



11777 Industriplex Blvd

Baton Rouge, Louisiana 70809

Property Highlights

- +/- 31,000 SF Office/Call Center/Flex Space for Sale or Lease
- Currently Built Out as a Call Center
- Multiple Conference/Training Rooms
- Waterless Suppression System
- 231 Parking Spaces (7.5/1,000), Additional Parking Available
- Great Access to I-10, I-12, Airline, and Siegen

Pricing

Sale Price: \$2,700,000

Lease Rate: \$6.75 SF/yr (NNN)

CALL OR EMAIL FOR MORE INFORMATION



For more information

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Available Spaces



LEASE RATE: \$6.75 SF/YR **TOTAL SPACE:** 10,000 - 31,000 SF

LEASE TYPE: NNN **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite: 1		\$6.75 SF/yr	NNN	10,000 SF
Suite 2		\$6.75 SF/yr	NNN	15,000 SF
Suite 3		\$6.75 SF/yr	NNN	20,000 SF
Whole Building		\$6.75 SF/yr	NNN	31,000 SF

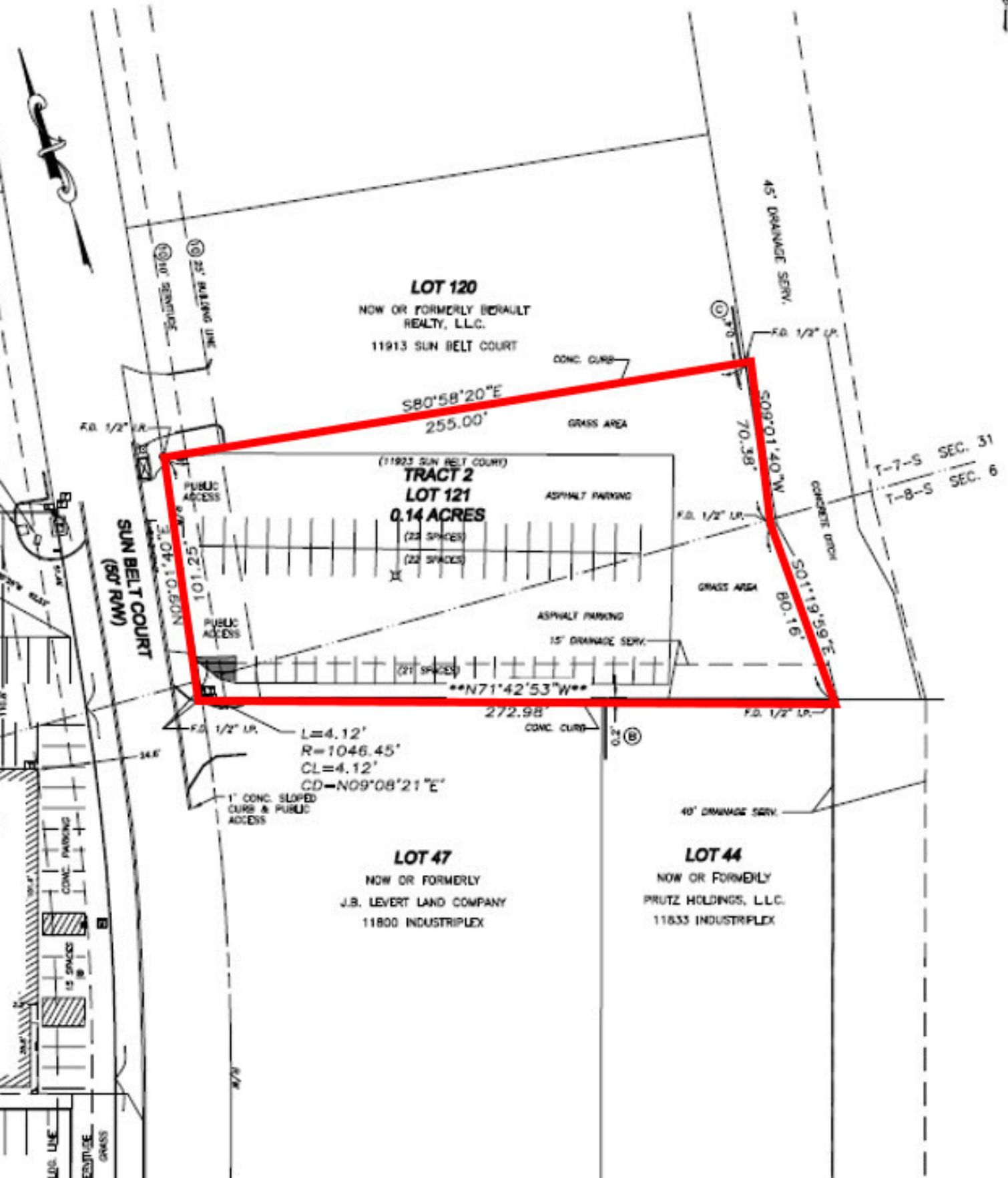
Additional Photos



Interior Photos







Location Maps



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