

OFFICE BUILDING FOR LEASE
OCTOBER 2024

PERKINS ROAD OFFICE PARK

7414 PERKINS RD.
BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Perkins Road Office Park is a premier professional office park located in the heart of Baton Rouge's health district. The office park offers full-service leases, ensuring that all of your business needs are met. The park has undergone recent renovations, providing a modern and professional environment for your business to thrive.

The location of the office park is ideal, with convenient access to major highways such as I-10 and I-12, making it easy for clients and employees to reach your business. Additionally, the office park is in close proximity to some of the city's top medical providers including Pennington Biomedical Center, Our Lady of the Lake Hospital, and Our Lady of the Lake Children's Hospital.

Perkins Road Office Park also offers ample parking, ensuring that your clients and employees will always have a place to park. Security cameras and controlled access add an extra layer of security, giving you peace of mind that your business is safe and secure. With its prime location and high-quality amenities, Perkins Road Office Park is the perfect place to establish your business.

PROPERTY HIGHLIGHTS

- Within the Baton Rouge Health District
- Convenient Access to I-10 and I-12
- Ample Parking
- Security Cameras and Controlled Access

SPACES	LEASE RATE	SPACE SIZE
B00 - G	\$15.50 SF/yr	1,236 SF
C - 190	\$16.50 SF/yr	1,651 - 4,429 SF
C - 191	\$16.50 SF/yr	2,778 - 4,429 SF
C - 208	\$15.50 SF/yr	3,443 - 5,820 SF
C - 260	\$15.50 SF/yr	2,377 - 5,820 SF



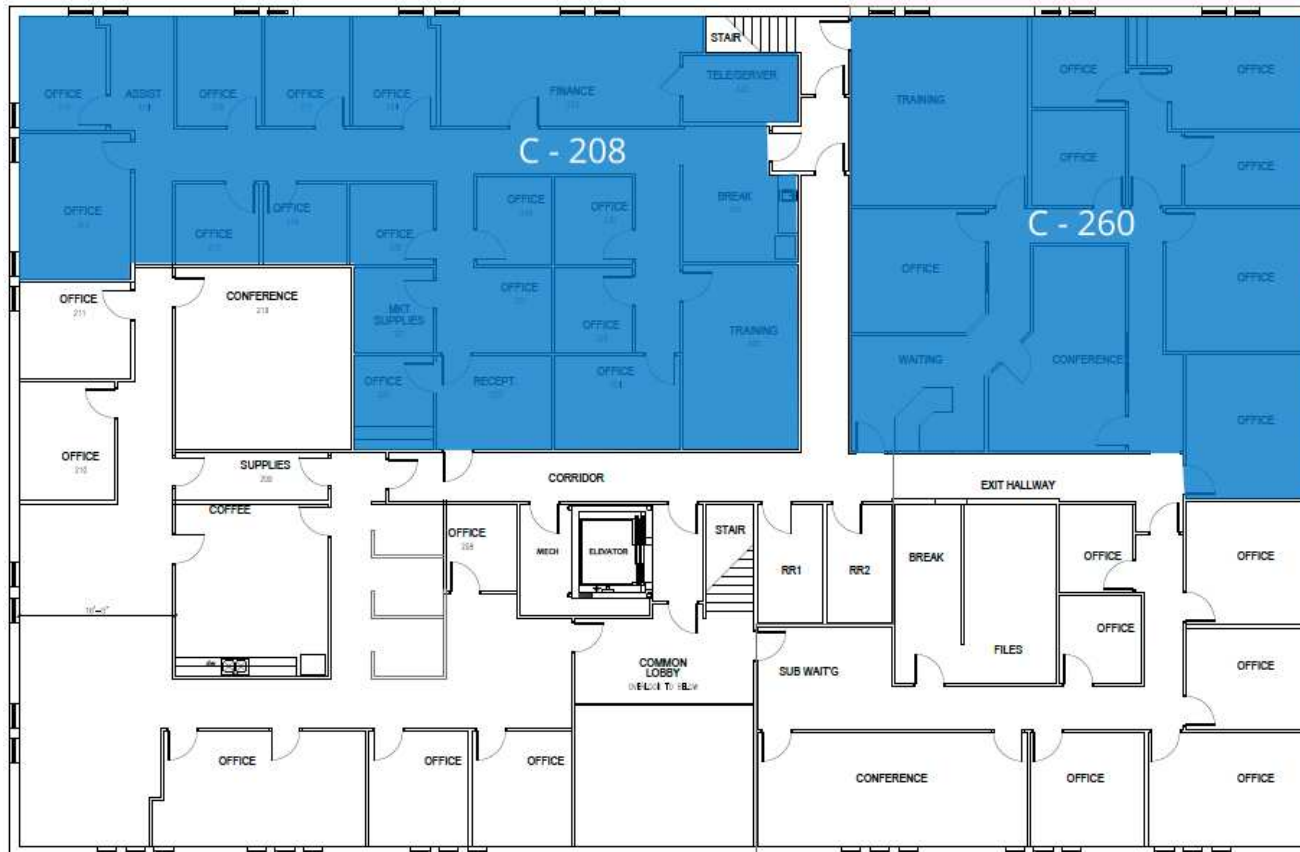
AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE	RATE
■	B00 - G	Available	1,236 SF	Full Service	\$15.50 SF/yr



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/ AREA OVERVIEW /

LOCATION OVERVIEW

BATON ROUGE MSA ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the state's flagship university and the largest institution of higher education. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation.

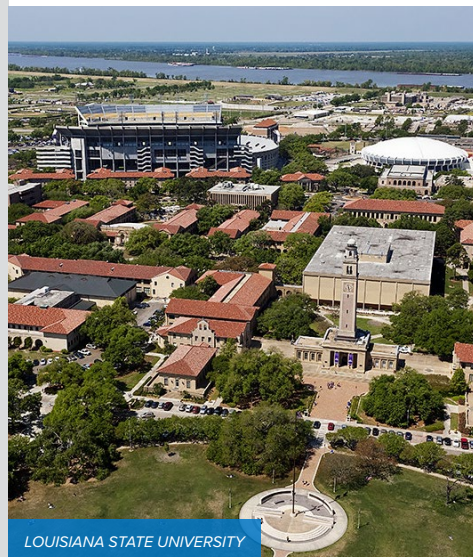
The Port of Greater Baton Rouge is the 8th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



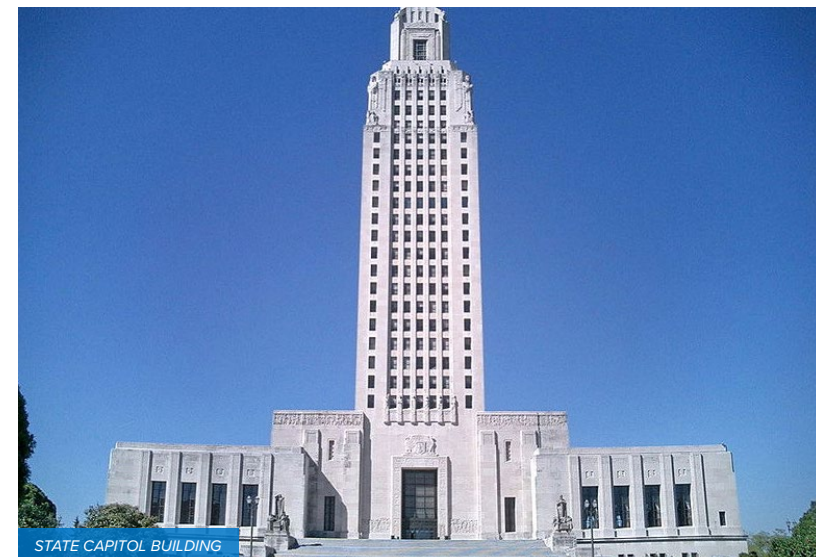
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LOUISIANA STATE UNIVERSITY



STATE CAPITOL BUILDING