



# THE HIGH GROVE

BATON ROUGE, LA

**HIGH GROVE**  
APARTMENTS

STIRLING  
PROPERTIES

## FOR LEASE

### PROPERTY DESCRIPTION

Beautiful, Class A retail and creative office / loft space is now available within The Grove Traditional Neighborhood Development (TND) in Baton Rouge, Louisiana. The High Grove is a new, luxury apartment development, boasting some of the highest apartment rent comps in the city. It contains 25,000 SF of commercial / office space on the ground floor and 192 fully-leased, high-end units above.

The High Grove sits adjacent to The Addison, a 139-unit apartment development that is fully leased at the highest rental rates in the market. The two properties boast a built-in, high-income clientele with it's combined 331 apartment units (100% Occupancy.)

The Ochsner Health System has opened their new +\$100 Million, 5-story, 255,000 square foot hospital and surgical center which is a part of The Grove Development. The Blake at The Grove, a 213-unit high-end senior living facility, is also now open.

### AREA DESCRIPTION

The High Grove is strategically located in the middle of Baton Rouge. The property is minutes away from three major hospitals, The Mall of Louisiana, and Baton Rouge's prominent Class A office buildings and suburban office parks. With close proximity to major arteries like Interstate 10, Interstate 12, and Jefferson Highway, Bluebonnet Boulevard, Perkins Road and Siegen Lane, The High Grove is an ideal location for boutiques, cafes / restaurants, smoothie / nutrition stores, salons, etc.

### AVAILABLE SIZE RANGE

- 1,246 - 11,751 SF

- Suite G - 2,044 SF
- Suite H - 1,246 SF
- Suite I - 2,410 SF

### AVAILABLE SUITES

- Suite B - 1,753 SF
- Suite C - 4,926 SF
- Suite E - 1,026 SF
- Suite F - 3,137 SF

### LEASE RATE

- \$20.00 PSF

### TOTAL GROUND FLOOR

- 25,000 SF





COVER

SUMMARY

AERIAL

SITE PLAN

RETAIL MAP

DEMOGRAPHICS





COVER

SUMMARY

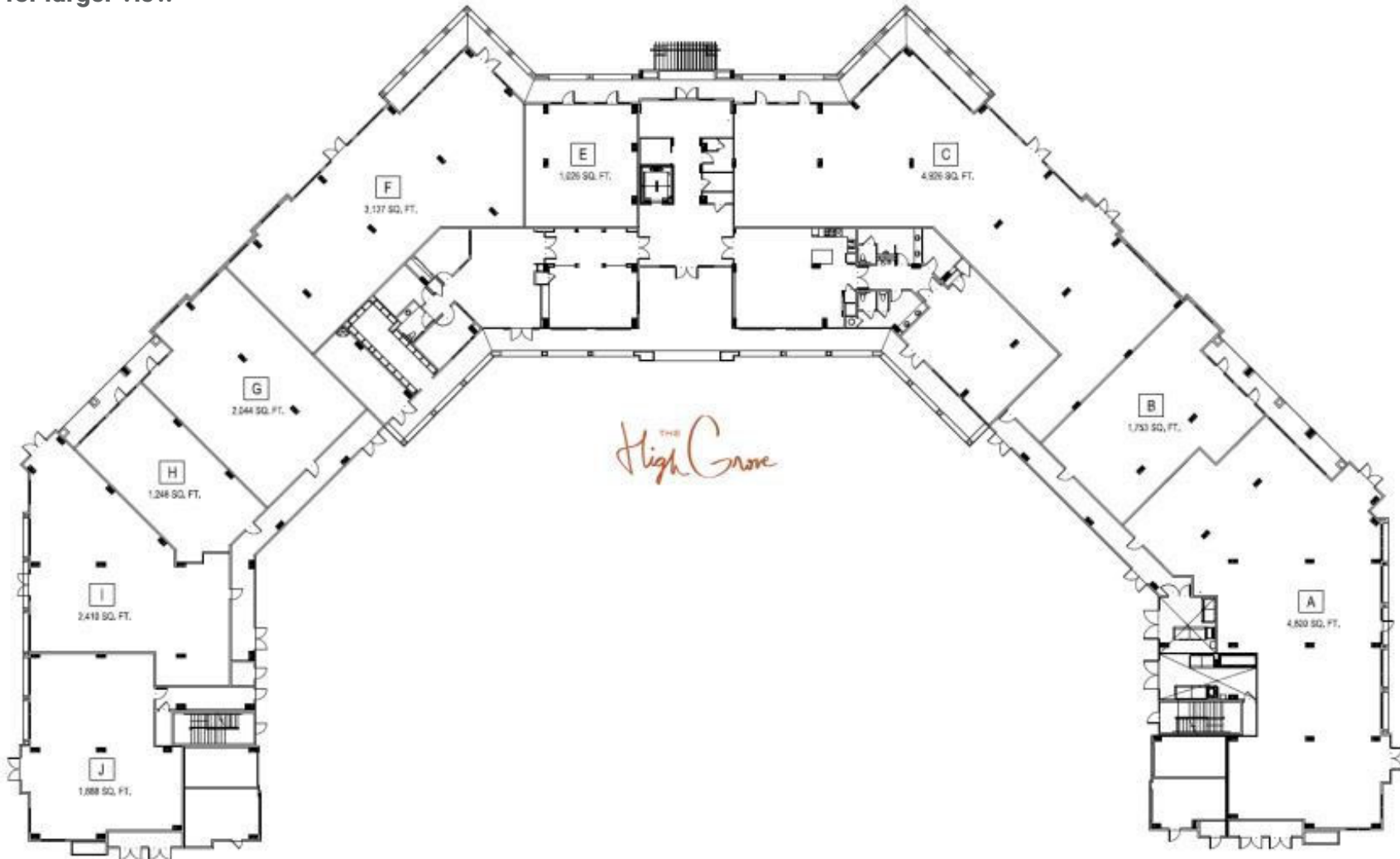
AERIAL

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Click image for larger view





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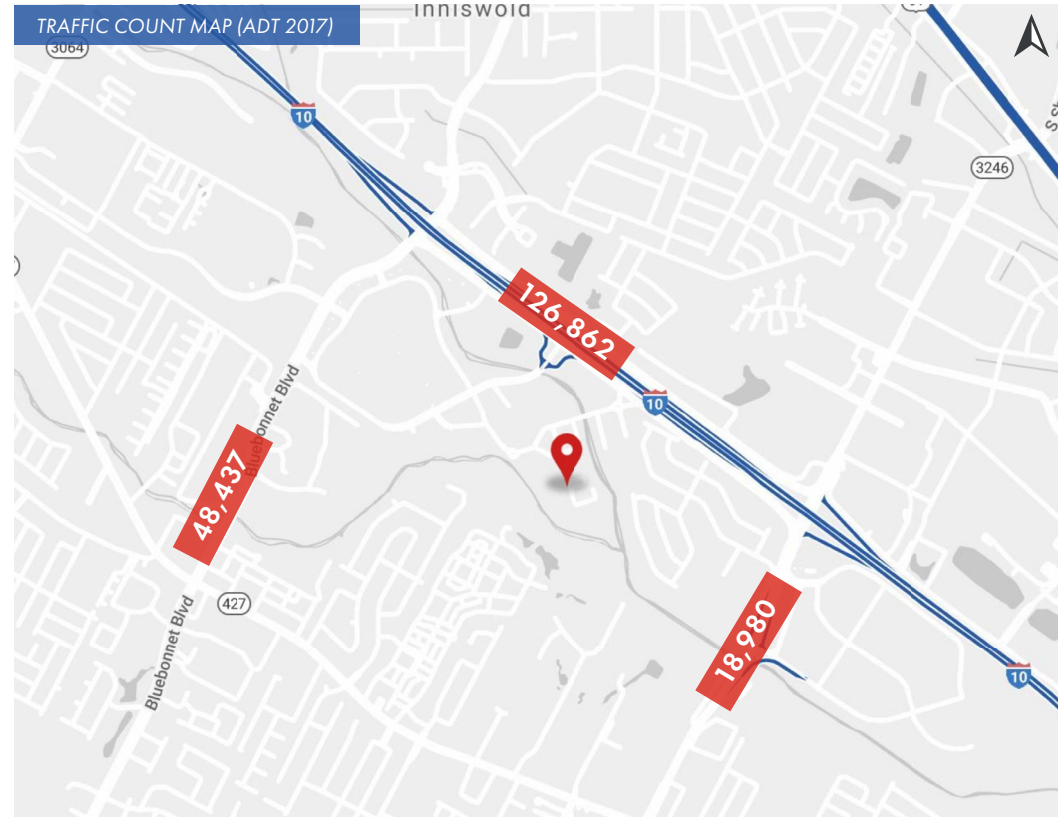
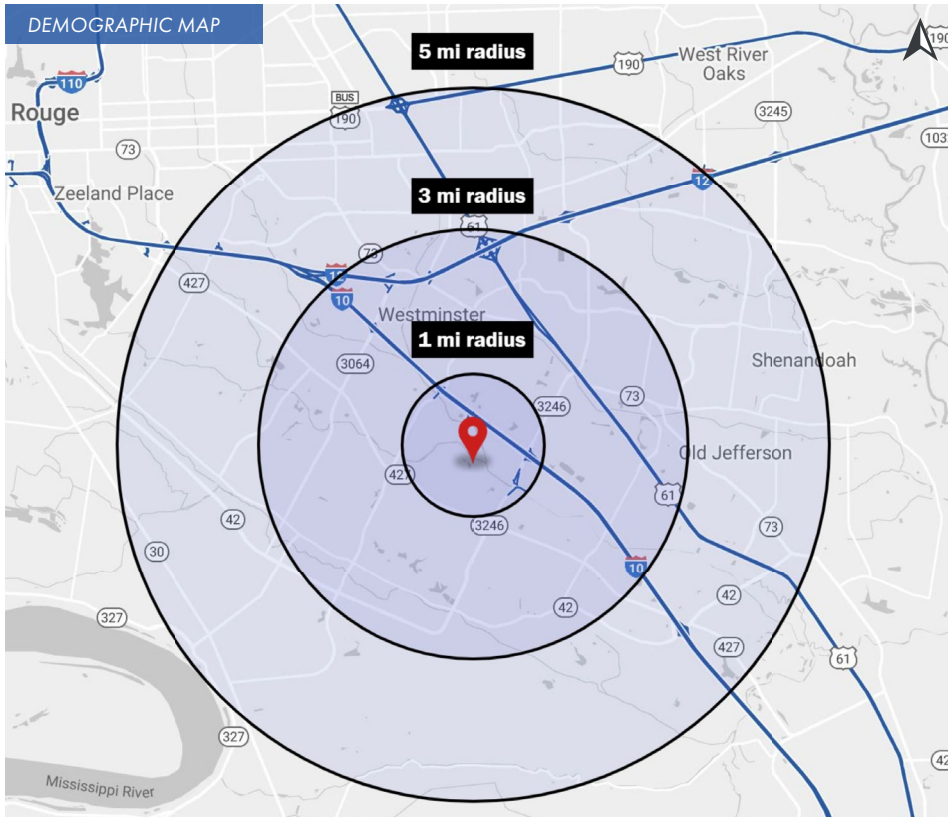
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## 2020 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



5,621

61,072

158,198

1 MILE

3 MILE

5 MILE



\$93,329

\$94,594

\$97,090

1 MILE

3 MILE

5 MILE



2,659

28,499

71,738