

FOR LEASE

**CK Office Park
+/- 40,000 SF on 6 Acres**

**Kurz &
Hebert**
**COMMERCIAL
REAL ESTATE, INC.**
925-0600



17170 Perkins Rd

Baton Rouge, LA 70810

Property Summary:

Sale Price: \$8,000,000
Land size: 6 Acres
Zoning: General Office Low Rise
(GOL)

Property Highlights:

- Multi-Building Office Complex
- 40,000 SF of Improvements
- Beautiful Campus Setting

For more information, call or email:

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Property Overview:

This beautiful 6 acre office campus is now For Sale! It's comprised of 4 independent buildings connected by covered walkways. Upon entering Building A, there is a large foyer and beyond it a large conference room in the heart of this administration building. There are up to 12 offices arranged around the perimeter of the building, all with large windows allowing natural light in while providing views of the wrap around porch. Building B is a 3 story building with the first 2 floors being finished out as office and classroom space. Like Building B, Building C is also 3 stories but is currently gutted to the studs awaiting a buildout for a new tenant's particular needs. Building D is a single story metal building currently set up as an "Activity Center" but could be repurposed for a large variety of uses.

DESCRIPTION



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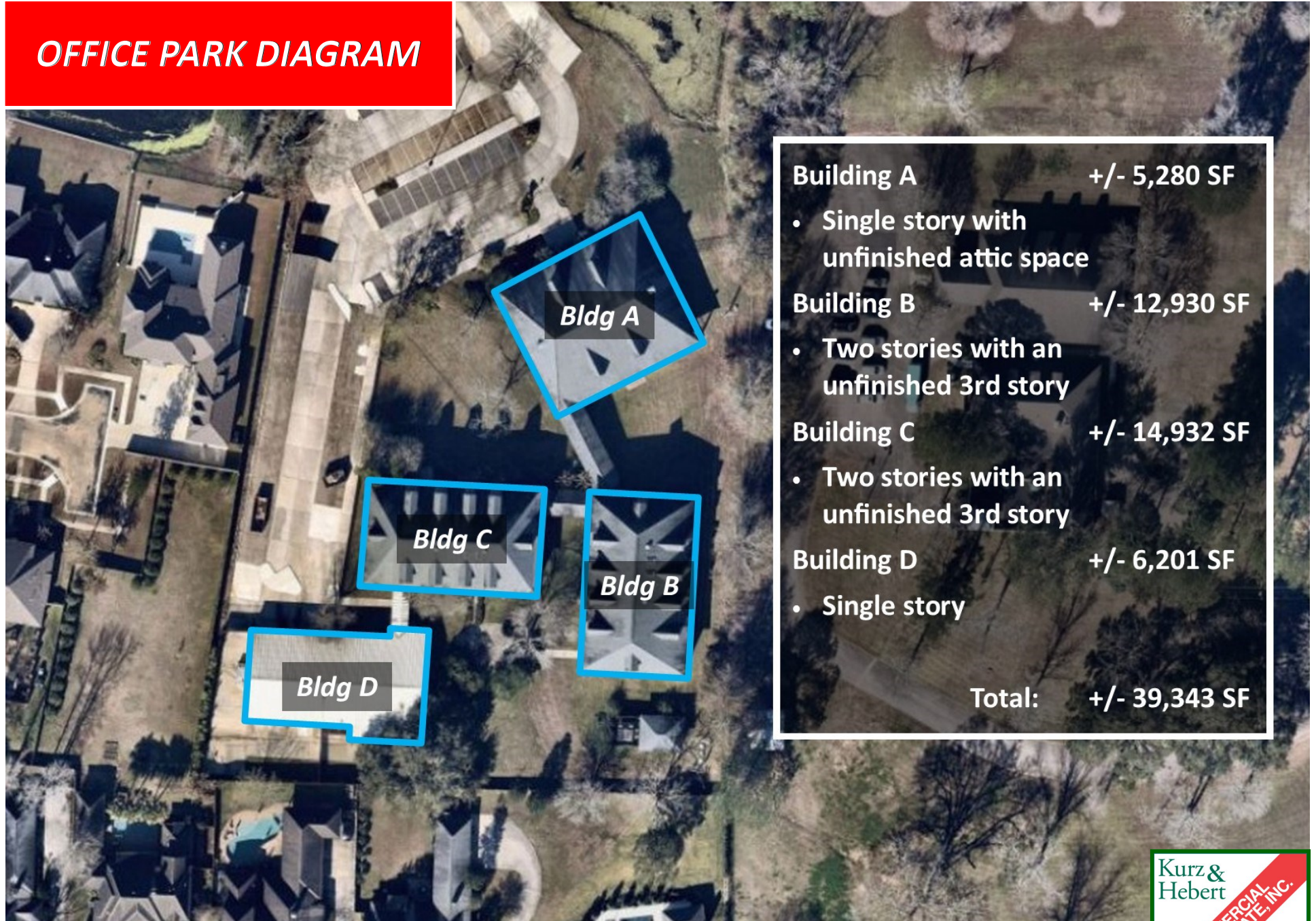


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OFFICE PARK DIAGRAM



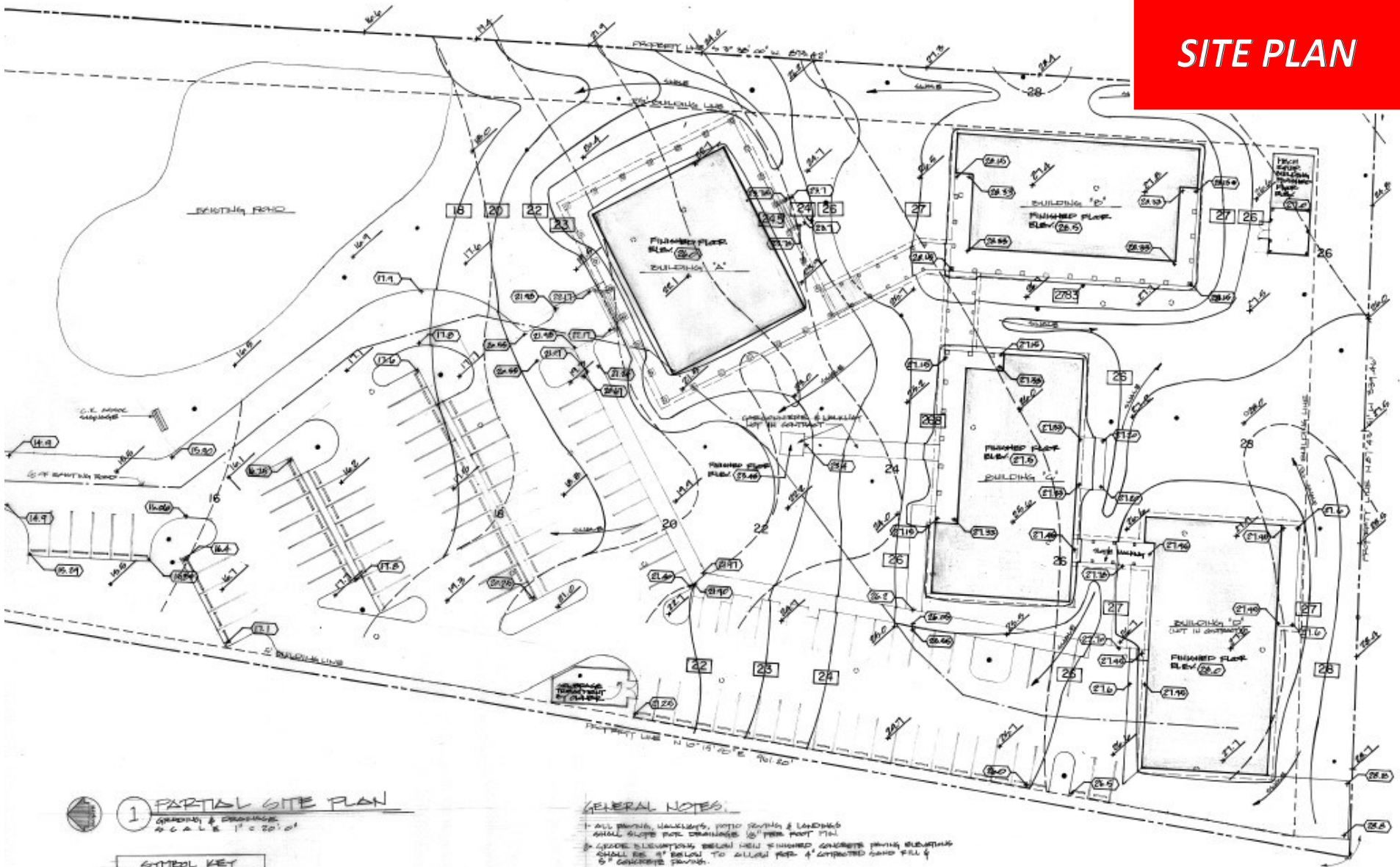
Building A	+/- 5,280 SF
• Single story with unfinished attic space	
Building B	+/- 12,930 SF
• Two stories with an unfinished 3rd story	
Building C	+/- 14,932 SF
• Two stories with an unfinished 3rd story	
Building D	+/- 6,201 SF
• Single story	
Total:	+/- 39,343 SF

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SITE PLAN



1 PARTIAL SITE PLAN GRADING & DRAINAGE SCALE 1" = 20'-0"

SYMBOL KEY	
	EXISTING ELEVATION
	SHELL ELEVATION
	NEW FINISHED GARAGE ELEVATION
	TREES TO REMAIN
	TREES TO BE REMOVED

GENERAL NOTES:

1. ALL DRIVEWAYS, WALKWAYS, PATIO DECKS & LANDINGS SHALL SLOPE FOR DRAINAGE TO PERM PERMITS.
2. GRADE ELEVATIONS BELOW NEW FINISHED CONCRETE FINISH ELEVATION SHALL BE 4" BELOW TO ALLOW FOR 4" COMPACTED SAND FILL & 5" CONCRETE FINISH.
3. ALL DRAINAGE SHALL BE OUTSIDE.
4. FINISHED GRADE SHALL BE 2" MIN & 4" MAX BELOW FINISHED CONCRETE FINISH ELEVATIONS.

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VICINITY MAP

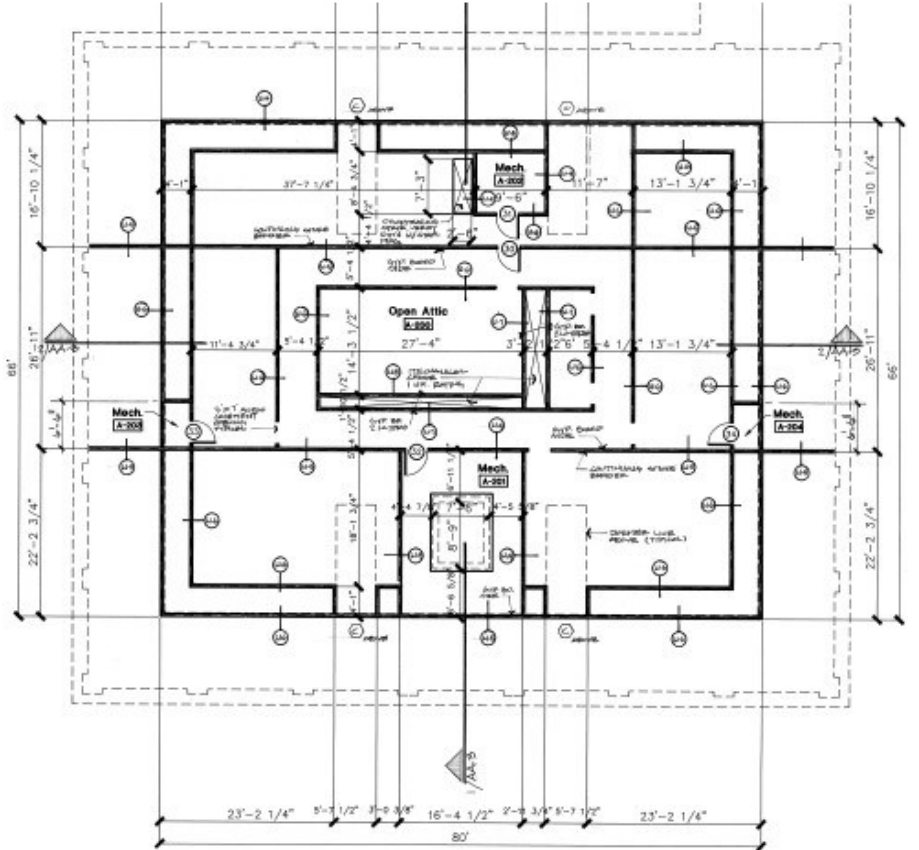
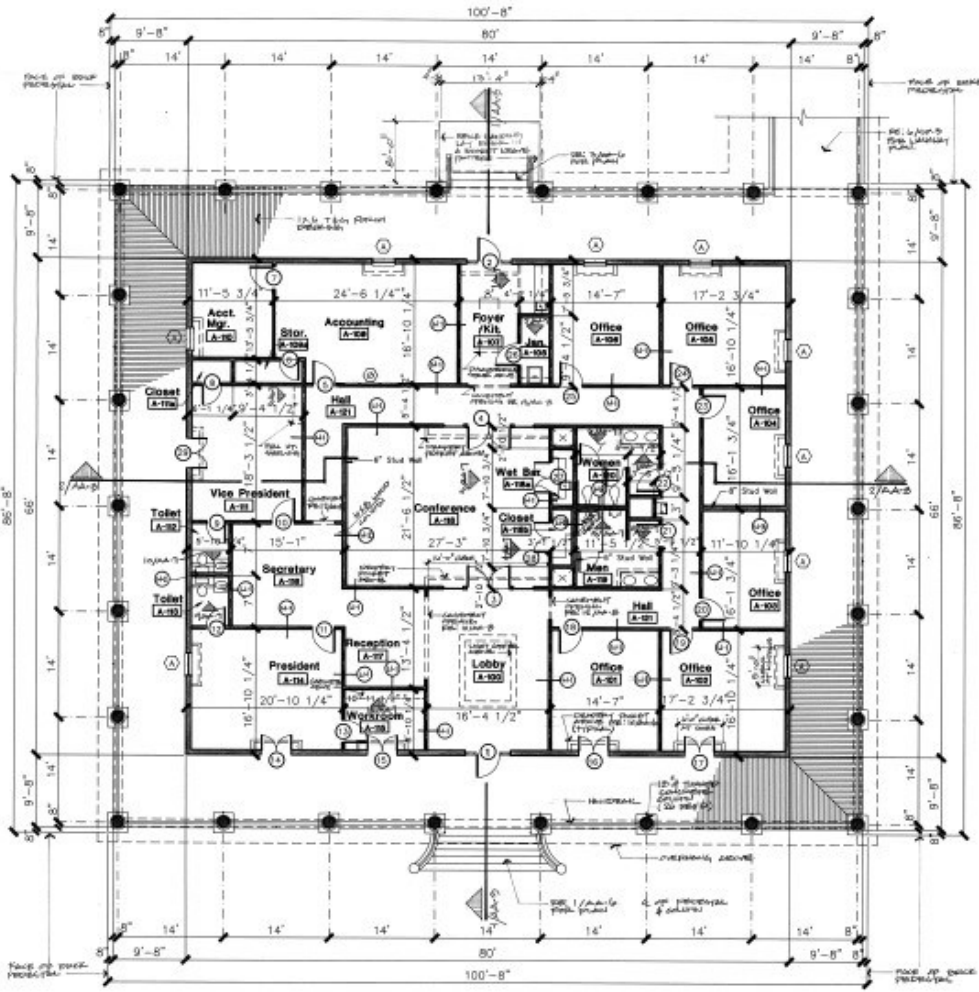


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BUILDING A—FLOOR PLANS



1 First Floor Plan - Building 'A'

scale - 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS LISTED ALL DIMENSIONS ARE FROM SURFACE UNLESS OTHERWISE NOTED TO THE CONTRARY OF INTERIOR FINISH.
2. ROOM A-102, JANITOR STORAGE SHALL BE 10' x 10' WITH 1/2" GYP BOARD PARTITION, 2 LAYERS, 5/8" TYPE 1/2" GYP BOARD REQUIRED.
3. ROOM A-103, OFFICE SHALL HAVE 10' x 10' GYP BOARD PARTITION, 2 LAYERS, 5/8" TYPE 1/2" GYP BOARD REQUIRED. THIS OFFICE WILL BE A SUITE AS REQUIRED WHICH SHALL PROVIDE ACCESS TO THE ATTIC MECH. ROOM.

GENERAL NOTES:

- #0 2x4 wood studs @ 16" o.c. with 1/2" gypsum board, both sides.
- #1 2x4 wood studs @ 16" o.c. with 1/2" gypsum board, both sides.
- #2 2x4 wood studs @ 16" o.c. with 5/8" gypsum board, both sides.
- #3 2x4 wood studs @ 16" o.c. with 1/2" gypsum board, both sides. Not to roof deck.
- #4 2x4 wood studs @ 16" o.c. with 1/2" gypsum board on one side. Not to roof deck. See plan for which side to attach gypsum board.
- #5 2x4 wood studs @ 16" o.c. with 5/8" gypsum board, both sides. See plan for which side to attach gypsum board.
- #6 2x4 wood studs @ 16" o.c. with 1/2" gypsum board, 2 layers. Type X fire-rated.
- #7 2x4 wood studs @ 16" o.c. with 1/2" gypsum board, 2 layers. Type X fire-rated.

2 Second Floor Attic Plan - Building 'A'

scale - 1/8" = 1'-0"

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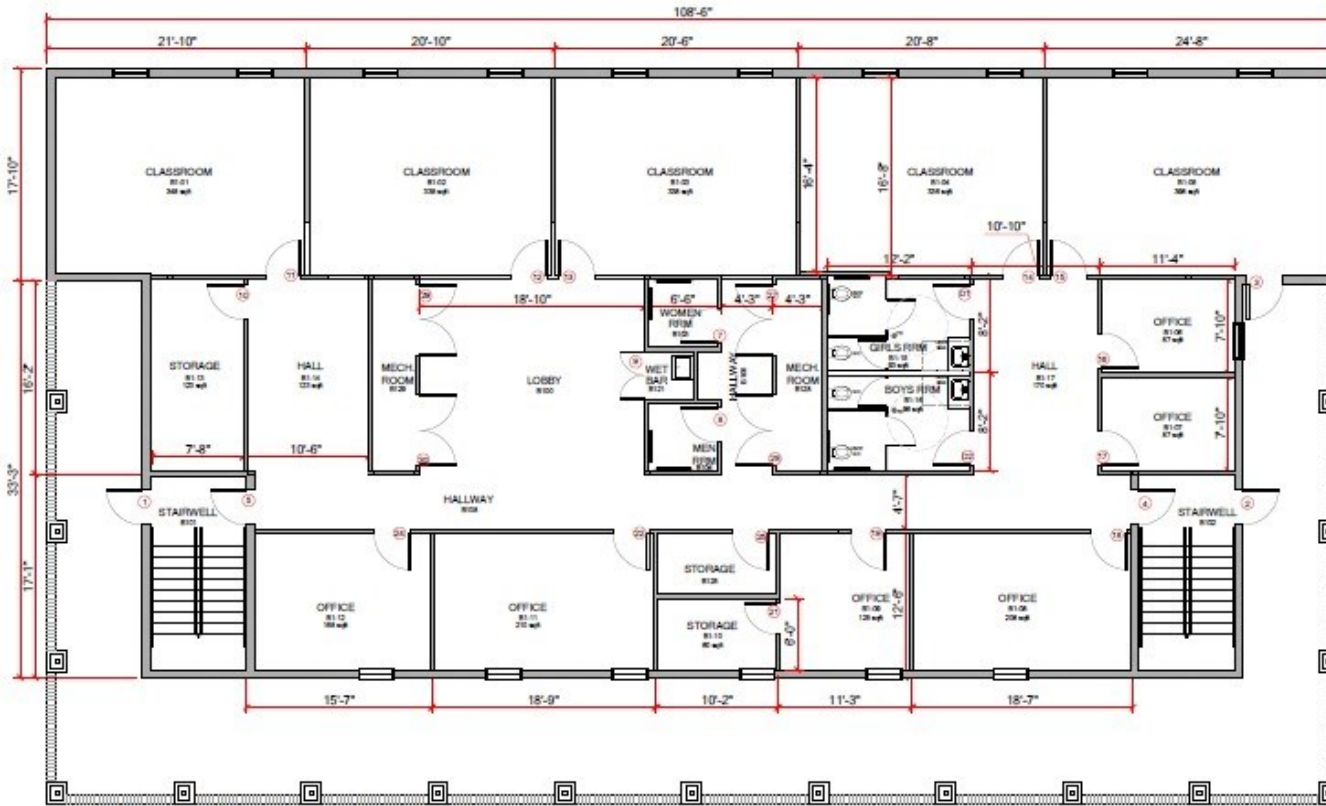
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BUILDING B

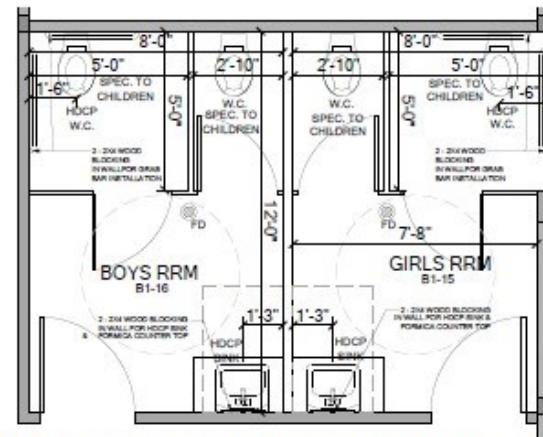
1st FLOOR PLAN



01 FLOOR PLAN - FIRST FLOOR
SCALE : 3/32" = 1'-0"

NOTES:

- 1) DOOR NO. D1, D2, D3, D4 TO SAME AS / MATCH EXISTING DOOR NO. 7, 8, 35, 37
- 2) REFER TO DRAWING B - A2.1 & B - A2.2 FOR DOOR SCHEDULE.
- 3) REMOVE, REUSE, RELOCATE DOORS AS MARKED ON DRAWING.
- 4) CONTRACTOR TO MAKE SURE DOOR SWING IS CORRECT (PER UPDATED DRAWING, DOOR PATCH, REPAIR TO BE DONE IF NEEDED.
- 5) DOOR FRAMES TO FINISHED TO MATCH EXSITING DOORS.
- 6) REFER TO SHEETS A1.1 & A1.2 FOR ADA NOTES ON PLUMBING FIXTURE & ACCESSORIES INSTALLATION



02 PARTIAL RESTROOM PLAN - FIRST FLOOR
SCALE : 1/4" = 1'-0"

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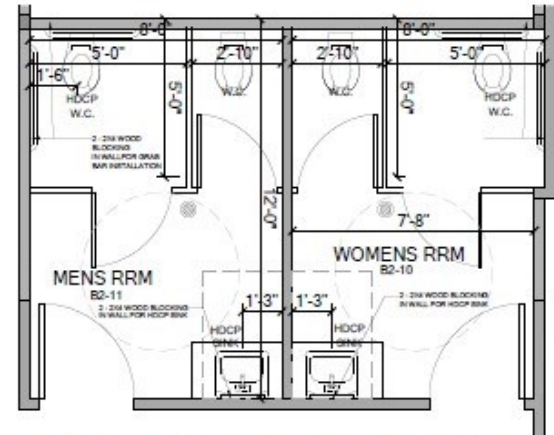
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BUILDING B 2nd FLOOR PLAN



01 FLOOR PLAN - SECOND FLOOR
SCALE: 3/32" = 1'-0"

- NOTES:
- 1) DOOR NO. D1, D2, D3, D4 TO SAME AS / MATCH EXISTING DOOR NO. 7, 8, 35, 37
 - 2) REFER TO DRAWING B - A2.1 & B - A2.2 FOR DOOR SCHEDULE.
 - 3) REMOVE, REUSE, RELOCATE DOORS AS MARKED ON DRAWING.
 - 4) CONTRACTOR TO MAKE SURE DOOR SWING IS CORRECT (PER UPDATED DRAWING, DOOR PATCH, REPAIR TO BE DONE IF NEEDED.
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02 PARTIAL RESTROOM PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

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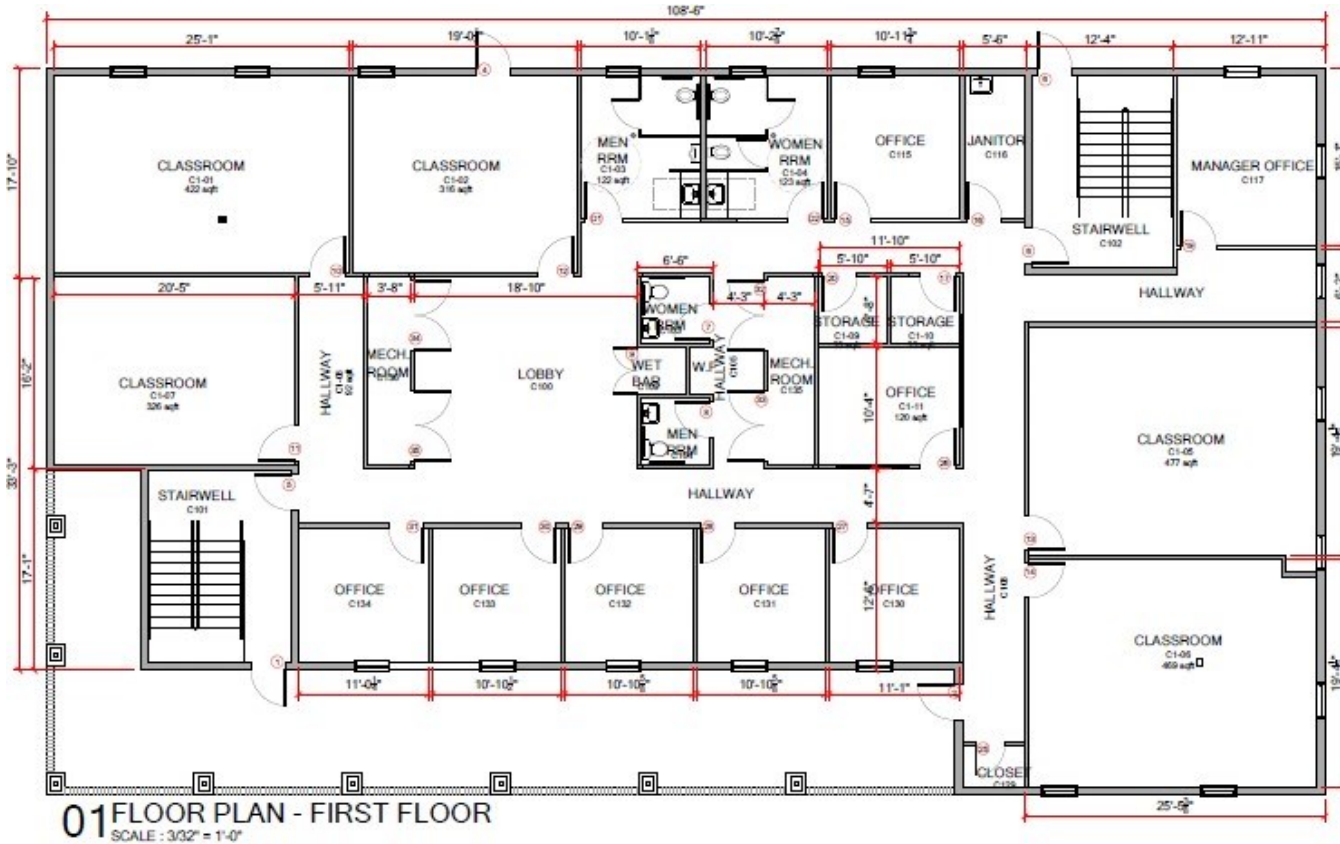
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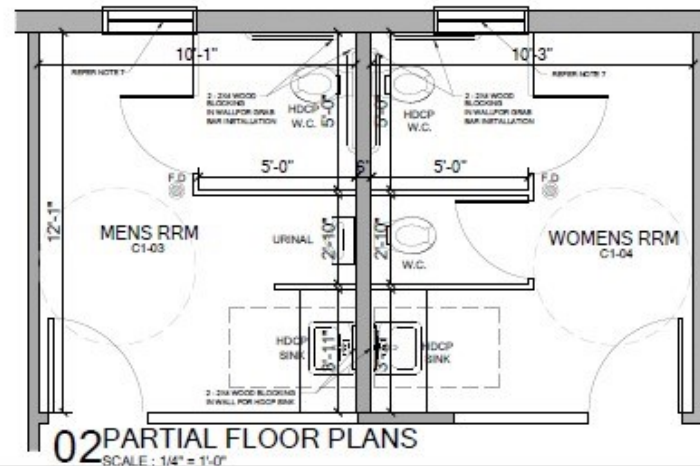
BUILDING C

1st FLOOR PLAN



NOTES:

- 1) DOOR NO. D1, D2, D3, D4 TO SAME AS / MATCH EXISTING DOOR NO. 7, 8, 39, 41
- 2) REFER TO DRAWING C - A2.1 & C - A2.2 FOR DOOR SCHEDULE.
- 3) REMOVE, REUSE, RELOCATE DOORS AS MARKED ON DRAWING.
- 4) CONTRACTOR TO MAKE SURE DOOR SWING IS CORRECT (PER UPDATED DRAWING. DOOR PATCH, REPAIR TO BE DONE IF NEEDED.
- 5) DOOR FRAMES TO FINISHED TO MATCH EXSITING DOORS.
- 6) REFER TO SHEETS A1.1 & A1.2 FOR ADA NOTES ON PLUMBING FIXTURE & ACCESSORIES INSTALLATION
- 7) WINDOWS IN NEW RESTROOMS C1-03, C1-04 & C2-03, C2-04 TO BE CLOSED IN WITH DRYWALL ON THE INTERIOR

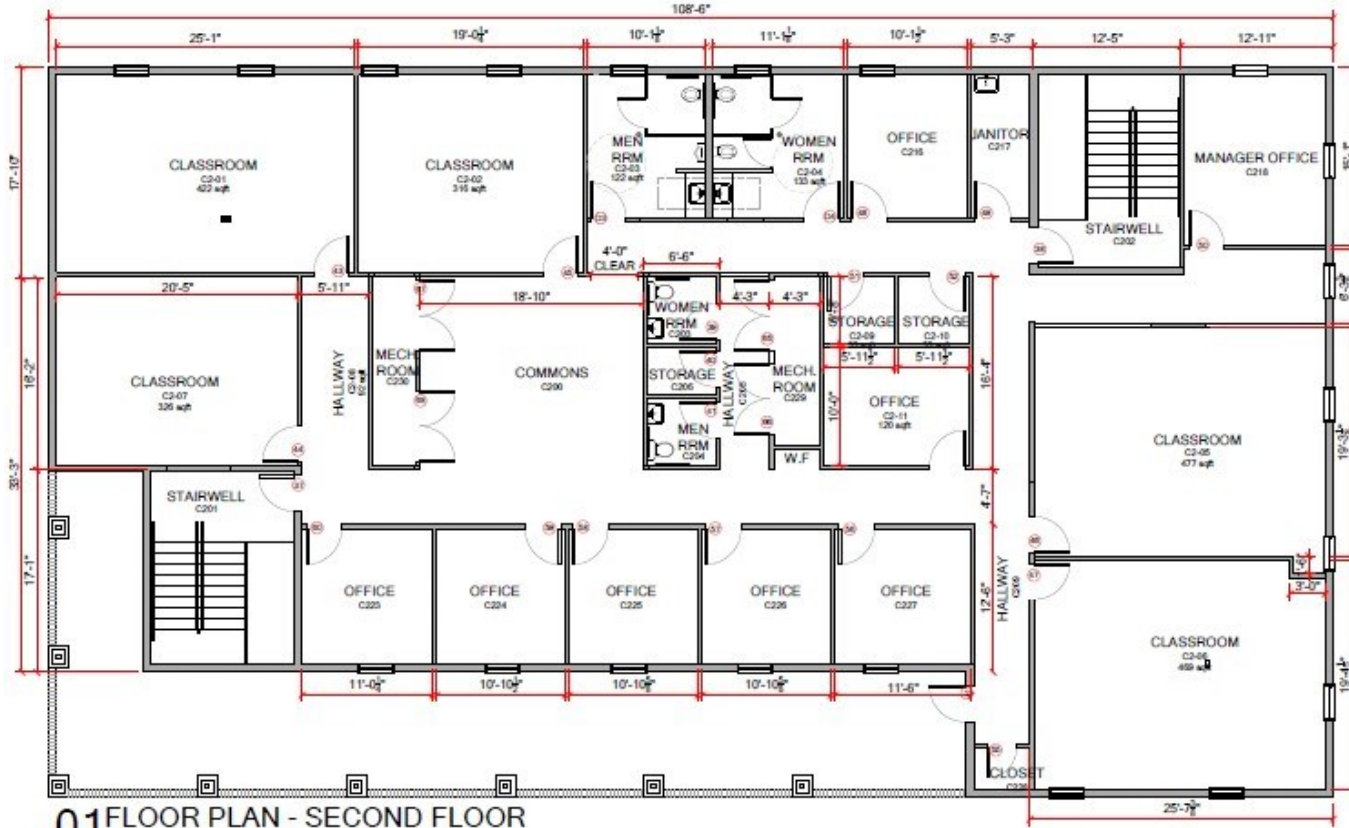


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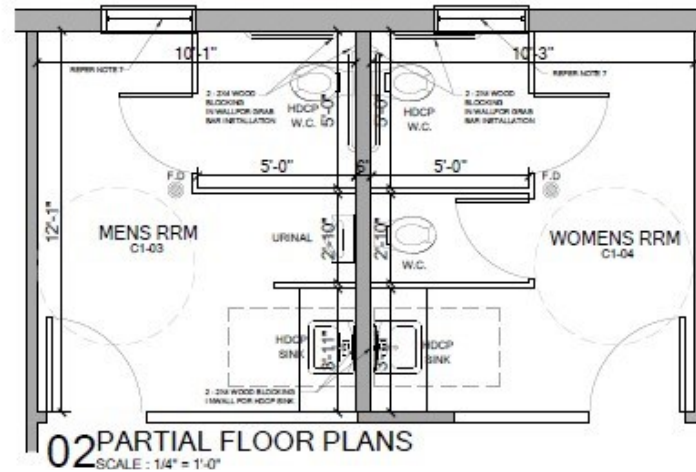
BUILDING C 2nd FLOOR PLAN



01 FLOOR PLAN - SECOND FLOOR
SCALE : 3/32" = 1'-0"

NOTES:

- 1) DOOR NO. D1, D2, D3, D4 TO SAME AS / MATCH EXISTING DOOR NO. 7,8,39,41
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02 PARTIAL FLOOR PLANS
SCALE : 1/4" = 1'-0"

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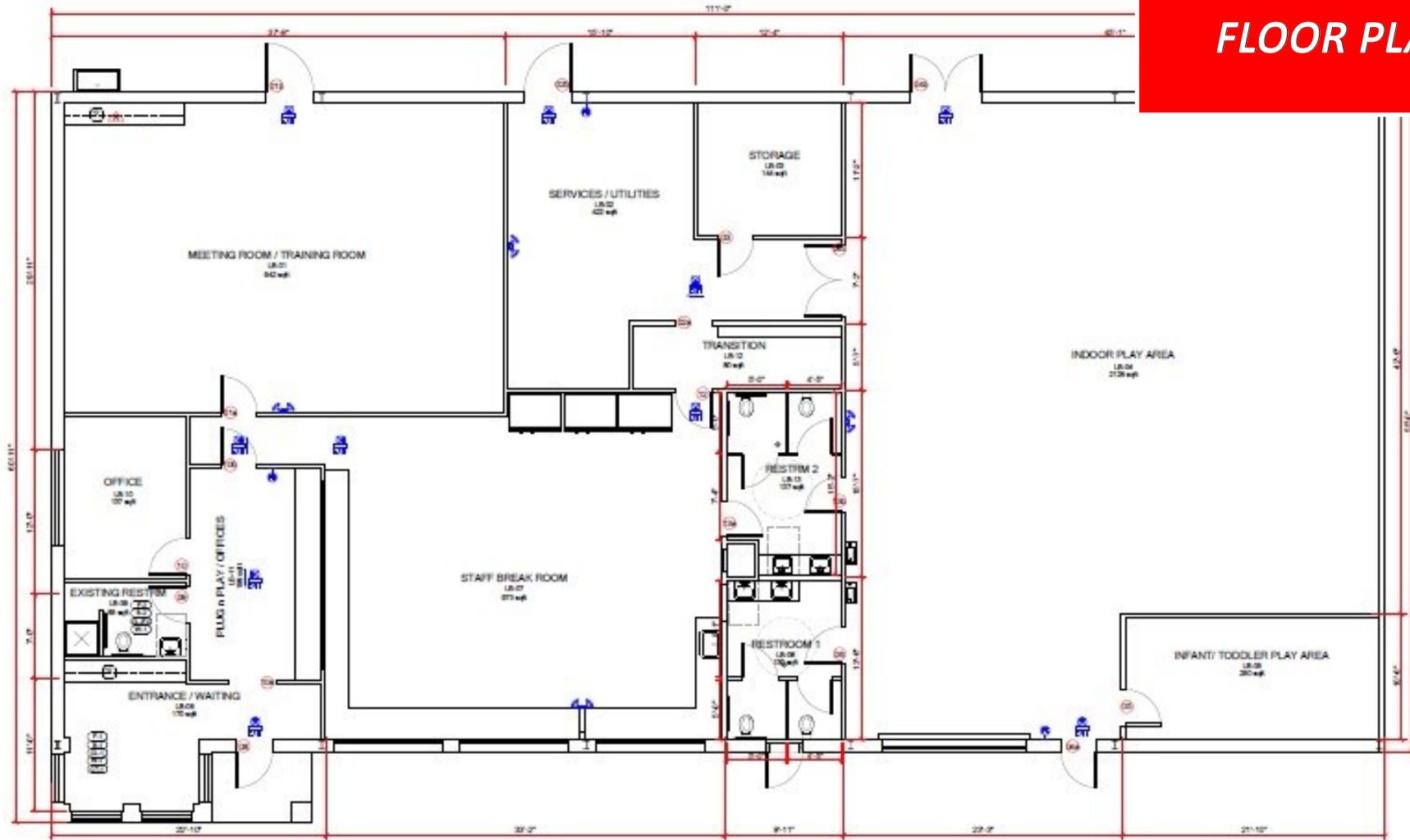
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BUILDING D FLOOR PLAN



01 FLOOR PLAN - LAB BUILDING
SCALE: 3/32" = 1'-0"

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