

For Sale

QUAIL OAKS ATRIUM
6160 PERKINS RD, BATON ROUGE, LA 70808

\$2,450,000



PROPERTY INFO:

- 20,788 rentable square feet +/-
- Located at 6160 Perkins Road in East Baton Rouge Parish
- 93.5% leased office building for sale
- NOI \$164, 265
- Located on Perkins Road centrally located between College & Essen Ln.
- New flat roof was installed in 2019
- New Atrium roof and shingles were installed in 2022
- Located on Perkins Road centrally located between College & Essen Ln.
- Historically this office space has remained leased, ideal for any investor looking for good returns

CHARLIE COLVIN d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

CLAY FURR d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Sale



CHARLIE COLVIN d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

CLAY FURR d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Sale

QUAIL OAKS ATRIUM
6160 PERKINS RD, BATON ROUGE, LA 70808

\$2,450,000



CHARLIE COLVIN d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

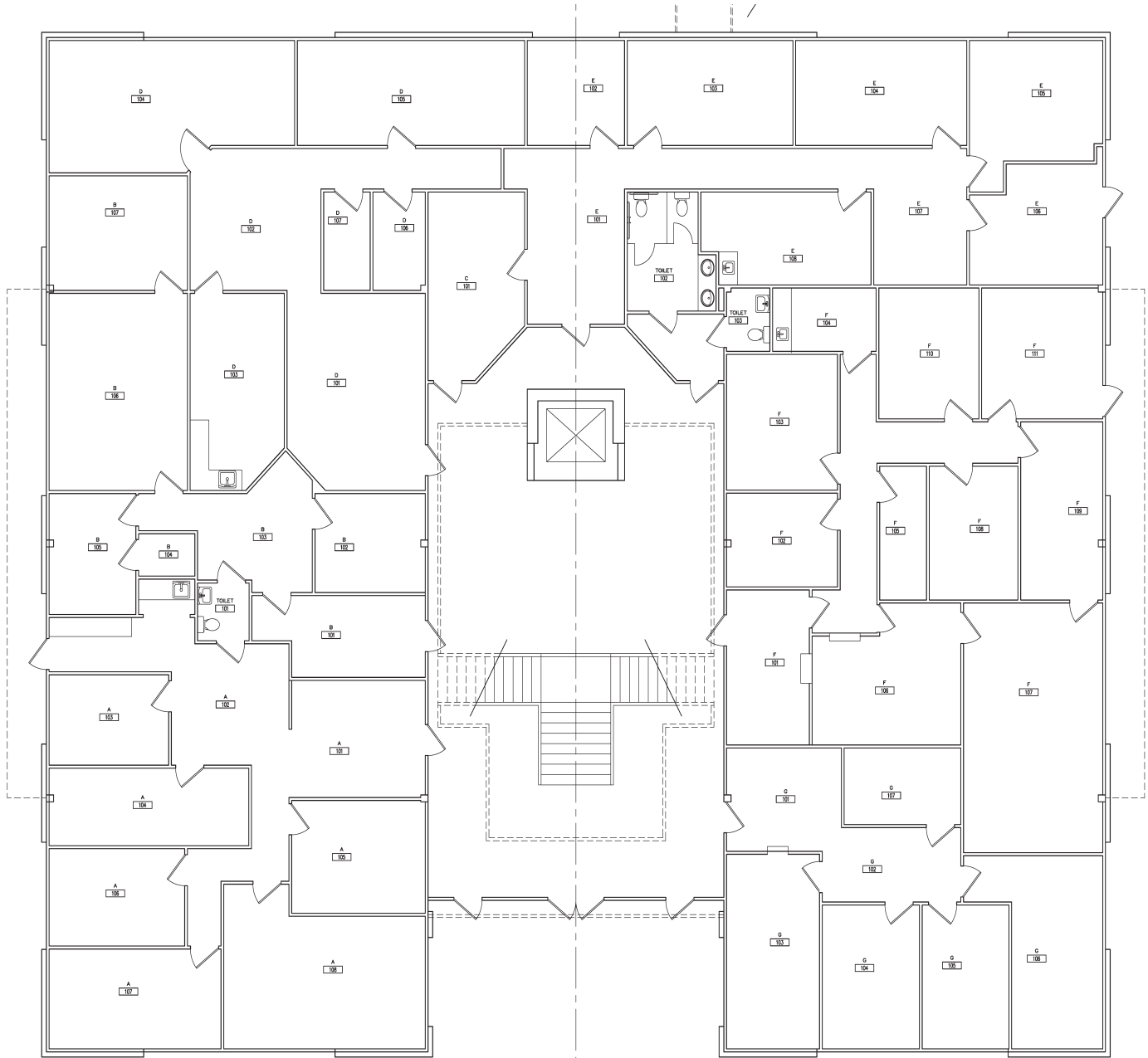
CLAY FURR d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Sale

QUAIL OAKS ATRIUM
6160 PERKINS RD, BATON ROUGE, LA 70808

\$2,450,000



1 EXISTING 1ST FLOOR
FLOOR PLAN

SCALE: 3/16"=1'-0"

GENERAL NOTE:
DIMENSIONS SHOWN ARE ONLY A GUIDE
ACTUAL DIMENSIONS MAY VARY
STUD WALLS SHOWN ARE BASED ON 3 1/2"
TYP

CHARLIE COLVIN d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

CLAY FURR d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

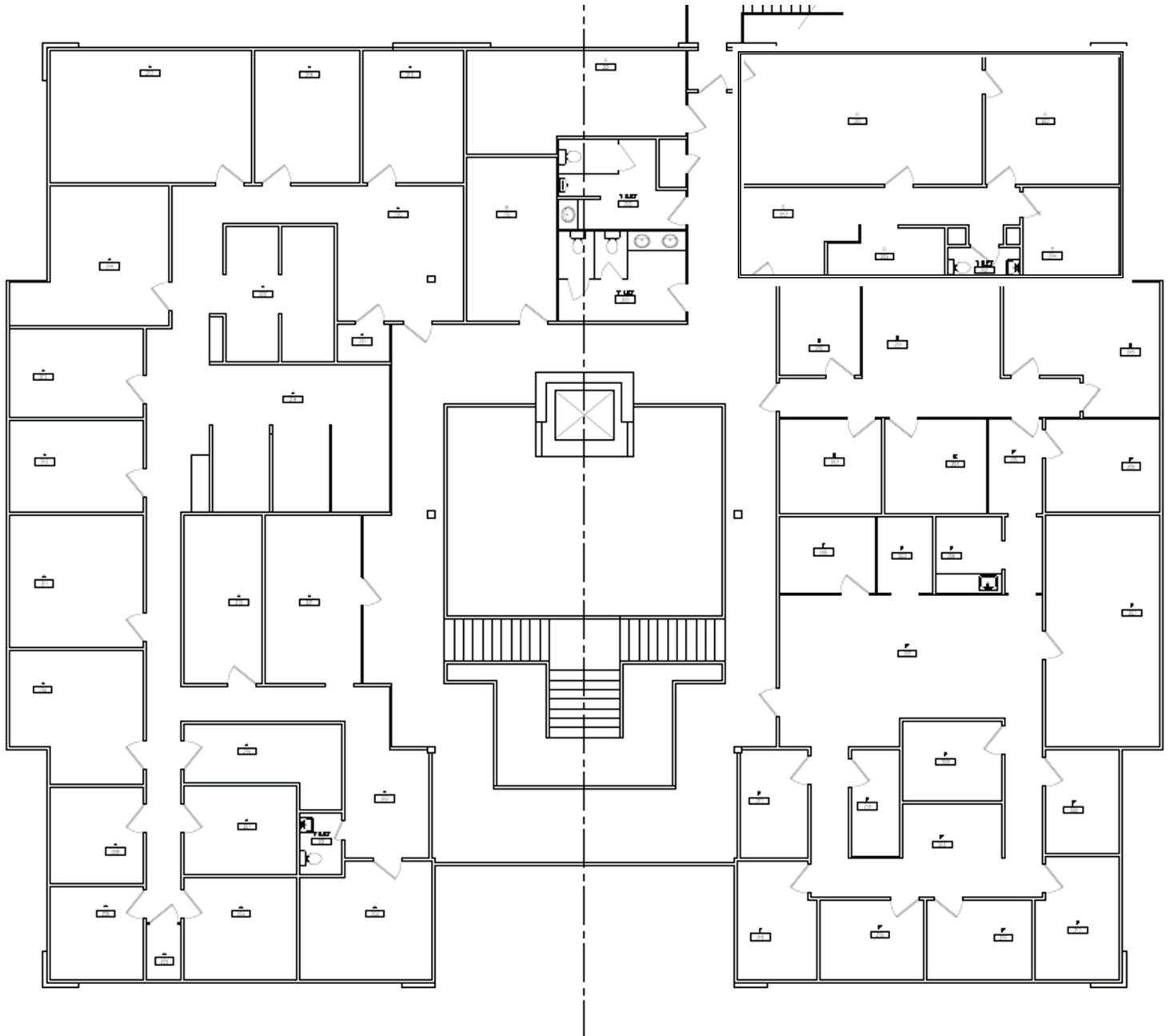
Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Sale

QUAIL OAKS ATRIUM

6160 PERKINS RD, BATON ROUGE, LA 70808

\$2,450,000



1 EXISTING 2ND FLOOR
FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 07/15/2024
DRAWN BY: JAC
CHECKED BY: JAC
TOTAL

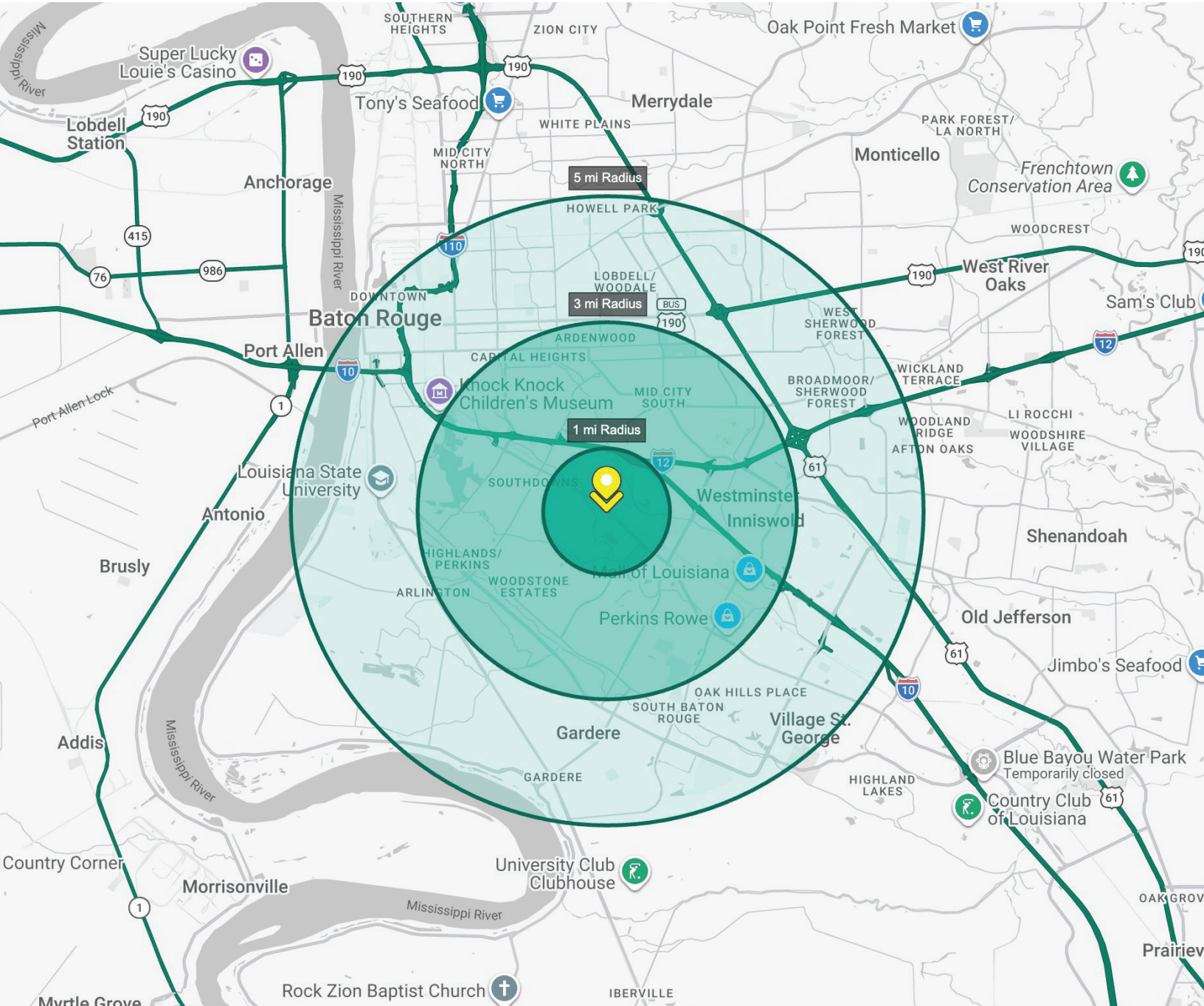
CHARLIE COLVIN | d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

CLAY FURR | d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

For Sale

QUAIL OAKS ATRIUM
6160 PERKINS RD, BATON ROUGE, LA 70808

\$2,450,000



CHARLIE COLVIN d [225] 408-6593 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

CLAY FURR d [225] 408-6593 | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.