

# MAESTRI·MURRELL<sup>INC.</sup>

REAL ESTATE

## ESSEN BUSINESS PARK

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This information has been obtained from sources we believe to be reliable, but we make no representations or warranties as to the accuracy of the information herein.

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# PROPERTY OVERVIEW

## ESSEN BUSINESS PARK

5207, 5211 & 5215 Essen Lane, Baton Rouge, LA

Essen Business Park consist of three (3) buildings totaling 45,000 SF located on Essen Lane across from Our lady of the Lake Medical Center. Each building is single story consisting of 15,000 SF. Space can be subdivided for smaller tenants. Ample parking is available with a ratio of 6 spaces per 1,000 GLA (6:1000).

Improvements are underway and will be completed by early 2016. Improvements include: upgraded building aesthetics, integrated security with electronic access control, redesigned landscaping, exterior illumination, signage, and common area renovations. Sample floor plans are available to accommodate single or multi tenant uses.

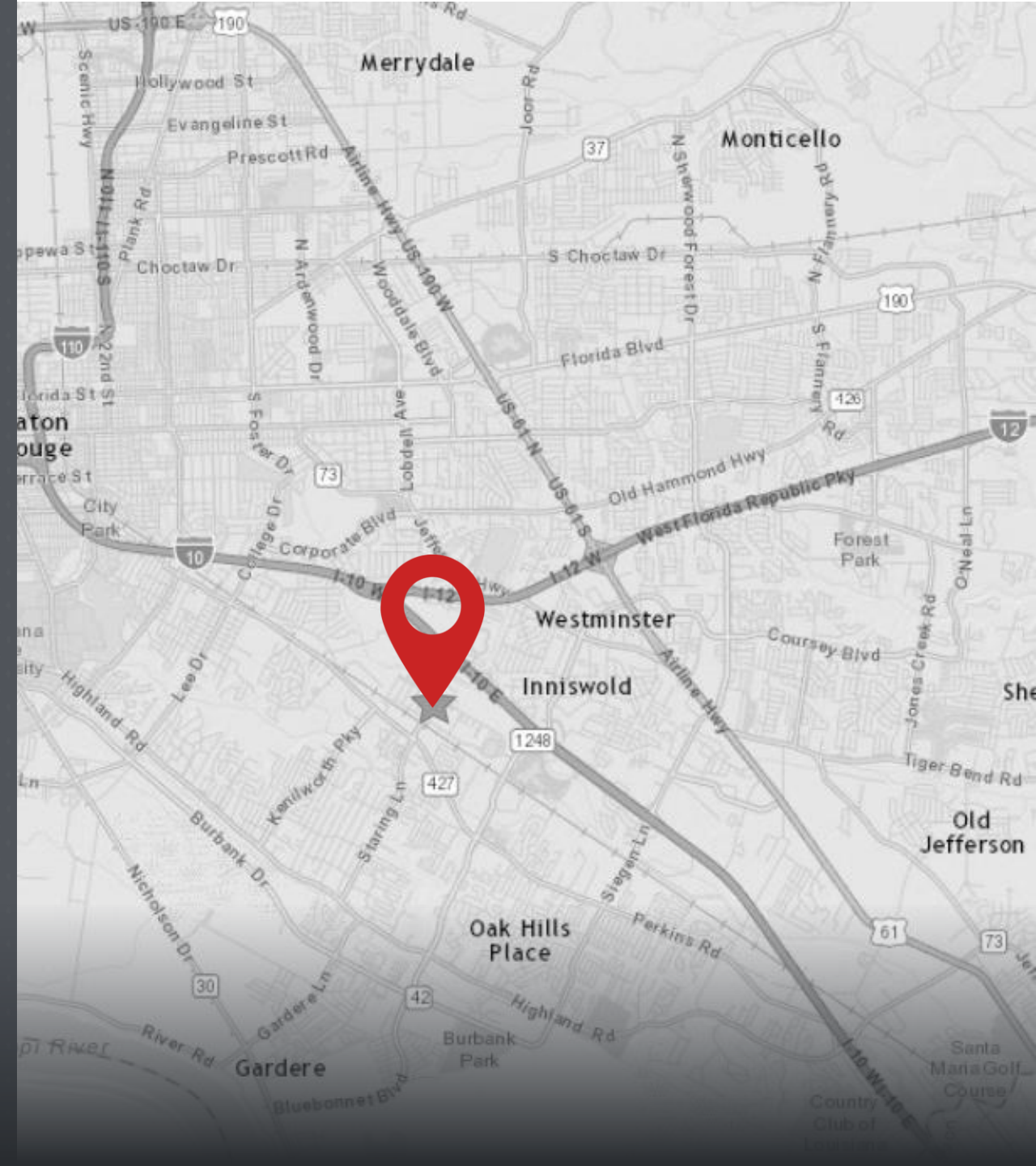


# DETAILS

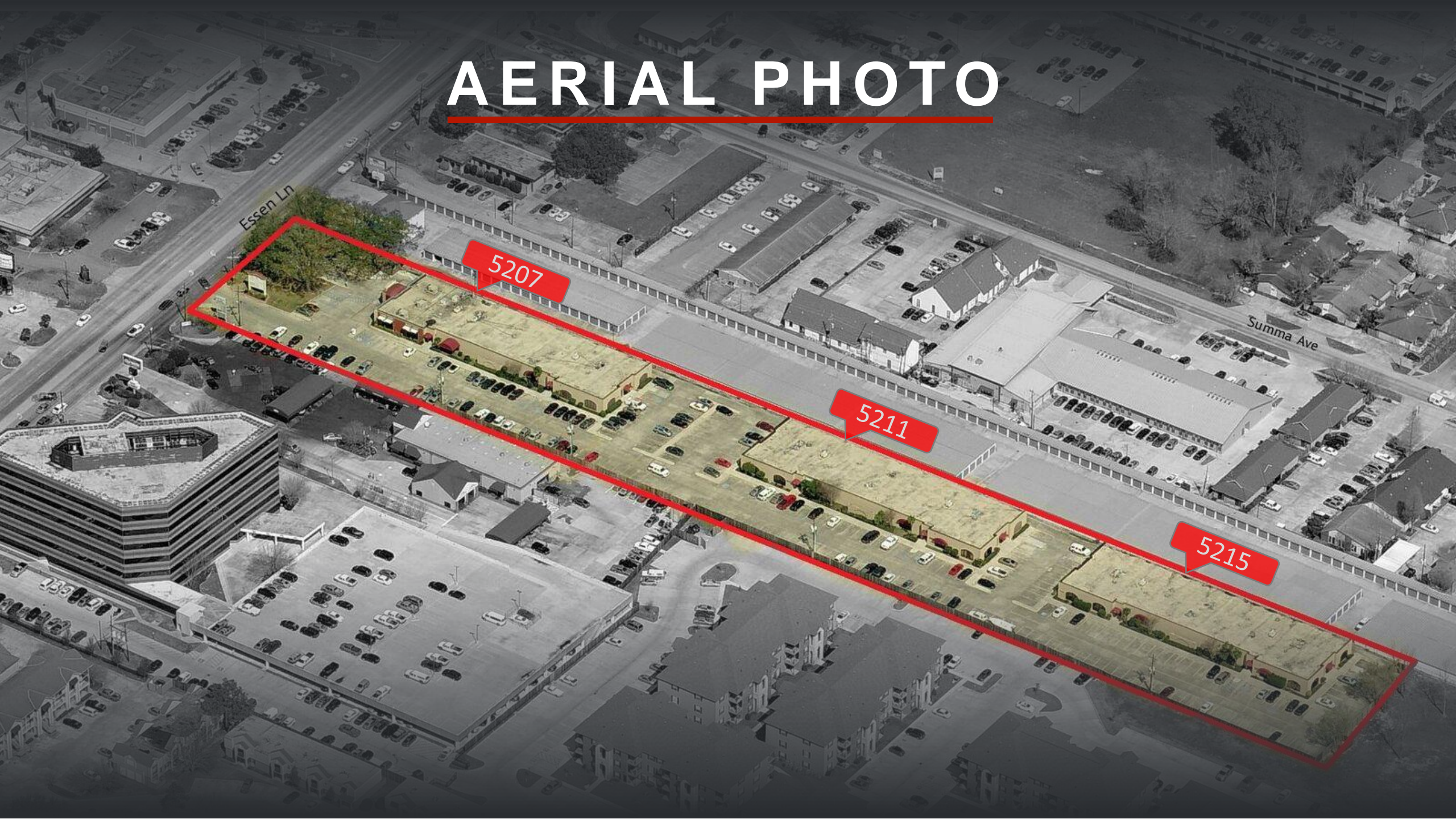
## ESSEN BUSINESS PARK

5207, 5211 & 5215 Essen Lane, Baton Rouge, LA

<b>PROPERTY TYPE</b>	Office Park (Three Buildings)
<b>BUILDING SIZE</b>	15,000 Square Feet (per building)
<b>LAND AREA</b>	3.71 Acres
<b>TOTAL AVAILABLE</b>	25,000 Square Feet : <ul style="list-style-type: none"><li>• 10,000 sf (5207)</li><li>• 1,790 sf (5211)</li><li>• 15,000 sf (5215)</li></ul>
<b>CONTIGUOUS SPACE</b>	1,790 -15,000 SF
<b>LEASE RATE</b>	\$15.50 per SF (Annual)
<b>LEASE TYPE</b>	Modified Gross
<b>COMMON AREA FACTOR</b>	15%
<b>PARKING</b>	6 Spaces per 1,000 SF (6:1000)
<b>COTENANTS</b>	Patron's Mexican Restaurant, Dr. Thomas Cockerham, Louisiana State Board of Home Inspectors, Dr. Joseph Palotta, Pharmaceutical Specialties, Dr. Kirby Perry DDS, Physicians of Sleep Associates, Premier Sleep Medicine Center, GSA Fleet Services, Agape PCS of Louisiana.



# AERIAL PHOTO



Essen Ln

5207

5211

5215

Summa Ave

6

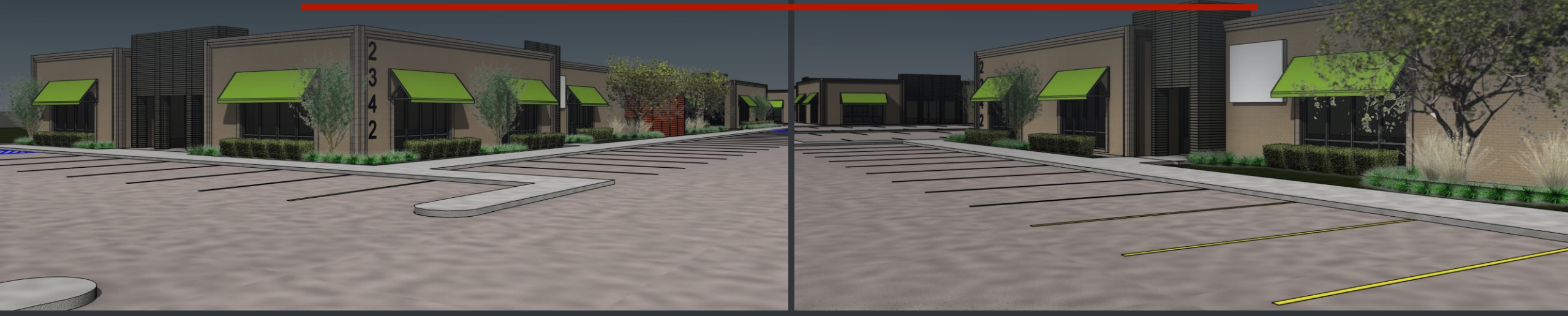
# INTERIOR PHOTOS



# EXTERIOR PHOTOS

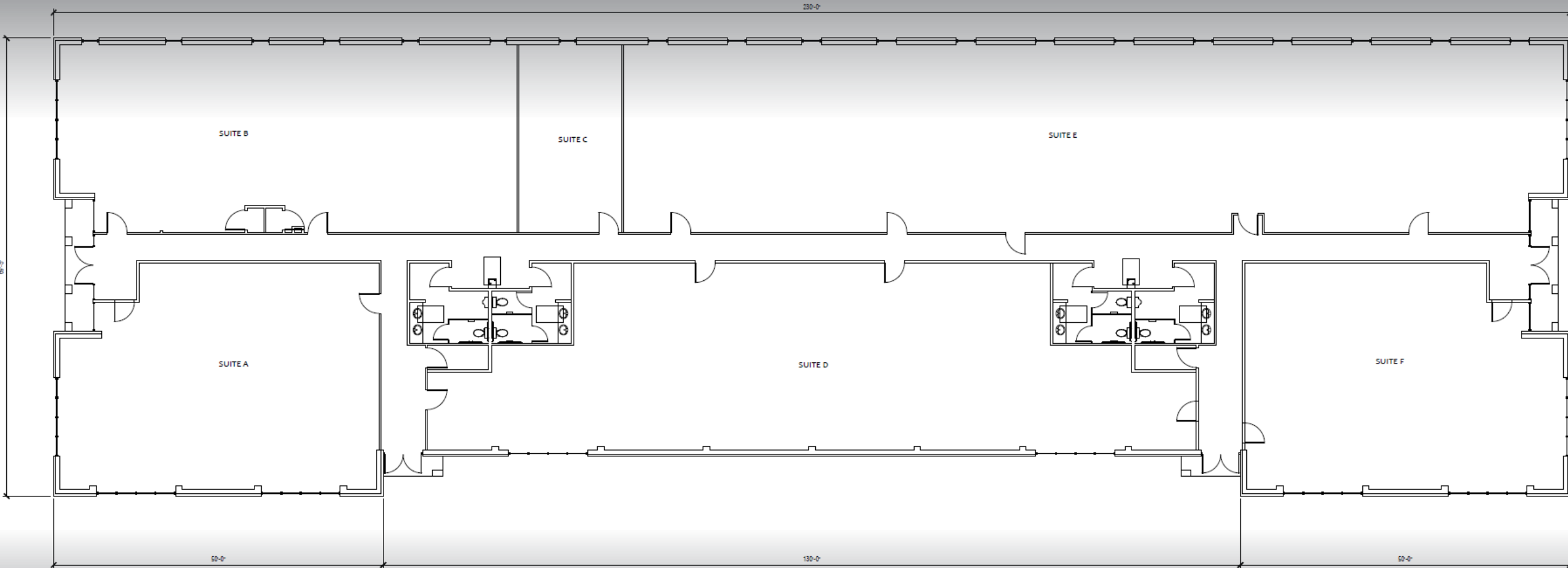


# EXTERIOR RENDERINGS



# BUILDING FOOTPRINT

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**FLOOD AREAS DEFINED:**

Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Flood Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)

2.) Zoning: (C1—Light Commercial) (C2—Heavy Commercial) Zoning information should be verified with City/Parish Planning Commission.

Yard Requirements: Minimum Front Yard: 10 feet , Minimum Rear Yard: none, Minimum Side Yard: none

**3.) Reference Maps:**

A. Survey Map of Tract 5X, being a portion of Lot 9 Silverside Plantation, Located in Section 53, T-7-S, R-1-E, East Baton Rouge Parish, LA and being divided into Tracts 5X-1 and 5X-2. By Carey Hodges, dated Aug. 13, 1981.

B. Order of Expropriation, Orig: 849, BndI: 12603. Filed and recorded East Baton Rouge, LA on 9/08/2014.

4.) (\*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

6.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

7.) Utilities: The utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

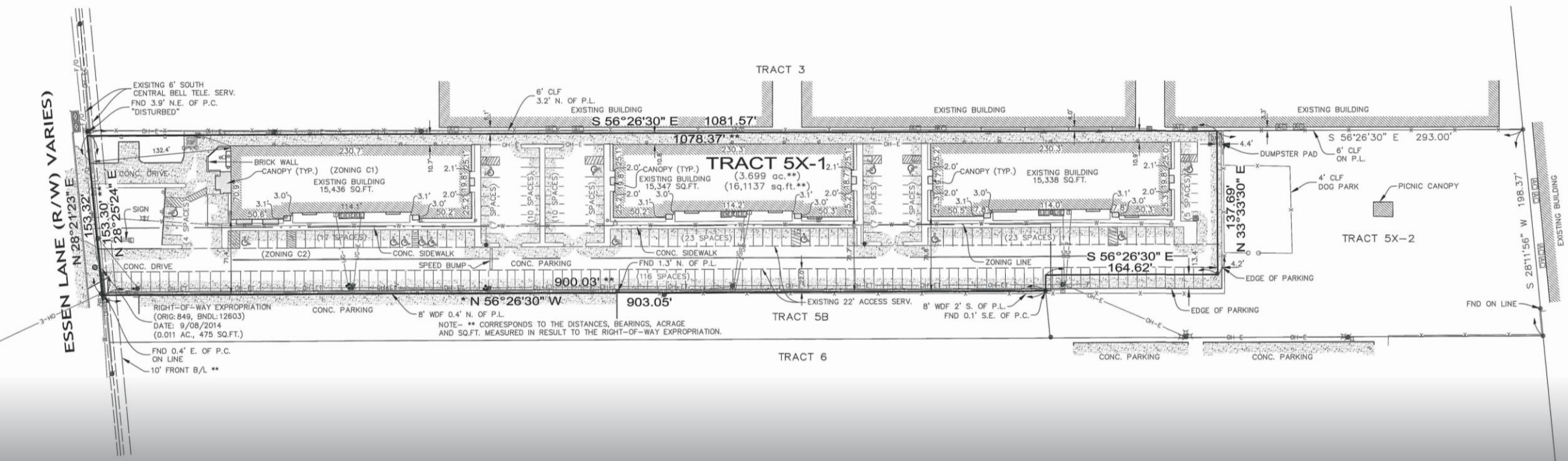
# SURVEY



OH-ED	Overhead Electric & Cable	⊗	Sewer Cleanout
OH-TC	Overhead Telephone & Cable	⊕	Drain Inlet
UG-T	Underground Telephone Line	⊗	Double Catch Basin
UG-E	Underground Electric Line	⊕	Sign
UG-G	Underground Gas Line	⊗	Boilard
UG-W	Underground Water Line	⊕	Air Conditioner Unit
UG-F	Underground Fiber Optic Line	⊗	Area Light
X	Fence Line	R/W	Right of Way
●	Found 1/2" Iron Pipe	B/L	Building Setback Line
○	Set 1/2" Iron Pipe	P.L.	Property Line
⊕	Power Pole	P.C.	Property Corner
⊗	Guy Anchor	CLF	Chain Link Fence
⊕	Pole Mounted Transformer	WDF	Wood Fence
⊗	Electric Meter	CONC.	Concrete
⊕	Fire Hydrant	FND	Found
⊗	Water Meter	♿	Handicap Parking
⊕	Water Valve	Asphalt	Asphalt Pavement
⊗	Dumpster	Concrete	Concrete Pavement
⊕	Gas Meter		



VICINITY MAP  
1" : 2000'



# DRIVE TIME MAP

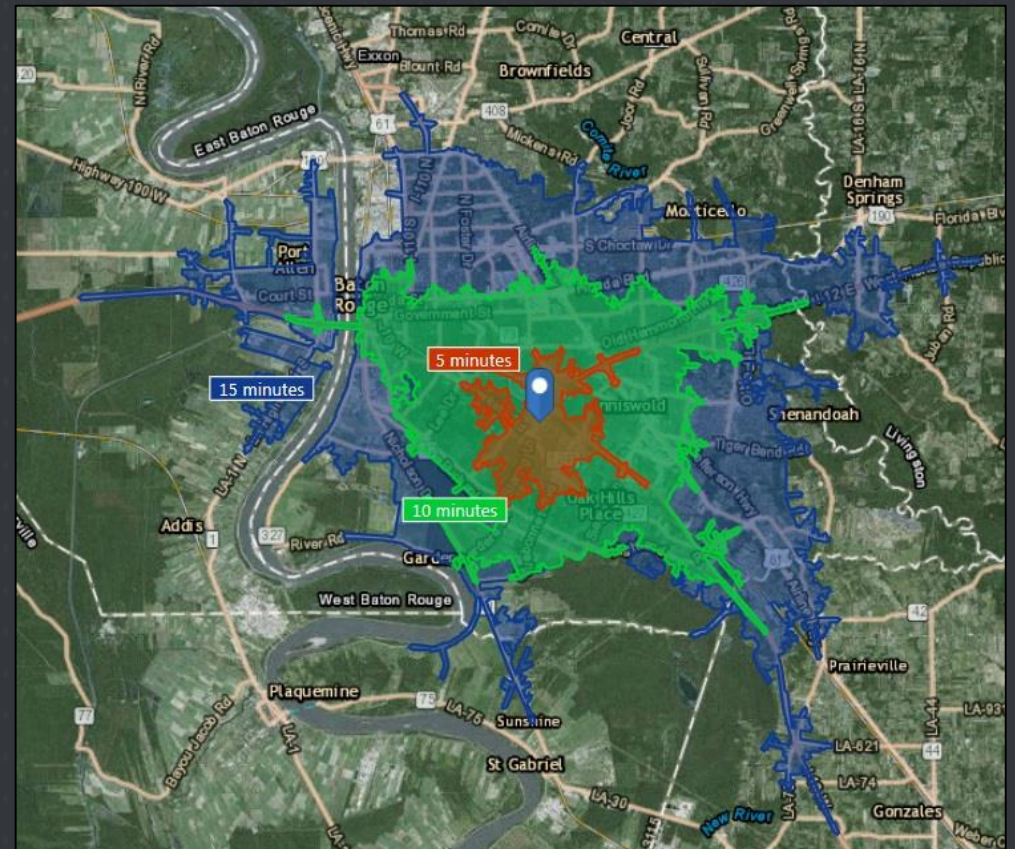
DRIVING TOWARD OFFICE

8:00 am



DRIVING AWAY FROM OFFICE

5:00 PM



# BATON ROUGE HEALTH DISTRICT

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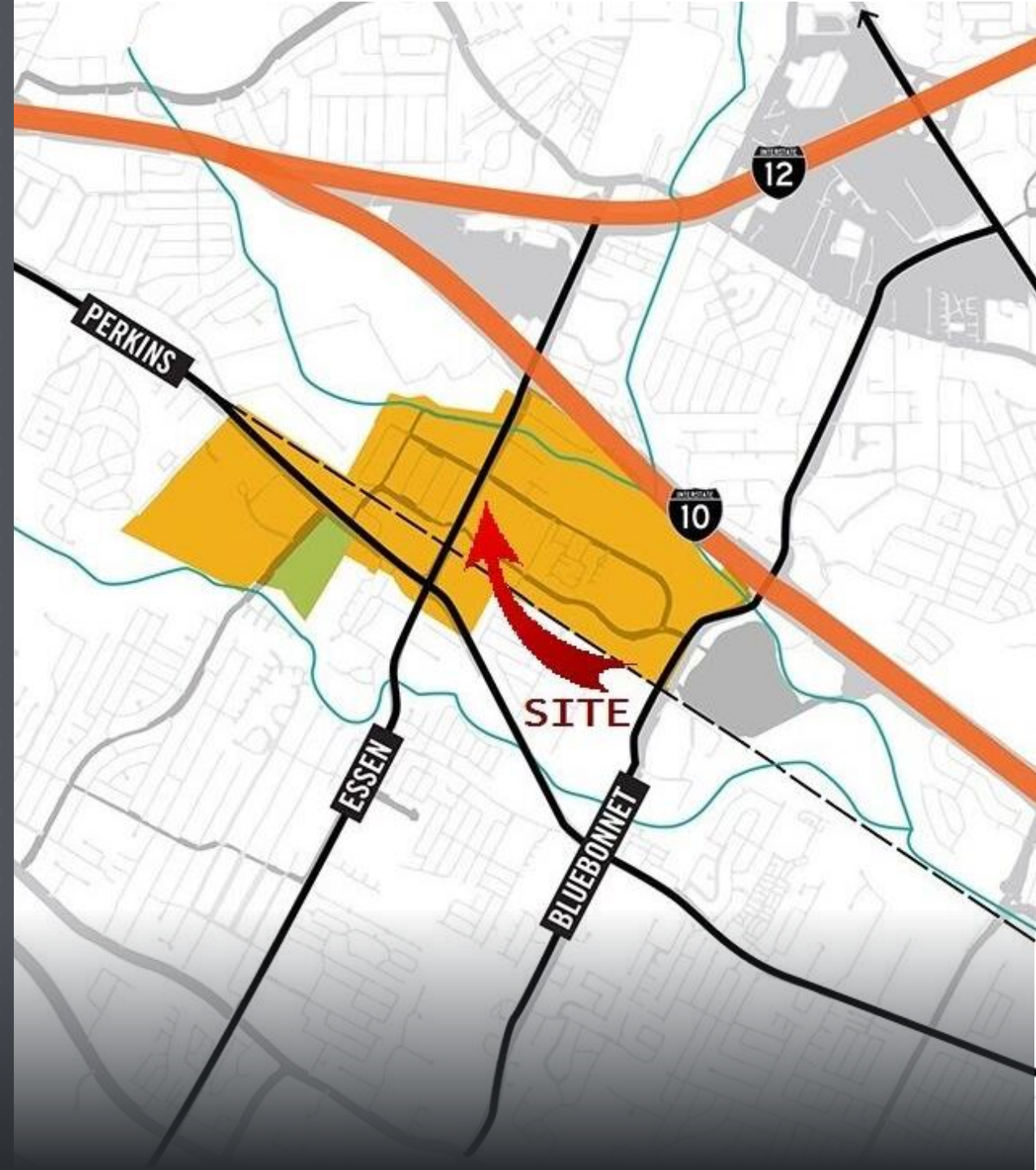
## BATON ROUGE HEALTH DISTRICT

Joining forces to create a culture of health

EsSEN Business Park is located within the newly formed "Baton Rouge Health District"

*"A unified medical community, brought together within the bounds of a shared Health District, will enable Baton Rouge health care providers to combine their diverse strengths and compete with Medical centers nationwide."*

[www.brhealthdistrict.org](http://www.brhealthdistrict.org)

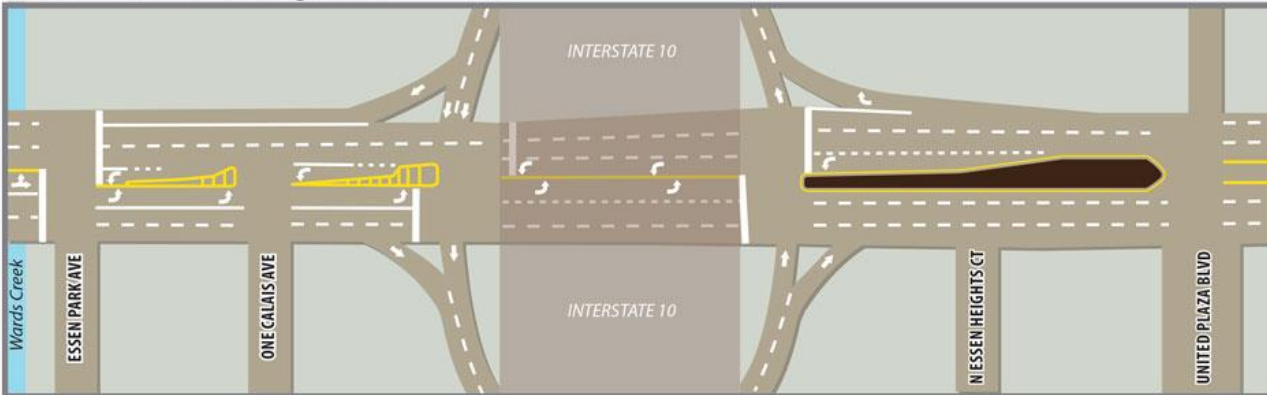


# ESSEN LANE WIDENING: PHASE 1

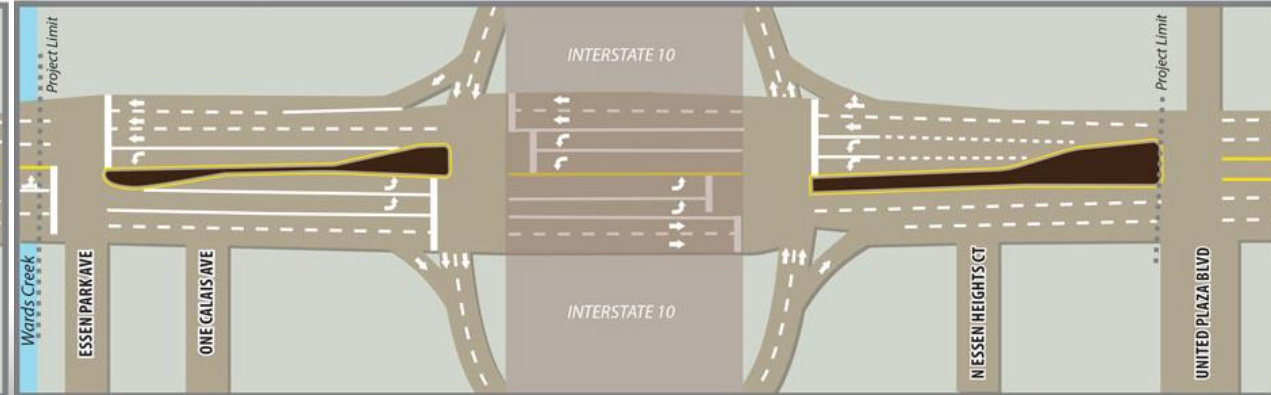
## BATON ROUGE GREEN LIGHT PLAN

The first phase of work on this project, which will be spearheaded by the City of Baton Rouge and managed by the City-Parish's Green Light Plan, involves the Essen Lane at I-10 Interchange Improvements project. This interchange improvements project, which runs along Essen Lane from just south of United Plaza Boulevard to the bridge at Ward's Creek, will add two turn lanes onto I-10 to provide dual left-turns for southbound and northbound Essen Lane. In addition, one lane will be added to the I-10 eastbound on and off ramps, one lane will be added to the westbound on-ramp, and signalization improvements will be incorporated to Essen's intersection with Essen Park Avenue, as well as the two on- and off-ramps. The project is scheduled for completion in December 2015.

Essen Lane Current Configuration



Essen Lane Widening - Phase One

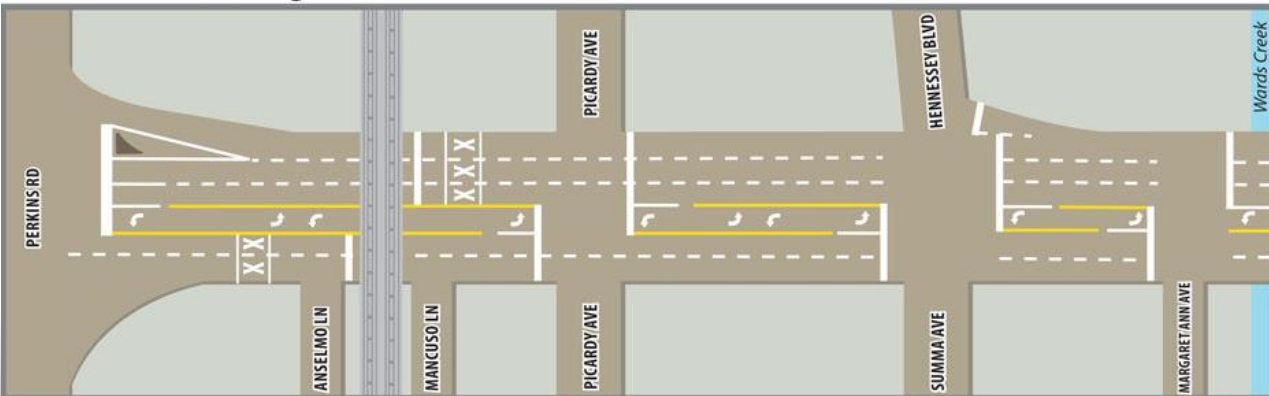


# ESSEN LANE WIDENING: PHASE 2

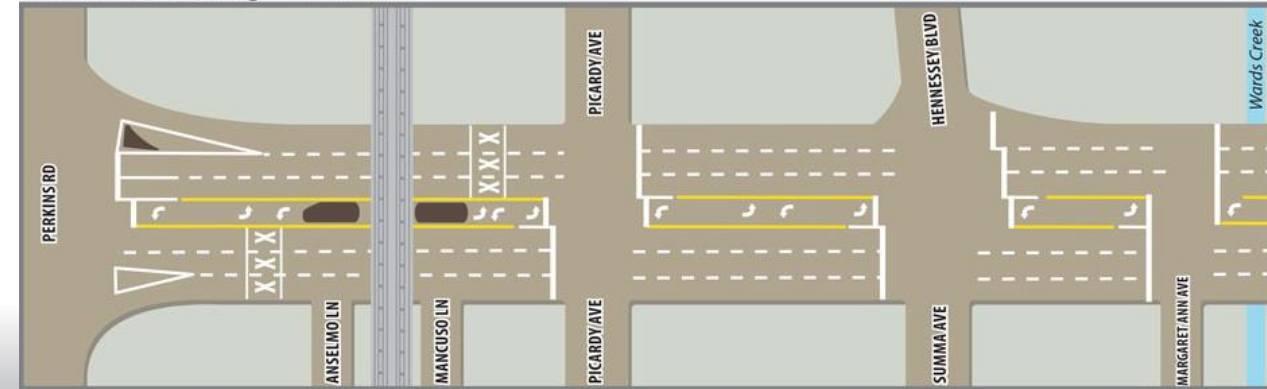
LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT

The City of Baton Rouge is closely coordinating efforts on this project with DOTD, which is overseeing a separate but related project to widen approximately one mile of Essen Lane from Perkins Road to Interstate 10 to six lanes with a continuous two-way center turn lane that will tie into the improvements included in this Green Light Plan project.

Essen Lane Current Configuration



Essen Lane Widening - Phase Two



# RANSOM PIPES

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## COMMERCIAL BROKERAGE AND LEASING EXECUTIVE

Ransom Pipes joined the Maestri-Murrell brokerage team in 2013 as a Sales and Leasing Executive.

Ransom received a Bachelor Degree in Construction Management from the Louisiana State University College of Engineering with a minor in Business Administration. Ransom has handled both tenant and landlord representation involving retail, office, and industrial properties. Additionally, he has worked with clients to acquire retail, office, vacant land, and investment properties throughout Louisiana.

As a Licensed Real Estate Agent in Louisiana, Mr. Pipes looks forward to providing clients with the information, tools, and resources necessary for each unique transaction. As a native of Baton Rouge, he is a passionate sportsman and member of Coastal Conservation Association and Delta Waterfowl. Ransom is a member of the Baton Rouge Board of Realtors Commercial Investment Division, LACDB, ICSC, and has been the recipient of the 2014 Steward Estopinal CCIM Scholarship and 2016 CID/CCIM Gary Louis Scholarship.

**LICENSED IN LOUISIANA**

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