

OFFICE BUILDING FOR SALE & LEASE  
DECEMBER 2024

# BARINGER OFFICE BLOCK

9373 BARINGER FOREMAN  
RD.  
BATON ROUGE, LA

stirling







### PROPERTY DESCRIPTION

Baringer Office Block is South Baton Rouge's premier professional and medical office park. The property is located south of Woman's Hospital at the signalized intersection of Airline Hwy. and Baringer Foreman Road near Long Farm Village. It is adjacent to The Crossing (retail development) and Baringer Foreman Tech Park. Two of the five buildings have been completed along with all of the infrastructure of the development including parking, two forms of ingress and egress, and pylon signage.

Lease options range from 1,500 sq. ft. up to 10,685 sq. ft with turn-key build-out packages. Turn-key build to suit packages available for pad sites 4, & 5.

### PROPERTY HIGHLIGHTS

- Build to suit packages available
- Turnkey delivery of office space negotiable
- Close proximity to Woman's Hospital, The Crossing, and Long Farm Village
- +/- 65,000 vehicles per day travel this section of Airline Hwy. east and westbound

**W. FOSTER MURPHY**

Licensed in LA

225.329.0282

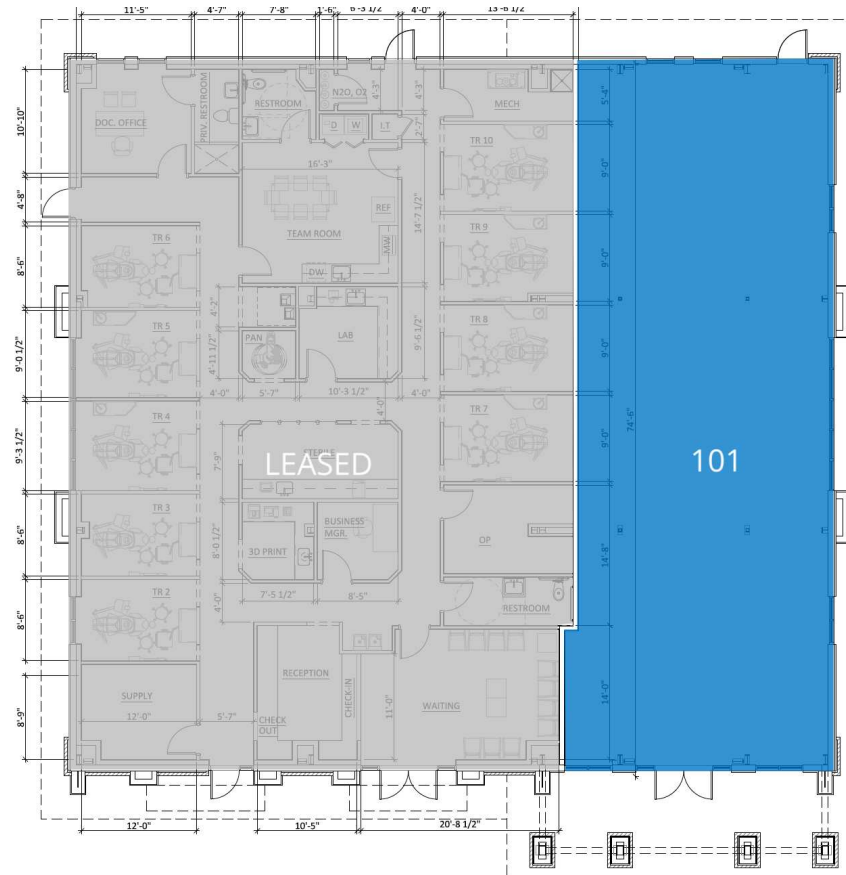
fmurphy@stirlingprop.com

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### OFFERING SUMMARY

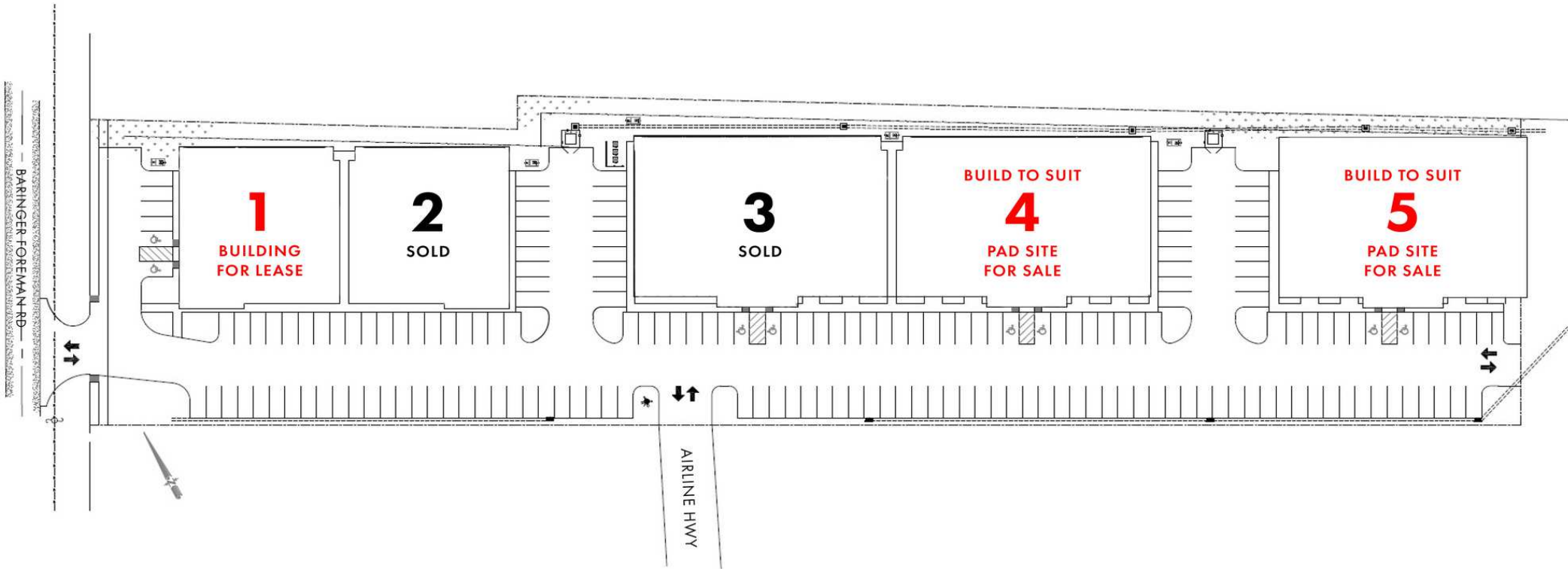
<b>Sale Price:</b>	\$75.00 / SF
<b>Starting Lease Rate:</b>	\$22.00 SF/yr (MG)
<b>Condominium Fee:</b>	\$1.00 PSF
<b>Available SF:</b>	2,072 - 10,685 SF
<b>Pad 4:</b>	10,685 SF
<b>Pad 5:</b>	10,685 SF
<b>Building 1 Suite 101:</b>	2,072 SF

Member of  RETAIL BROKERS NETWORK



### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Available	2,072 SF	Modified Gross	\$22.00 SF/yr	Condo Fee \$1.00 PSF Annually



Barringer Office Block Site Plan



# stirling

## BARINGER OFFICE BLOCK

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,923	45,977	114,906
Average Age	33.1	38.0	37.8
Average Age (Male)	31.2	36.8	36.6
Average Age (Female)	35.1	39.2	38.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	674	17,882	45,922
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$69,416	\$88,676	\$83,866
Average House Value	\$252,998	\$345,940	\$339,057

2020 American Community Survey (ACS)