

New Main St. Office Development, Baton Rouge

861 Main St, Baton Rouge, LA 70802



Listing ID:	30439350
Status:	Active
Property Type:	Office For Lease
Office Type:	Office Building
Contiguous Space:	4,498 - 9,901 SF
Total Available:	9,901 SF
Gross Land Area:	22,760 SF
Lease Rate:	\$35 - 36 PSF (Annual)
Base Monthly Rent:	\$28,877 - 29,703
Lease Type:	Gross Lease
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Tax ID/APN:	000-5170-5
Zoning:	C-2
Class of Space:	Class A
Gross Building Area:	16,966 SF
Property Visibility:	Excellent
Highway Access:	Interstate 110
Year Built:	2021
Parking Ratio:	42 (per 1000 SF)
Parking Type:	Surface



Overview/Comments

Exclusive class A office development site with conference center and ample on-site parking. In "X" flood zone.

Commissioned by Louisiana Association of REALTORS®, 861 Main Street is Downtown Baton Rouge's newest Class A office and conference center development. The building has 9,900 SF of office space and a 4,500 SF conference center. There is ample on-site parking with additional free parking in the surrounding area. The property sits just off the I-110 overpass in the heart of downtown and is within 6 blocks of the Louisiana State Capital.

WHLC Architecture designed 861 Main Street with state-of-the-art amenities in mind. The 3rd floor conference center can host up to 100 people and boasts an open terrace overlooking the downtown area and views of the ...

More Information Online

<https://stirlingprop.catylist.com//listing/30439350>

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Property Contacts



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