



# CLASS A OFFICE SPACE IN LUBA BUILDING NEAR CORPORATE BLVD

2351 ENERGY DR BATON ROUGE, LA 70808



## OFFERED: FOR LEASE

## LEASE RATE: \$18.00 SF/YR [FULL SERVICE]

### 236 - 3,415 SF

- Class A Office Building with professional lobby and landscaping
- Monument signage, Large parking lot, Covered employee break area
- Central location in Corporate Blvd corridor with easy access to I-10

#### CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- The LUBA building is located on Energy Drive a few hundred feet north of Corporate Blvd and a 0.6-mile drive from Interstate 10 at College Drive.
- This three-story, multi-tenant office building features first-class quality and full-service leases with an oversized parking lot and central location in the Corporate Blvd corridor.
- The professionally maintained landscaping, welcoming entryways and lobby, and easy access is perfect for client visits and employee convenience. The building also features a covered break area for employee use and monument signage space for tenants.
- Other tenants currently in the building: LUBA Workers' Comp, UtiliWorks, Frazee Recruiting Consultants Inc., Congressman Garret Graves

## LOCATION SUMMARY

- This location puts your business in the center of other office buildings while still having quick access to many parts of Baton Rouge via Interstate 10 and College Drive.
- Nearby retail developments also house various restaurants and bars for client entertaining of all types.

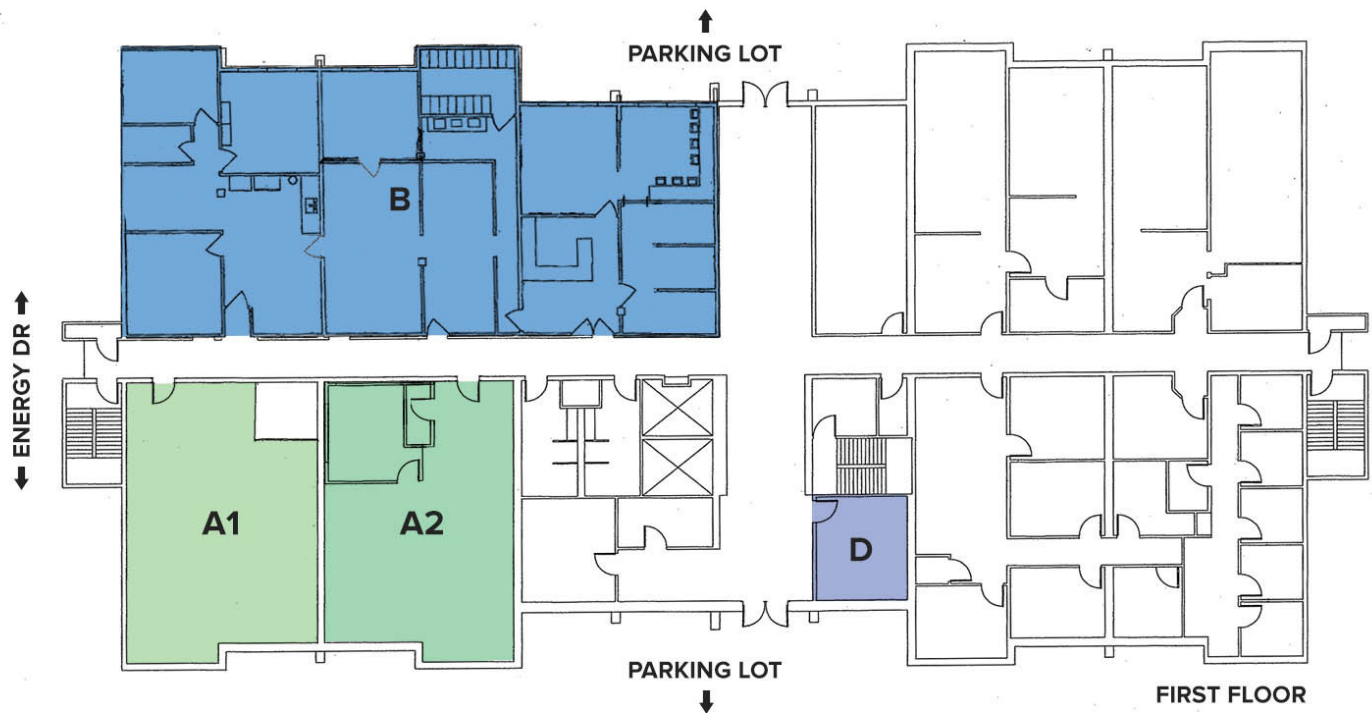
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# CURRENT AVAILABILITY



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	236 - 3,415 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE MONTHLY RENT
A-1	Available	1,133 - 2,431 SF	Full Service	\$18.00 SF/yr	\$1,699.50/mo
A-2	Available	1,298 - 2,431 SF	Full Service	\$18.00 SF/yr	\$1,947/mo
B	Available	3,415 SF	Full Service	\$18.00 SF/yr	\$5,122.50/mo
D	Available	236 SF	Full Service	\$18.00 SF/yr	\$354/mo

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# AERIAL PHOTOS



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# EXTERIOR PHOTOS

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# SUITE B



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# SUITE A-2

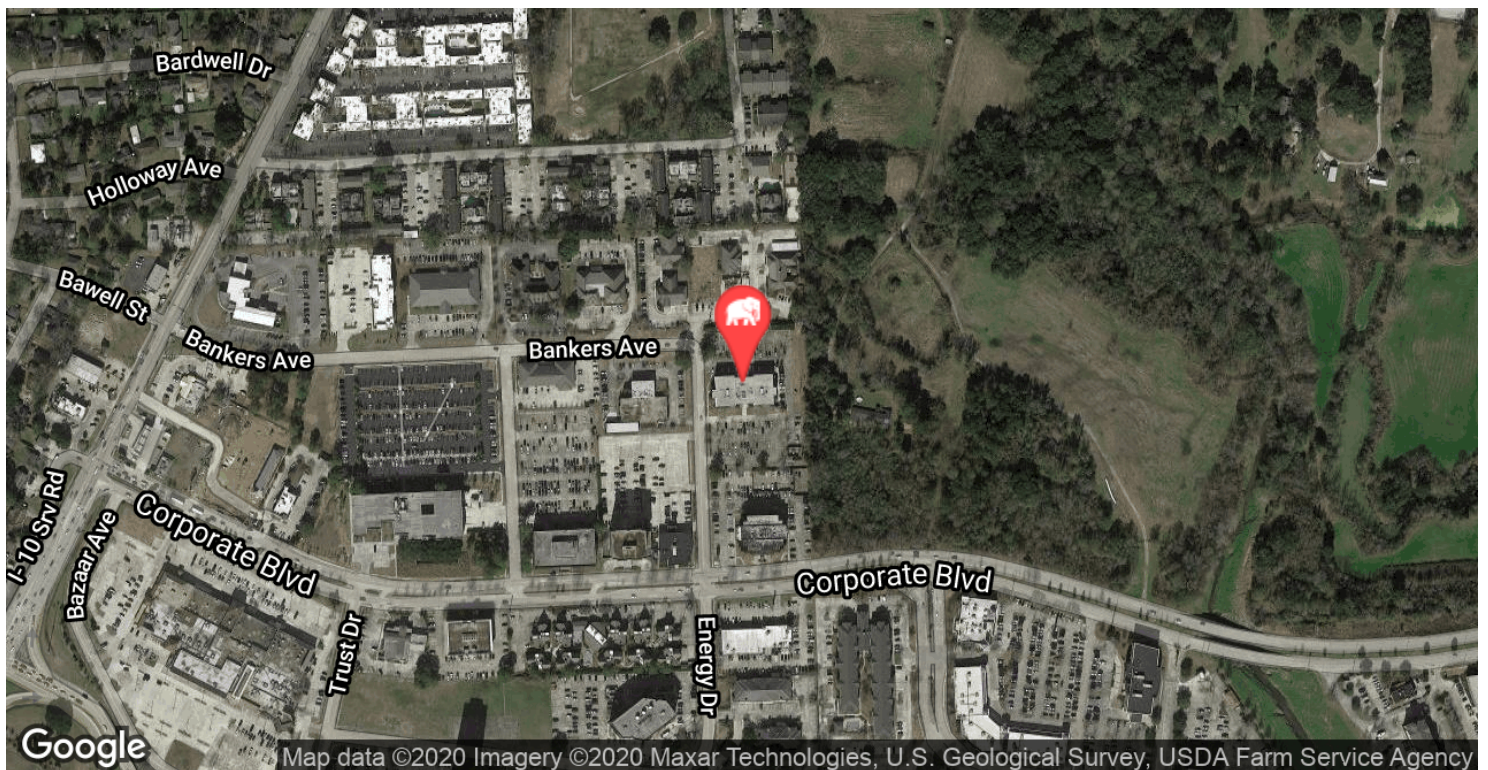
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# LOCATION MAPS



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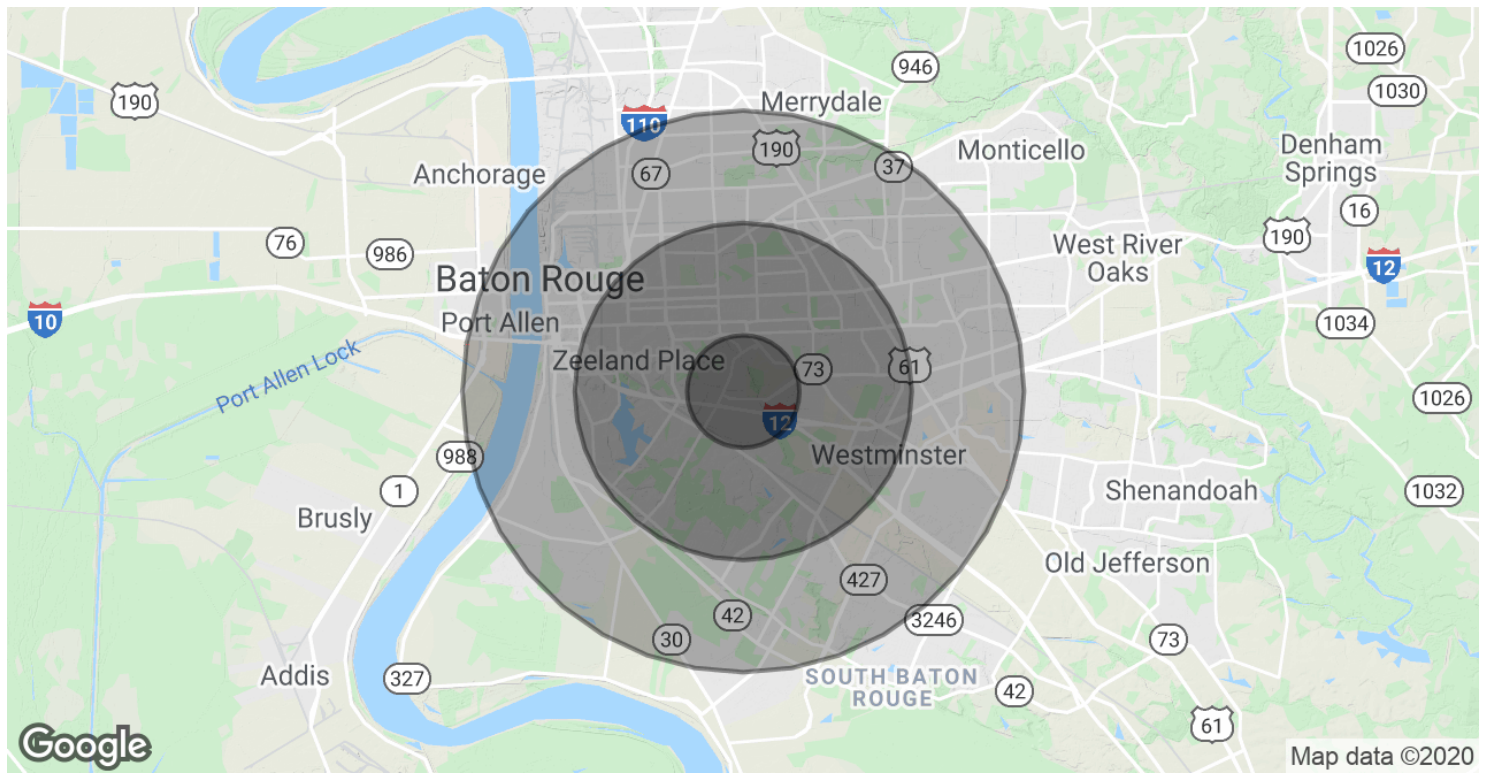
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,118	80,313	199,897
Average age	39.9	34.9	33.2
Average age (Male)	36.4	32.8	30.6
Average age (Female)	42.4	37.0	35.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,755	33,576	80,564
# of persons per HH	2.2	2.4	2.5
Average HH income	\$96,550	\$75,494	\$62,180
Average house value	\$411,420	\$314,374	\$247,421

\* Demographic data derived from 2010 US Census

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