



EXECUTIVE SUMMARY

Louisiana Office Portfolio

Baton Rouge & New Orleans, LA

Presented By:

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OFFERING SUMMARY - LOUISIANA OFFICE PORTFOLIO

NAI Rampart, as the sole and exclusive agent for SHRLA, LLC (the "Owner"), is pleased to present the opportunity to acquire the Louisiana Office Portfolio. This offering consists of three institutional-quality office buildings located in Baton Rouge and New Orleans, Louisiana. Two of the assets are strategically situated in the Acadian/College submarket of Baton Rouge, while the third asset is located in the highly desirable Metairie submarket of New Orleans.

The portfolio encompasses a total of approximately 253,595 square feet of Net Rentable Area, with an average occupancy rate of 86% while generating a cumulative 2024 Net Operating Income (NOI) of \$2,150,482, not including a 13% increase from recent leasing activity. While the Owner's primary objective is to sell the portfolio in its entirety, proposals for individual properties will also be considered.

The acquisition of this portfolio provides investors with immediate access to Louisiana's two largest MSAs—Baton Rouge and New Orleans—both of which are experiencing significant economic momentum. These markets are beneficiaries of recently announced projects totaling \$55.3 billion, spanning a diverse range of industries from Amazon fulfillment centers to major upstream and midstream oil and gas developments.

ACADIAN CENTRE 2431 S. ACADIAN THRU BATON ROUGE, LA 70808

Class	A
Total Building Area	83,000 SFG
Net Rentable Area	74,589 SFR
Year Built	1983
Lot Size	4.60 Acres
Parking	+/- 273 (3.66:1,000 SF)
Occupancy	85%
2024 NOI	\$688,955.71

CITIPLACE CENTRE I 2600 CITIPLACE DRIVE BATON ROUGE, LA 70808

Class	A
Total Building Area	84,640 SFG
Net Rentable Area	82,023 SFR
Year Built	2003
Lot Size	4.83 Acres
Parking	+/- 230 (3:1,000 SF)
Occupancy	82%
2024 NOI	\$644,377.59

LATTER CENTER WEST 2800 VETERANS BOULEVARD METAIRIE LA 70002

Class	B
Total Building Area	124,182 SFG
Net Rentable Area	96,983 SFR
Year Built	1979
Lot Size	2.73 Acres
Parking	+/- 334 (3.5:1,000 SF)
Occupancy	92%
2024 NOI	\$817,149.25

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