



BROCHURE

The Offices at Highland Business Park

18163 East Petroleum Drive, Baton Rouge, LA 70809

Presented By:

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PROPERTY DESCRIPTION

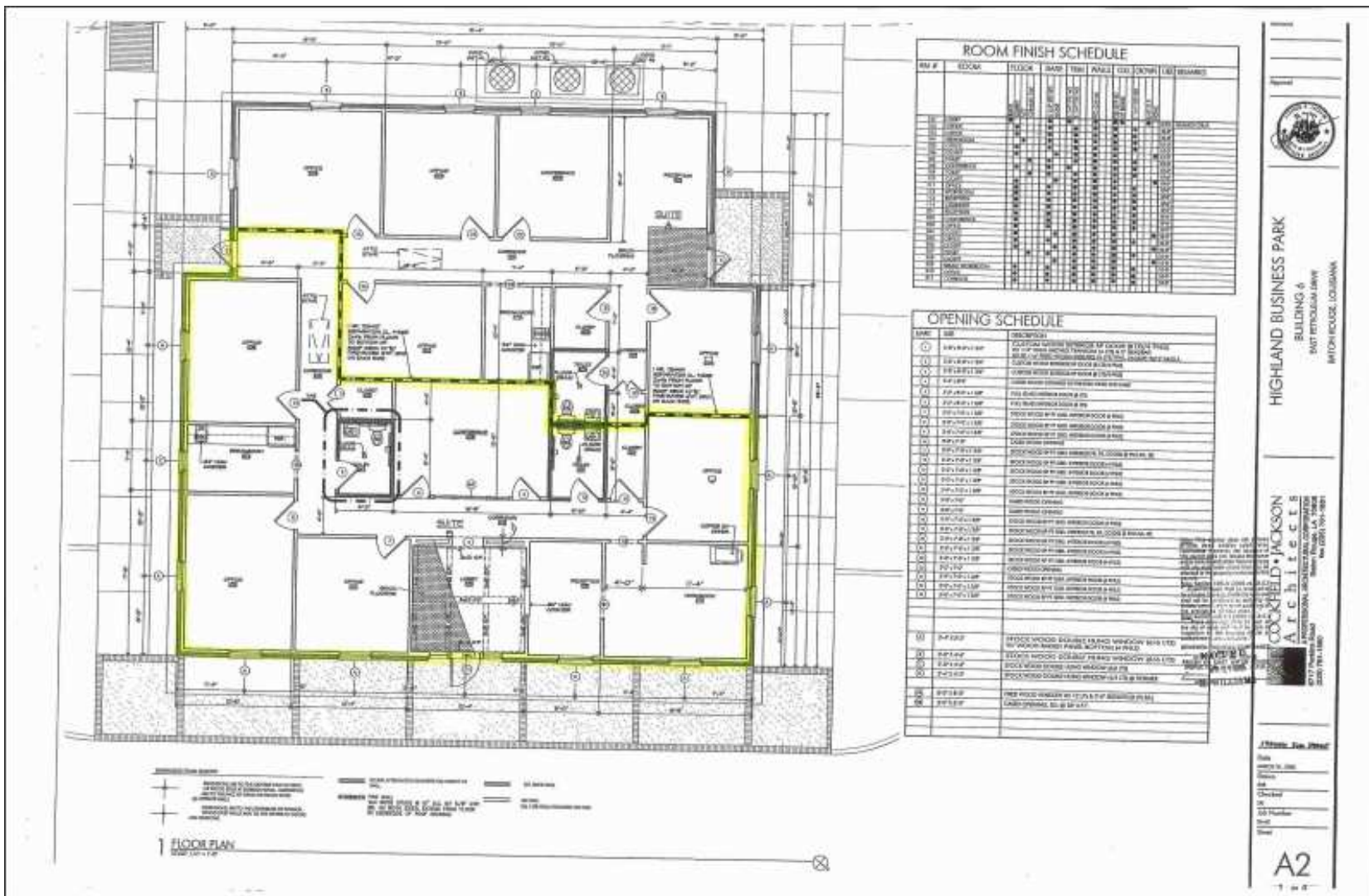
Located in the sought-after Highland Business Park, this well-maintained garden-style office building offers 3,416 square feet of professional space and is available for lease as a whole or can be divided into two suites. The building is positioned less than one mile from I-10, providing excellent accessibility for employees and clients alike. Suite 100 includes approximately 2,014 SF and features five private offices, a conference room, kitchenette, and a reception area with a dedicated waiting room, ideal for a client-facing business or administrative use. Suite 200, at 1,402 SF, offers six private offices, a kitchenette, and dual exterior exits on both sides of the building, providing flexibility for team access or separate entry points. Whether leased together or separately, this building delivers a professional, functional environment in a premier commercial location.

OFFERING SUMMARY

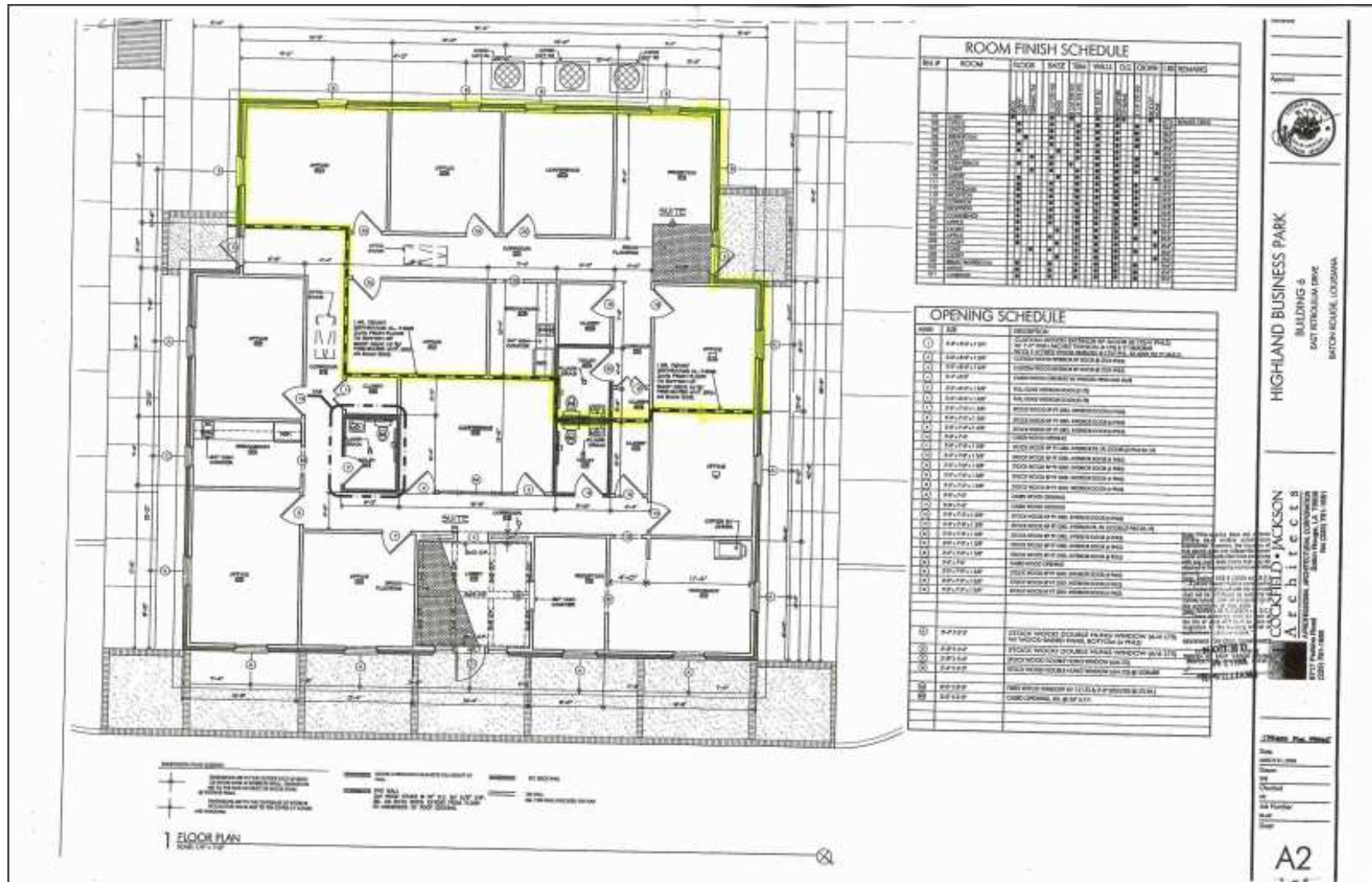
Lease Rate:	\$19.70 - \$20.50
Available SF:	1,402 - 3,416 SF
Lot Size:	0.37 Acres
Building Size:	3,416 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	82	785
Total Population	4	212	2,024
Average HH Income	\$183,482	\$183,482	\$184,293

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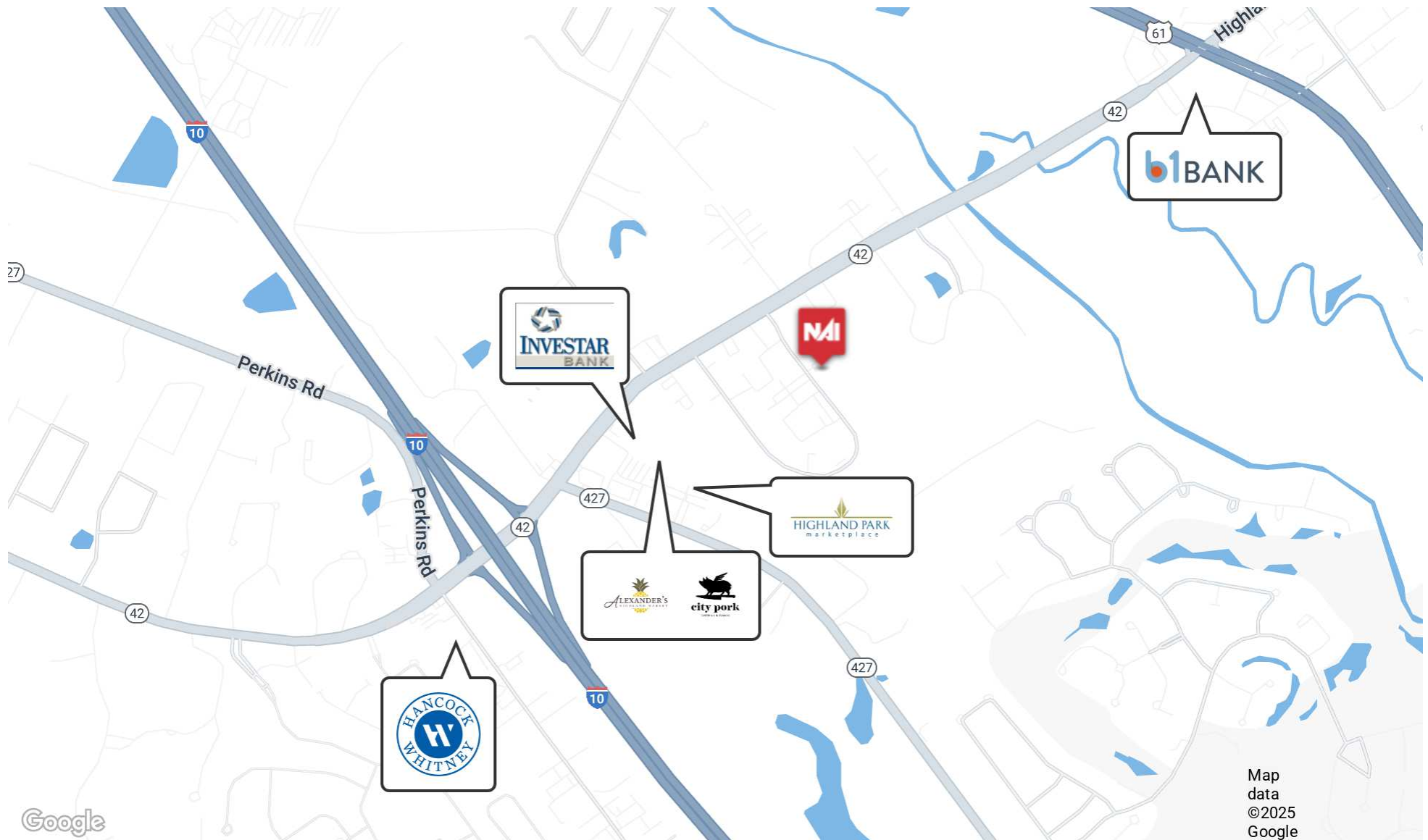


Suite 100

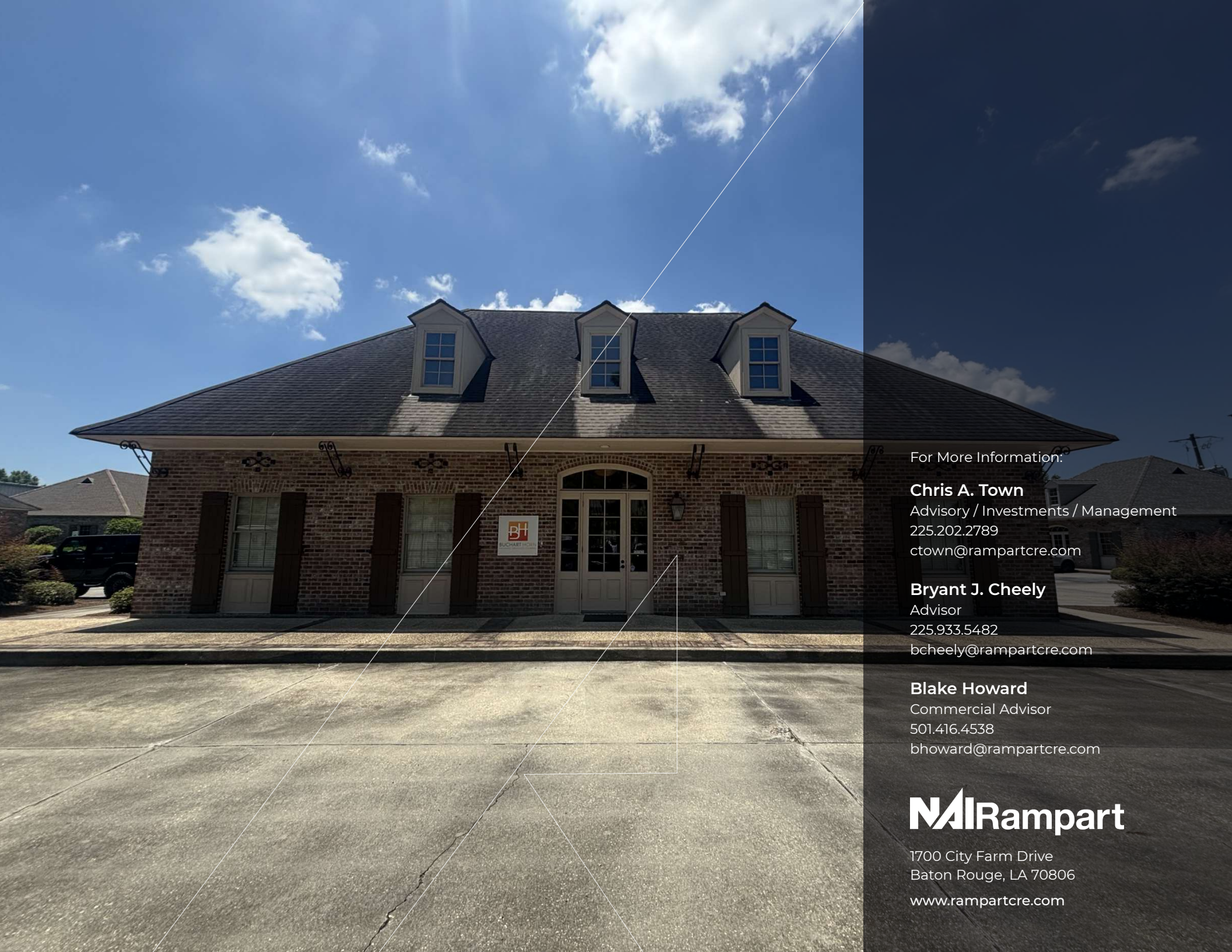




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