



Office Space for Lease

OVERVIEW

9555 Antioch Rd, Suite A, Baton Rouge, LA 70817

**Working Together
for You.**

Robert Pettit

Direct: (225) 769-0405

Email: Robert@waterspettit.com

Jeremy Hix

Direct: (225) 921-1256

Email: Jeremy@waterspettit.com

Waters & Pettit

Commercial Real Estate

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809



Approximately 1,700 SF of flexible office or professional space available in the well-established Long Farm Office Park.

Excellent visibility and accessibility along Antioch Road, with proximity to major retail, dining and residential neighborhoods in southeast Baton Rouge. The suite features a functional layout ideal for professional offices, financial services, or general business use.

Join other established tenants in a clean, professional environment with strong daytime traffic and convenient access to I-10. Available now; showings by appointment.

AVAILABLE SF:	1,700 +/- SF
LEASE RATE:	\$26/SF/Year, Modified Gross
EXPENSES:	\$2/SF CAMs
BUILDING CLASS:	Class A
ZONING:	PUD

Please contact listing agent for more information.



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Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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PHOTOS

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SUITE HIGHLIGHTS

- Class A brick construction
- Glass-front entry with covered stoop
- Open teller/reception hall
- Private offices and conference room
- Stone feature wall and LED lighting
- Dedicated surface parking



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FLOOR PLAN

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Suite A • 1,700 +/- SF • Long Farm Office Park

Plan shown for reference only; not to scale. Verify all dimensions.



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AERIAL

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LOCATION

Antioch Road at Airline Highway, minutes from I-10 in fast-growing southeast Baton Rouge.

NEIGHBORING RETAIL

Rouses Market, Starbucks, Five Guys, Zaxby's, Orangetheory Fitness, Wildwood Pizza, AT&T, Massage Envy.

DAYTIME DRAW

Adjacent multifamily and dense residential rooftops feed strong daytime traffic past the site.