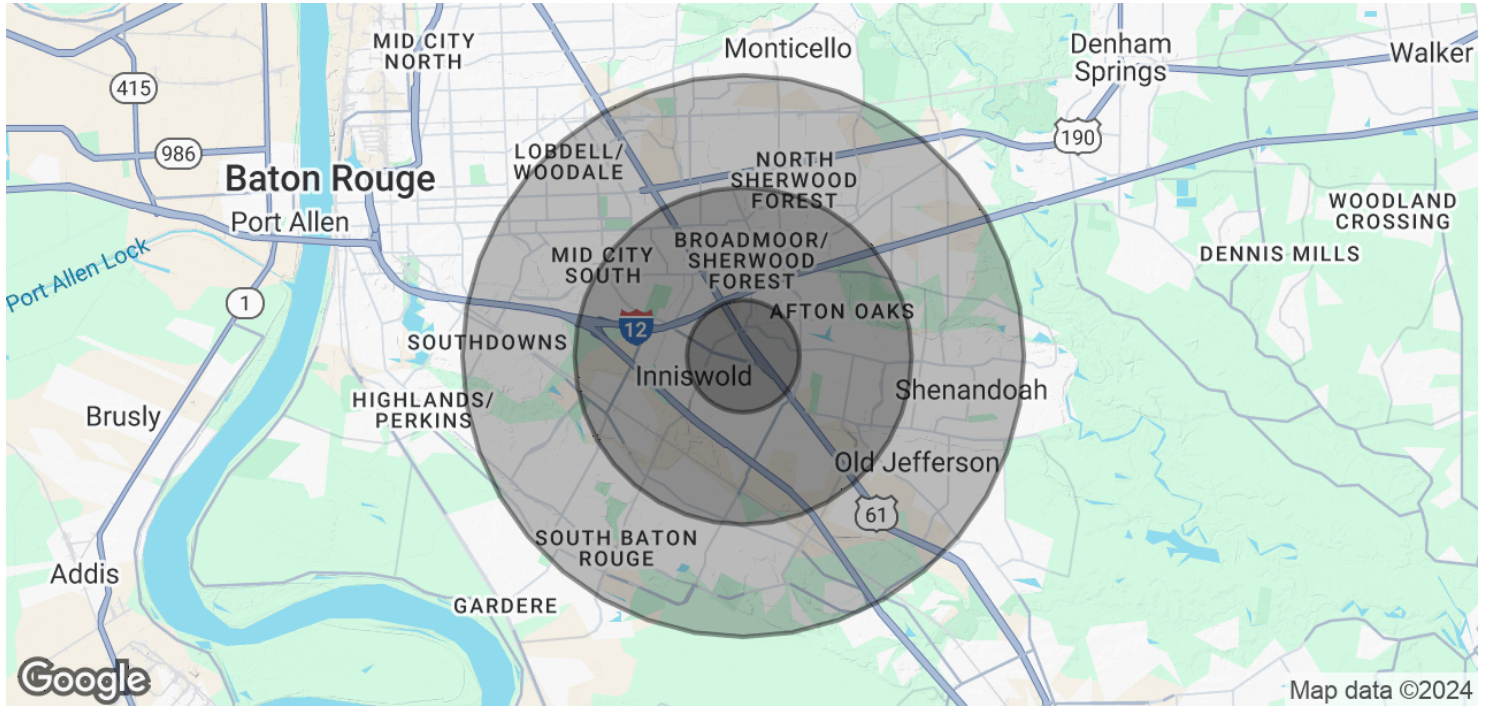
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,077	71,061	185,964
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,113	31,956	79,726
# Of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$96,623	\$95,903	\$97,260
Average House Value	\$254,864	\$319,751	\$330,780

Demographics data derived from AlphaMap

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