



MODERN CLASS A OFFICE SPACE ON PERKINS RD

6411 PERKINS RD BATON ROUGE, LA 70808



OFFERED: FOR LEASE

LEASE RATE: \$29.00 SF/YR (\$4,372 - \$14,181/MO)

1,809 - 5,868 SF - FULL SERVICE LEASE

- Second-Floor Class A Office Space
- Shell Condition, Ready for Tenant's Custom Buildout
- 2,000+ SF Terrace on Second Floor
- Finished, Premium Conference Room

CONTACT:

GEORGE BONVILLAIN, J.D.
225.659.8654

800.895.9329 | elifinrealty.com | October 2020
640 Main St, Suite A, Baton Rouge, LA 70801
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

- With its unique profile and impressive design both inside and out, 6411 Perkins is among the most memorable and distinctive office developments in Baton Rouge. The two-story, Class A structure has been designed and constructed to provide a premium experience not only for customers and clients, but also for tenants and employees.
- Beautifully landscaped grounds compliment the modern contour of the building's exterior as you arrive. Glass, stone, and wood embellishments comprise the structure's façade and the entryway welcomes guests with an impressive, modern display of glass and natural light. The prominent second floor overhang with floor-to-ceiling windows gives the building a commanding presence and provides tenants of Suite 201 an excellent view of Perkins Rd.
- The first floor is currently occupied by Sanova Dermatology with 5,868 SF of space available on the second floor. The second-floor space is accessed via elevator from the lobby or two additional stairwells.
- The second floor also features a 2,000+ square foot terrace on the second floor that is perfect for workday breaks, entertaining clients, or special events.
- Available second-floor space consists of two large suites (currently in shell condition and ready for tenant buildout) and a finished conference room. Buildouts can be suited to tenant's needs.

LOCATION SUMMARY

- 6411 Perkins sits across from Pennington Biomedical Research Center and between Essen Lane and College Drive. Conveniently, there are two access points to the property—one from Perkins Road and another from Moss Side Lane.
- Baton Rouge's prominent Medical District is ± 1 mile to the south along the Essen Lane corridor. Rouzan, a master planned community, is ± 0.75 miles to the north on Perkins Road. Also just north of the subject are strong retail corridors along Perkins Road and College Drive.

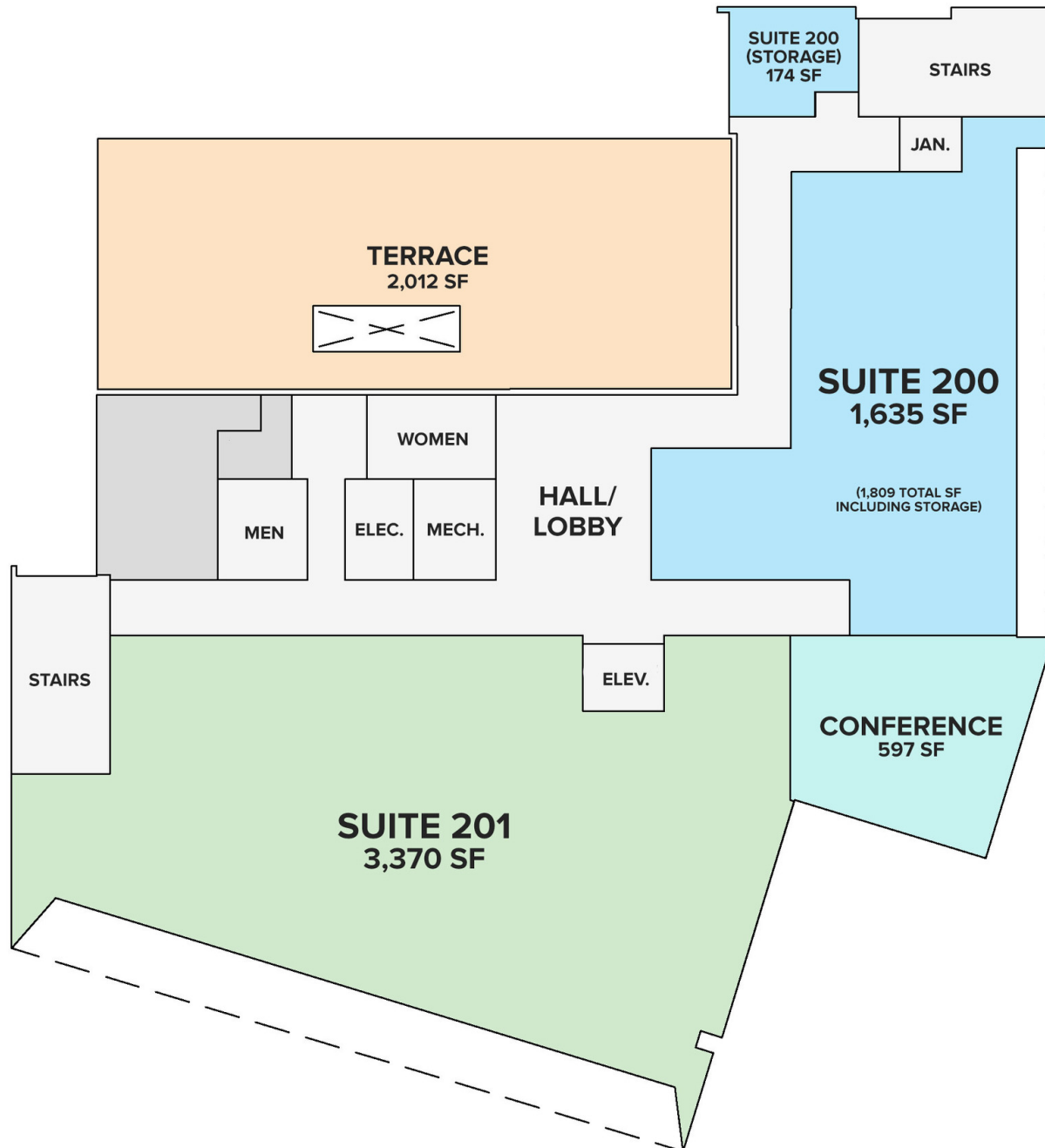
LEASE SUMMARY

- **Available Space:** 1,809 - 5,868 SF
- **Lease Rate:** \$29/SF/YR (\$4,372 - \$14,181/Month)
- **Lease Type:** Full Service (Excluding interior janitorial)

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FLOORPLAN - SECOND FLOOR

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ENTRYWAY + LOBBY



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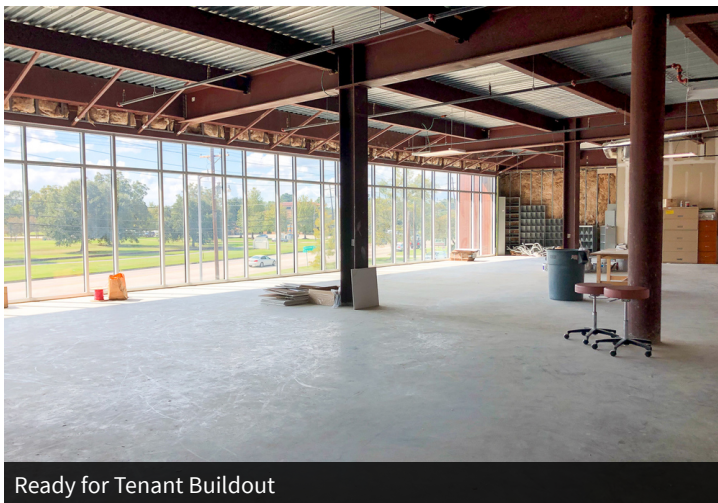
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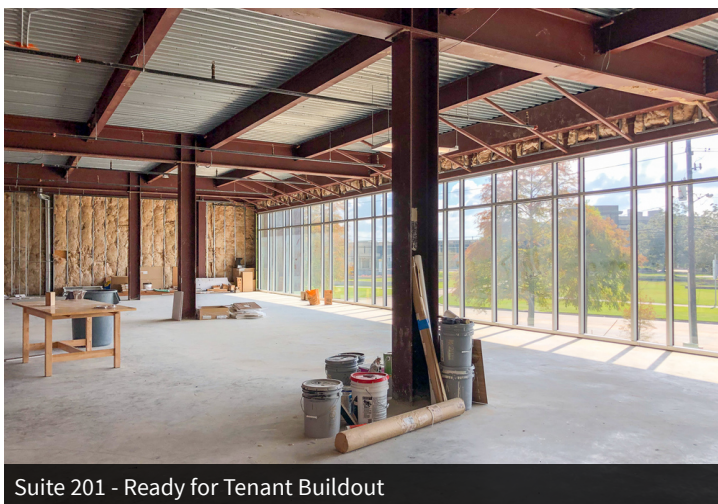
SUITE 201



Floor-to-Ceiling Windows with Impressive View of Perkins Rd



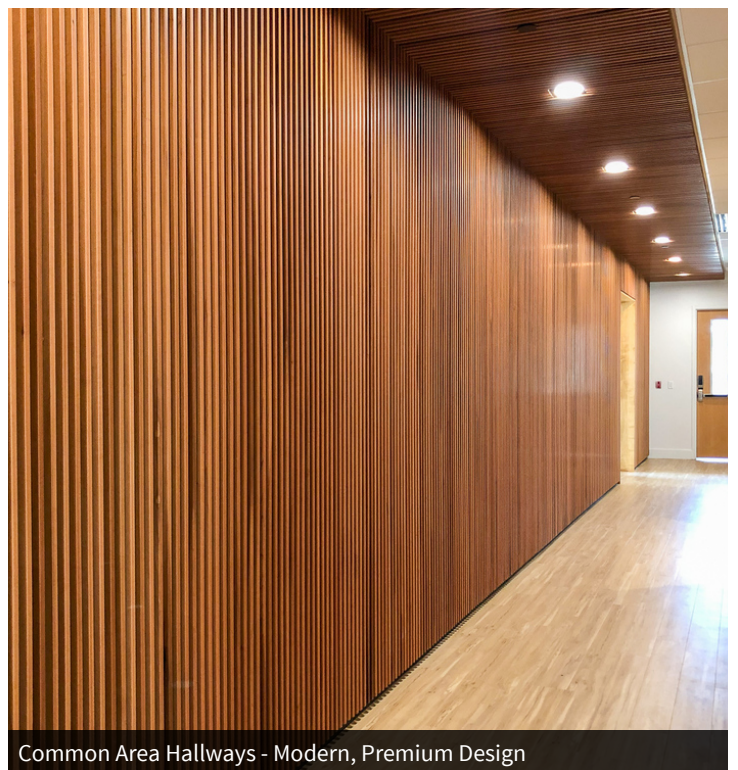
Ready for Tenant Buildout



Suite 201 - Ready for Tenant Buildout



Suite 201 Windows Overlooking Perkins Rd



Common Area Hallways - Modern, Premium Design

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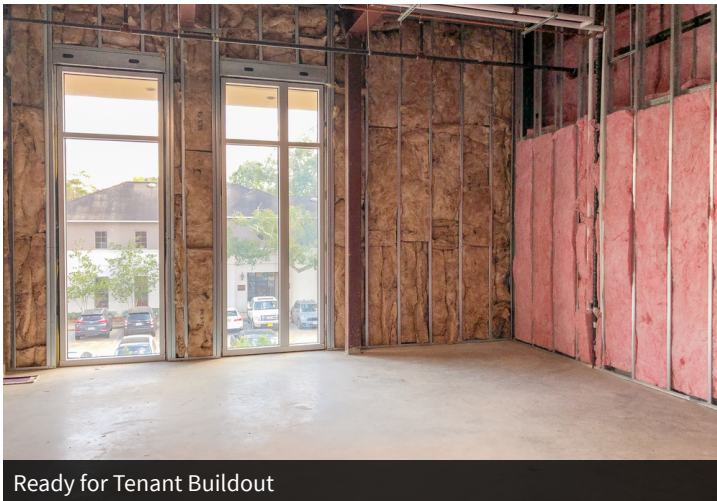
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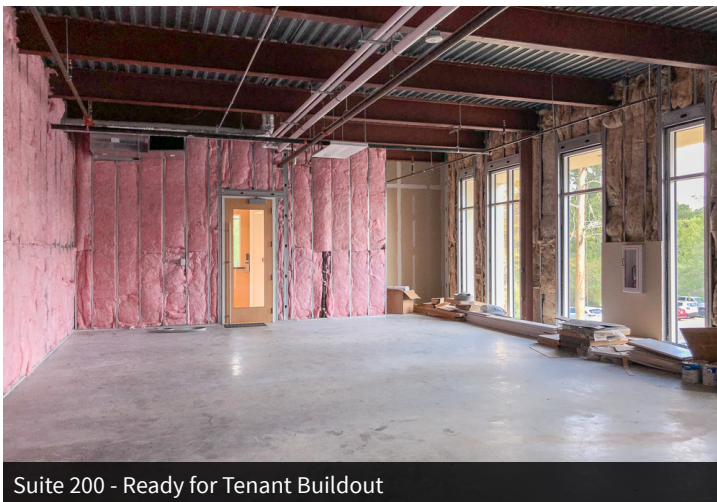
SUITE 200



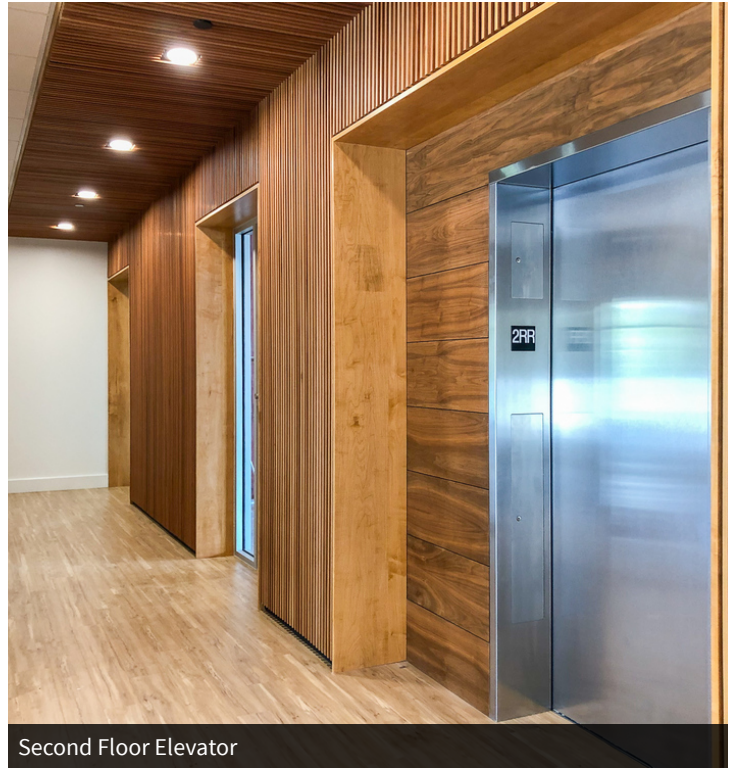
Tall Ceilings + Floor-To-Ceiling Windows



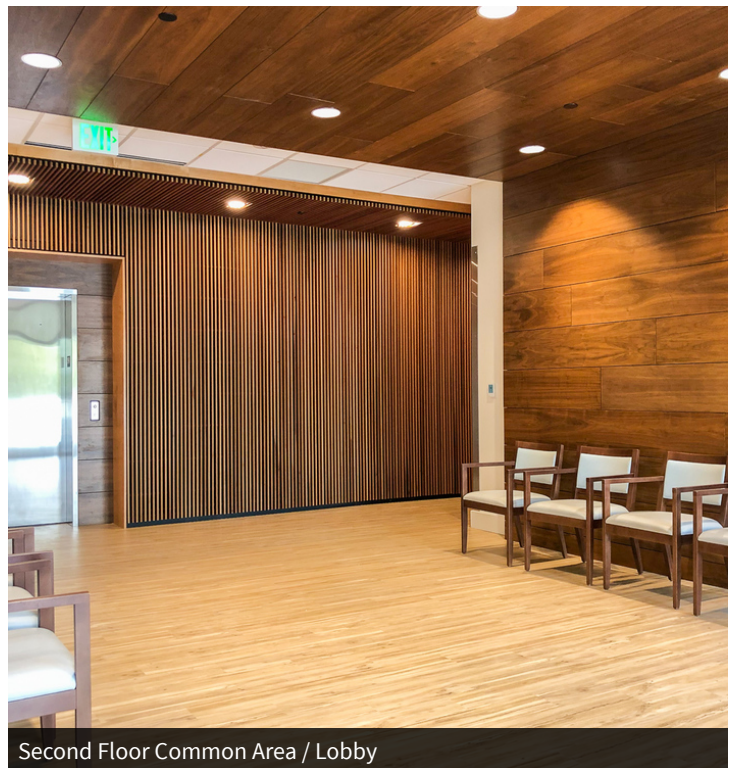
Ready for Tenant Buildout



Suite 200 - Ready for Tenant Buildout



Second Floor Elevator



Second Floor Common Area / Lobby

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ACCESS POINTS + PENNINGTON



Access points from Perkins Road and Moss Side Lane



Across from Pennington Biomedical Research Center (222-acre campus, 500+ employees, \$59mm operating budget)

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EXTERIOR PHOTOS

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CONFERENCE ROOM

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COMMON AREAS - SECOND FLOOR

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TERRACE

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	6411 Perkins Rd
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge
Market	Baton Rouge
Cross-Streets	Perkins Rd / Quail Drive
Location Description	Located along Perkins Road across from Pennington Biomedical Center
Township	7S
Range	1E
Side Of The Street	East
Street Parking	No
Road Type	Highway
Market Type	Large
Nearest Highway	Fronting LA-427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Office
Zoning	LC2
Lot Size	1.19 Acres
APN #	529737
Corner Property	No
Traffic Count	33,599
Traffic Count Street	Perkins Road

BUILDING INFORMATION

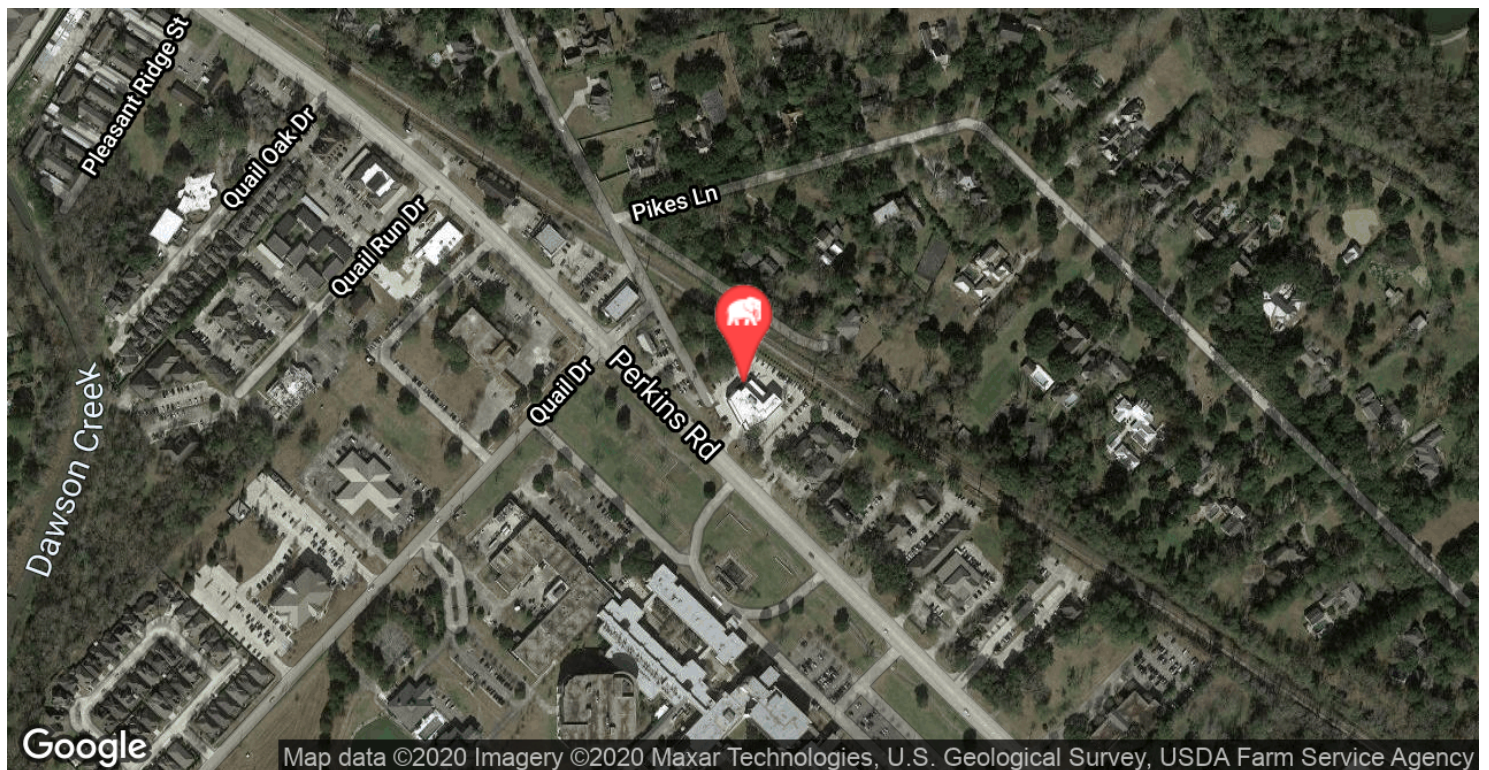
Building Size	18,909 SF
Building Class	A
Tenancy	Multiple
Number Of Floors	2
Year Built	2017
Number Of Elevators	1
Free Standing	Yes
Number Of Buildings	1

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LOCATION MAPS

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BROKER BIOS



GEORGE BONVILLAIN, J.D.

VICE PRESIDENT - OFFICE SALES &
LEASING

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Cell: 337.302.0091

EDUCATION

J.D. - LSU Paul M. Hebert Law Center

B.S. - Louisiana State University

MEMBERSHIPS

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) Member (2018-Present)

LSU Museum of Art Board of Directors (2019-Present)

Crohn's and Colitis Foundation Board of Directors (2019-Present)

Baton Rouge Area Chamber - Quality of Place Committee Member (2019-Present)

Sigma Phi Epsilon Fraternity - Alumni Board Member (2018-Present)

Louisiana State University Museum of Art - Board of Directors (2019-Present)

Wex S. Malone American Inn of Court Member (2016-Present)

Vinson-Elkins Trial Advocacy Program (Outstanding Performance Award)

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