

Baringer Office Block - Building 3



OFFERING SUMMARY

Available SF:	2,500 - 6,362 SF
Lease Rate:	\$22.00 SF/yr (MG)
Lot Size:	3.47 Acres
Year Built:	2018
Building Size:	10,685
Zoning:	C-2 Commercial
Market:	South Baton Rouge

PROPERTY OVERVIEW

SVN | Graham, Langlois & Legendre is proud to be the exclusive listing representative of South Baton Rouge's premier professional office and medical park. The property is located south of Woman's Hospital at the intersection of Airline Hwy. and Baringer Foreman Road near Long Farm Village.

Strategic access on Baringer Foreman near signalized intersection of Airline Hwy. A second form of ingress/egress is available via Airline Hwy. Retail outparcel recently sold to Another Broken Egg and Romacelli Italian Restaurant will be situated on Airline Hwy.

Turn-key build out packages in Building #3 available ranging from 2,500 sq. ft. up to 6,362 sq. ft.

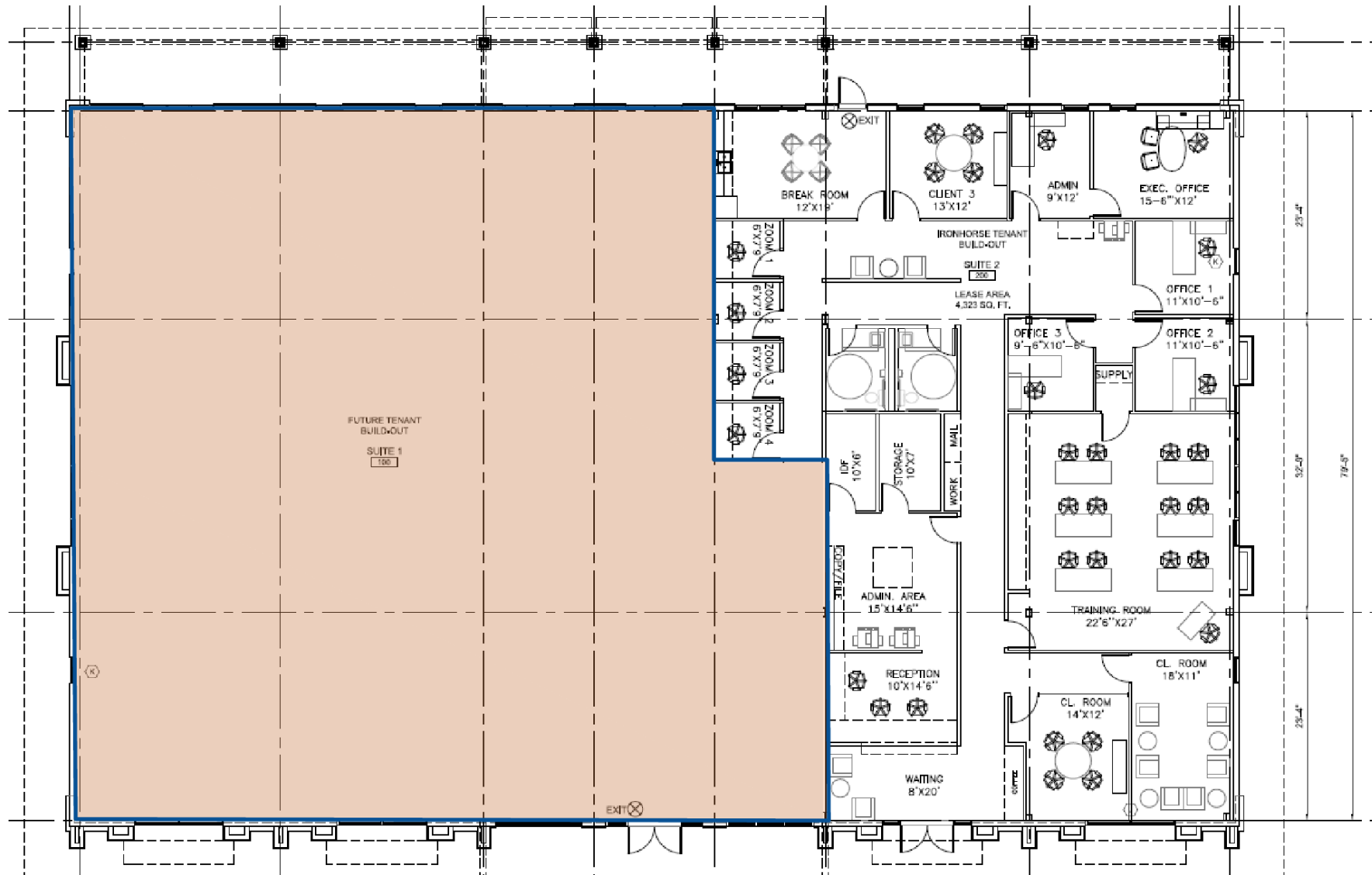
PROPERTY HIGHLIGHTS

- Build to suit packages available
- Located adjacent to Long Farm Village
- Turnkey delivery of office space negotiable
- Close proximity to Woman's Hospital, Highland Rd., and Pecue Lane

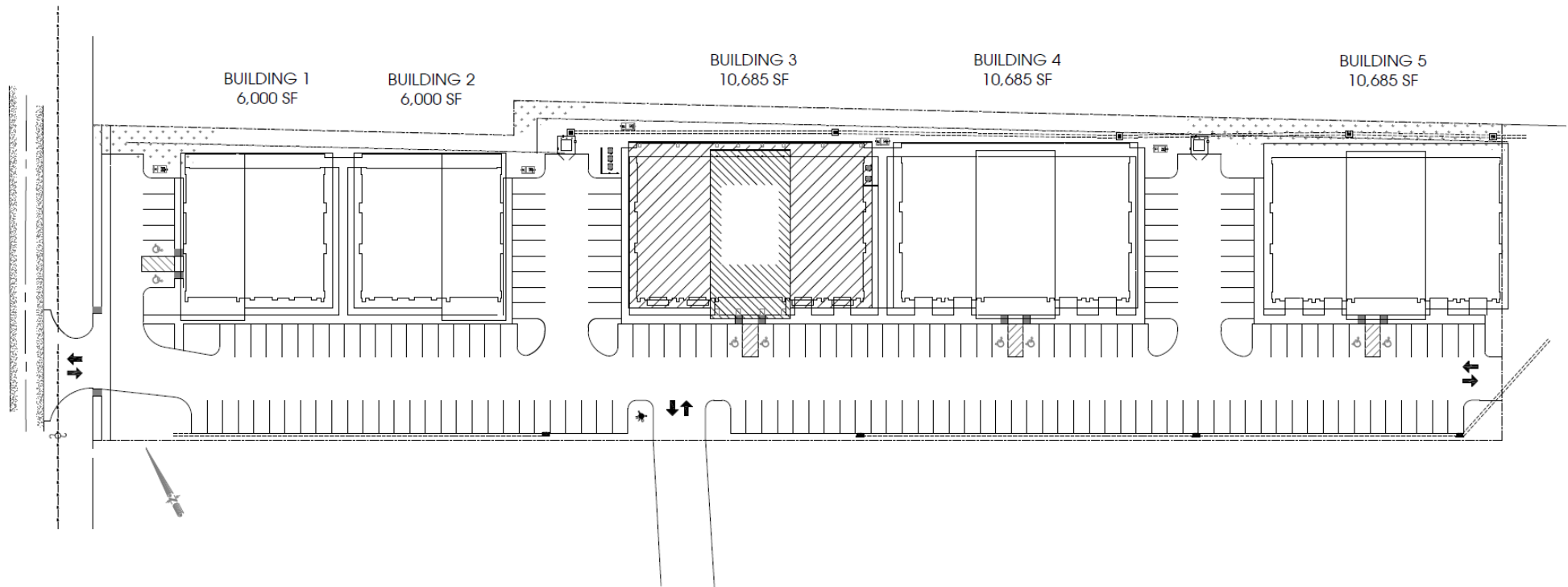
Additional Photos



Available Space Highlighted Below



Site Plan



BARRINGER BLOCK | PLOT PLAN | 07.11.17

Location Maps

