



4TH FLOOR OFFICE SUITE FOR SUBLEASE

Jefferson Brentwood

8440 Jefferson Highway, Baton Rouge, LA 70809

Presented By:

Dex Shill

Commercial Sales & Leasing

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PROPERTY DESCRIPTION

Jefferson Brentwood is a full-service, 4-story, recently renovated, Class A office building located in the Essen-Bluebonnet office sub-market. Offering excellent access to I-12, I-10, the Baton Rouge CBD, and the Baton Rouge Health District, Jefferson Brentwood is a strategic location for companies that serve the Baton Rouge market. Jefferson Brentwood is located at the corner of Essen Lane and Jefferson Highway giving the property unparalleled access to both interstates, Baton Rouge Country Club, and some of the most sought-after residential neighborhoods in Baton Rouge. Jefferson Brentwood offers exceptional value and exposure in Baton Rouge's most sought-after office sub-market.

PROPERTY HIGHLIGHTS

- Excellent Access to I-12, I-10, Essen Lane & Jefferson Highway
- Class A Office Space
- Professional On-Site Management & Maintenance
- Convenient to Baton Rouge Country Club, Health District, and Baton Rouge CBD
- Covered Parking Available

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	7,885 SF
Lot Size:	2.78 Acres
Building Size:	62,747 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,359	29,478	84,564
Total Population	6,702	65,891	204,619
Average HH Income	\$82,739	\$77,137	\$71,985

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SUBLEASE SPACE

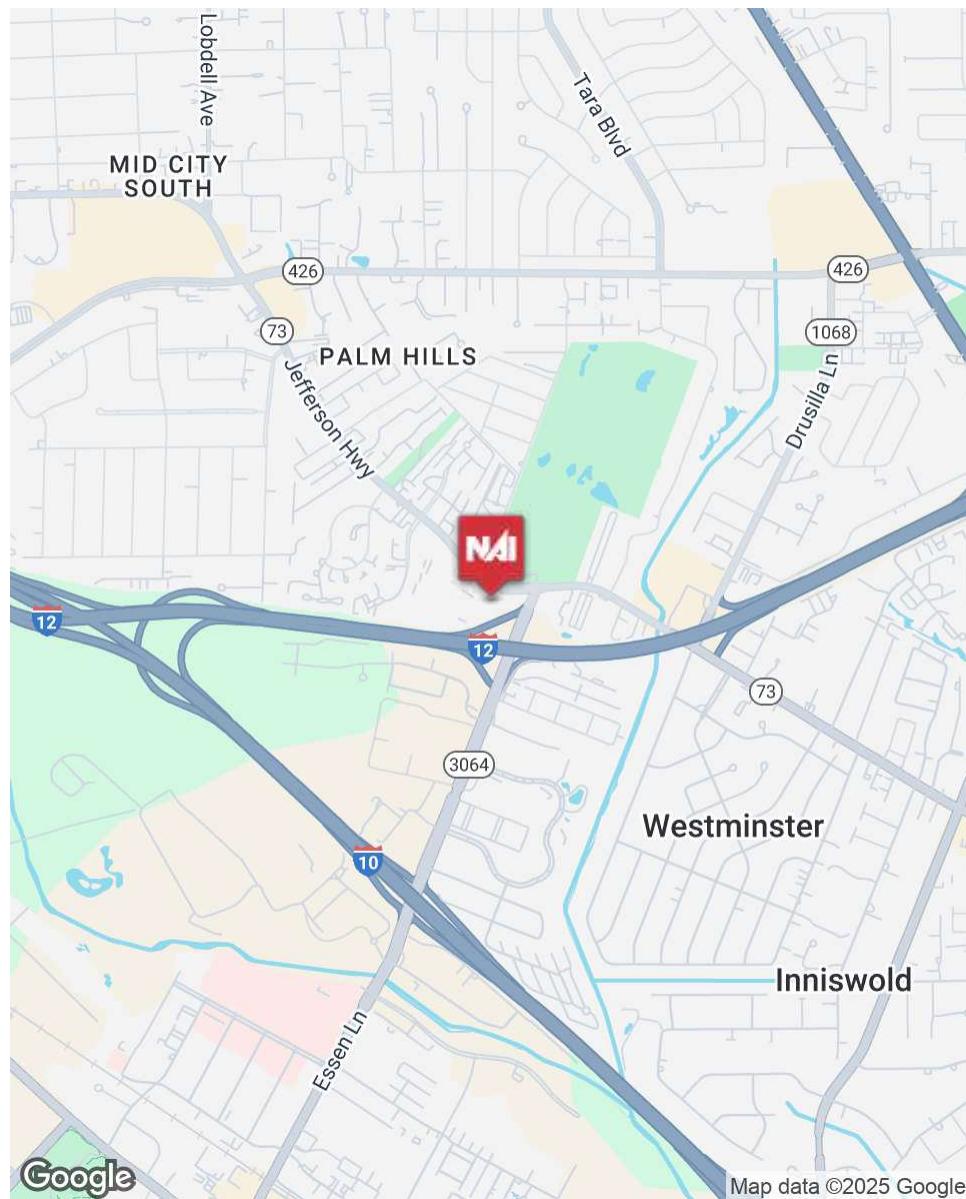
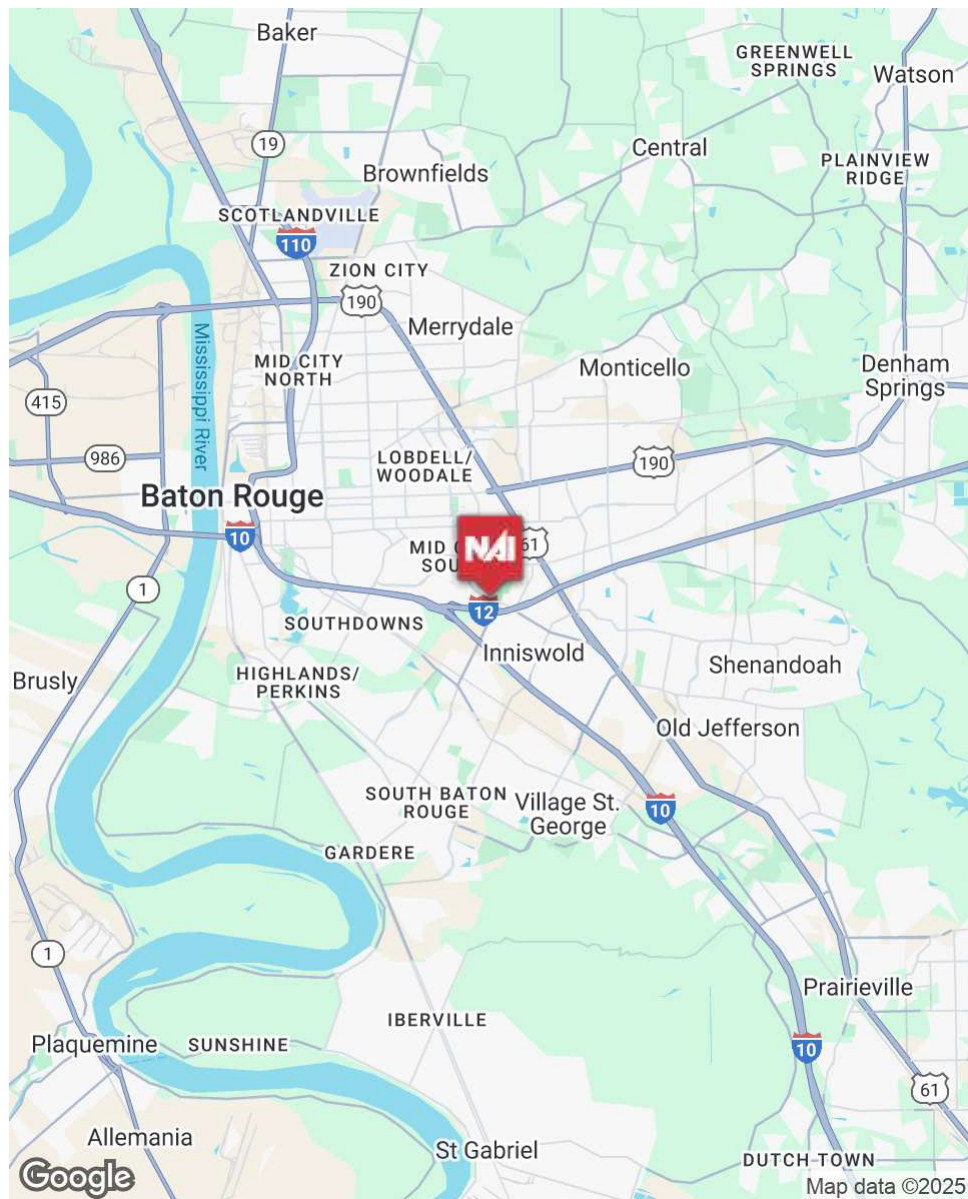
- ±7,885 SF fourth-floor office space
- Includes +/- 14 private offices, conference area, and cubicle area
- Traditional office layout with a mix of private offices and cubicle space
- Located on the top floor with potential for quiet, private work environment
- Available now; move-in ready



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For More Information:

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