



PROPERTY ONE

FOR LEASE

5551 CORPORATE BOULEVARD

Baton Rouge, LA 70808

NETRUST

5551 CORPORATE

Presented by:

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5551 CORPORATE BOULEVARD

5551 Corporate Boulevard, Baton Rouge, LA 70808

Building Size (RSF)	51,921 SF
Lot Size	2.55 Acres
Building Class	A
Year Last Renovated	2011
Number of Floors	3
Parking Spaces	192
Available Space (RSF)	Total: 37,354 SF 2nd Floor: up to 18,170 SF 3rd Floor: up to 19,184 SF
Lease Rate	\$23.50 PSF
Lease Type	Full Service, Base Year Expense Stop
Date Available	February 2023

BUILDING

This 3-story class A office building located on Corporate Boulevard has approximately 37,000 SF of space on the second and third floors coming available for lease in February 2023. The main lobby and elevators are secured with controlled key-fob access.

* The 3rd Floor is currently available for Sublease.
*Ownership would also consider a sale to an owner occupant. Contact agent for additional details.

PARKING

The building is situated on 2.5 acres with approximately 192 parking spaces providing a ratio of 3.69 parking spaces per 1000 RSF. Due to the availability of parking, the owner would consider designating a certain number of spaces if secured or reserved parking is needed.

LOCATION

Located in the desirable Acadian/College submarket of Baton Rouge, the property is located on the north side of Corporate Boulevard at the intersection of Park Plaza Drive just east of College Drive. The property's proximity to Interstate 10 makes it easily accessible from Lafayette, New Orleans, Hammond and downtown Baton Rouge.

The office is within walking distance of several hotels, restaurants and banks and just a short drive to Towne Center at Cedar Lodge, a premier open air center with many unique shopping and dining options.



- Class A Office
- Easy Interstate Access
- Ample Parking
- Great Visibility
- Proximity to hotels, restaurants, shopping
- Area businesses include: Mansur's On the Boulevard, Sullivan's, Albasha, Jason's Deli, Another Broken Egg, Home Bank, Cottonport Bank, Marriot, Extended Stay America, Tru by Hilton, Richmond Inn & Suites, Barnes & Noble, Movie Tavern, Ruth's Chris Steakhouse, Drago's Seafood Restaurant



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LEASE INFORMATION

Lease Type:	Full Service, with Base Year expense stop	Lease Term:	60 - 120 months
Total Space:	37,354 SF	Lease Rate:	\$23.50 SF/yr

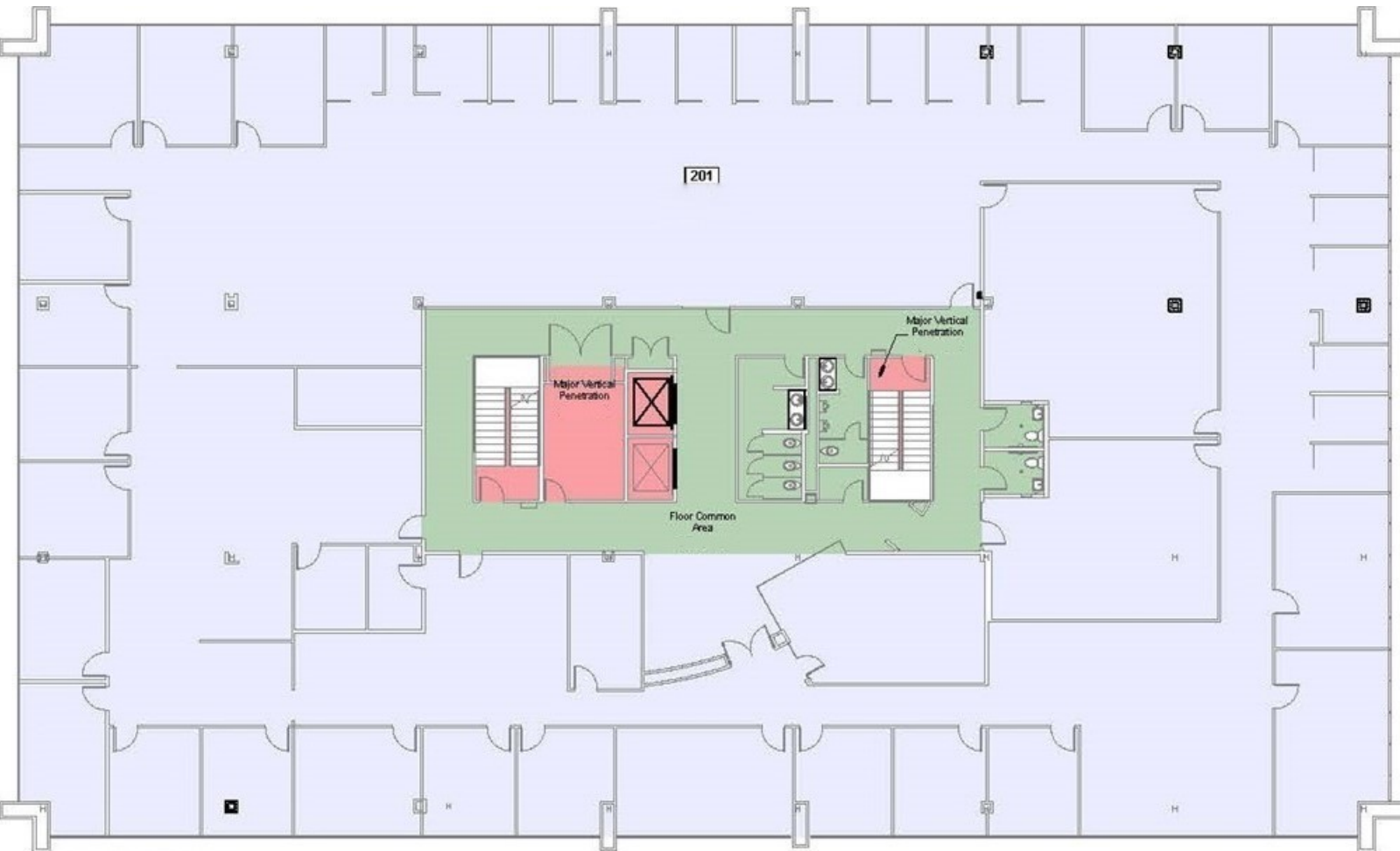
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 200	Available	18,170 SF	Full Service	\$23.50 SF/yr	A mix of open work space and offices, making this an ideal space for projects and collaboration. The space features a large breakroom/kitchen, perimeter offices and an open interior for cubicles.
■ Suite 300	Available	19,184 SF	Full Service	\$23.50 SF/yr	This space offers a large conference center adjacent to the elevator lobby. The conference center includes an executive office with small conference room, large conference room with a galley area for storing food/drinks, and a third smaller conference room. The office component is a mix of private offices, cubicles, and different zones for collaboration/meeting.



FLOOR PLAN

5551 Corporate Boulevard, Baton Rouge, LA 70808



Area Legend

- Floor Common Area
- Major Vertical Penetration
- Office Area



ADDITIONAL PHOTOS

5551 Corporate Boulevard, Baton Rouge, LA 70808



Reception



Conference Room



Collaboration Area



Individual Work Spaces Built Out






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ADDITIONAL PHOTOS

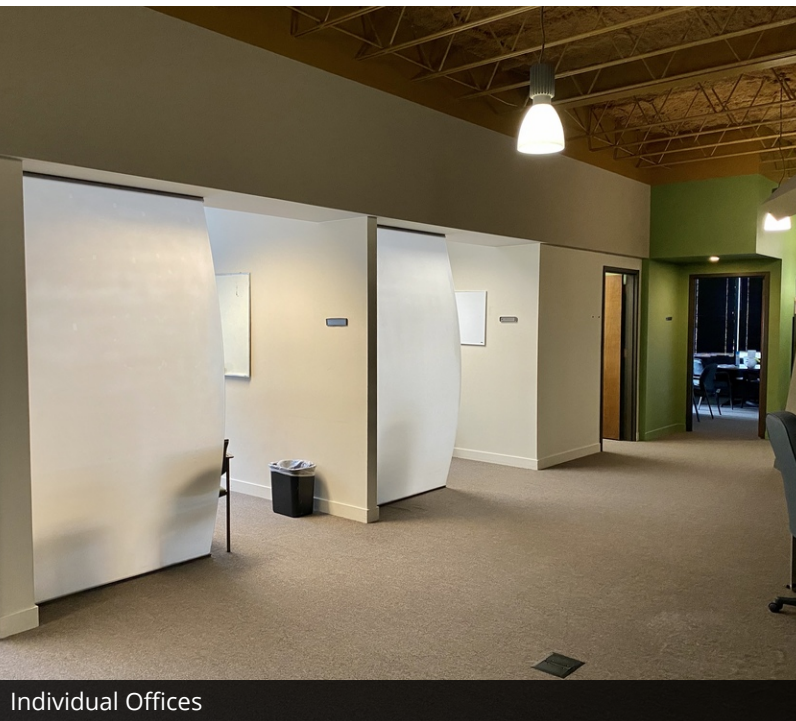
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Reception



Elevator Lobby/Corridor



Individual Offices

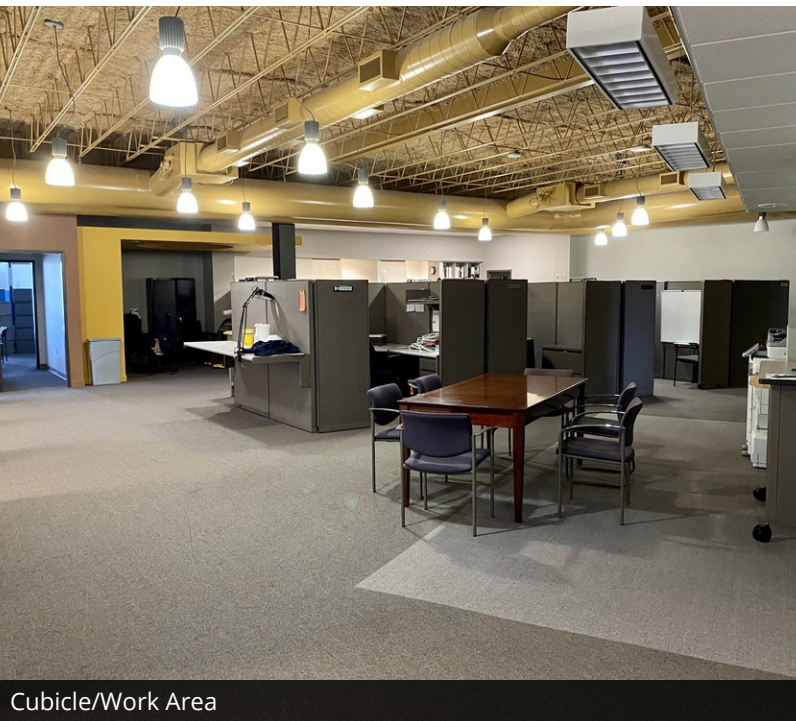


Cubicle/Work Area



ADDITIONAL PHOTOS

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AREA BUSINESSES

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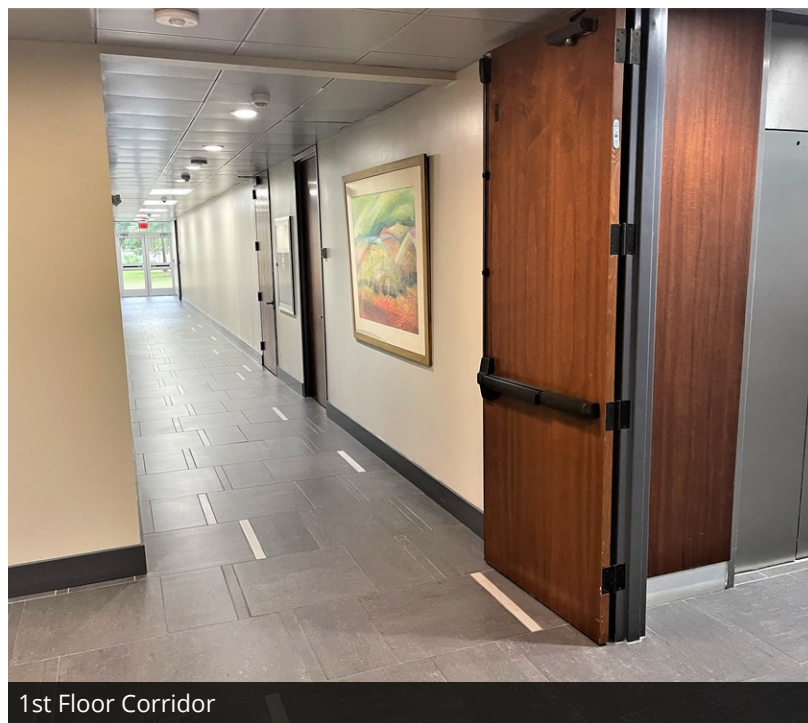
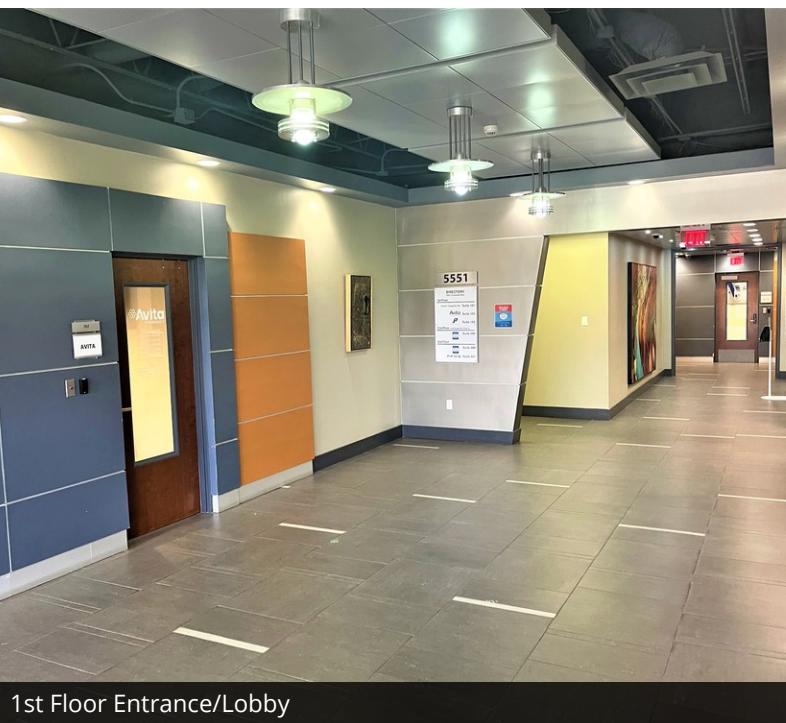
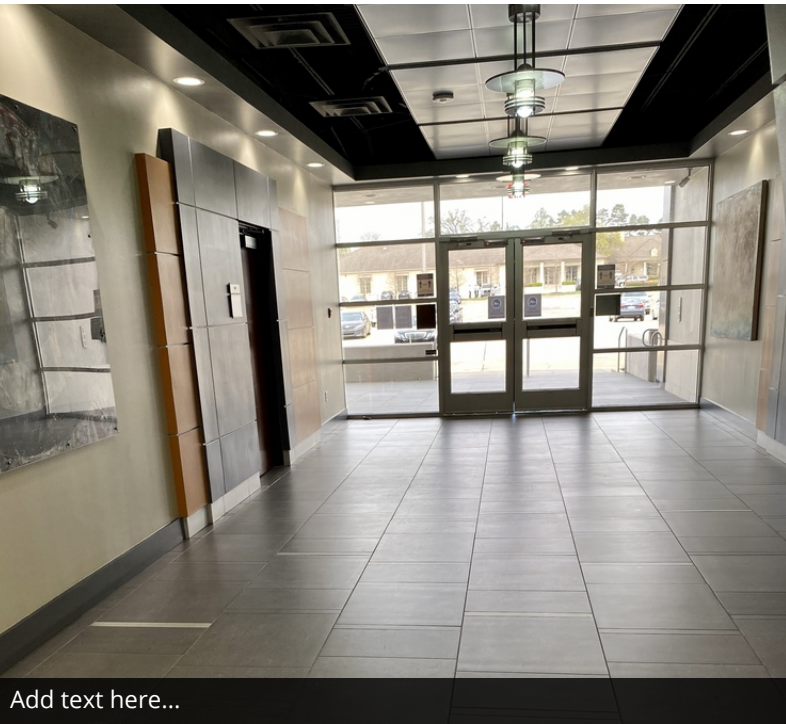
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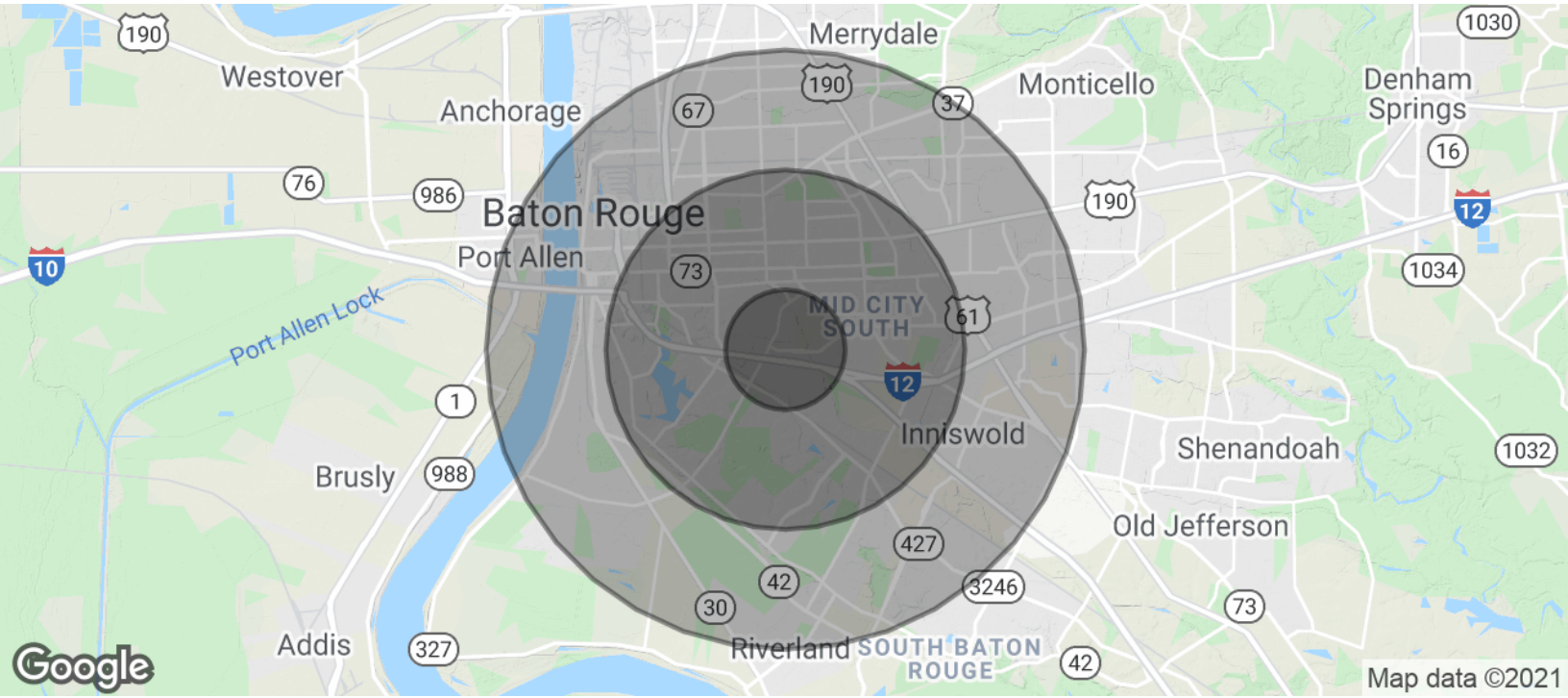
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,254	81,014	197,583
Average age	39.5	34.6	33.2
Average age (Male)	36.2	32.7	30.6
Average age (Female)	42.1	36.7	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,788	33,598	79,697
# of persons per HH	2.2	2.4	2.5
Average HH income	\$94,877	\$75,763	\$62,326
Average house value	\$412,611	\$314,623	\$249,229

* Demographic data derived from 2010 US Census



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____





FOR MORE INFORMATION, PLEASE CONTACT:

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