

vestian

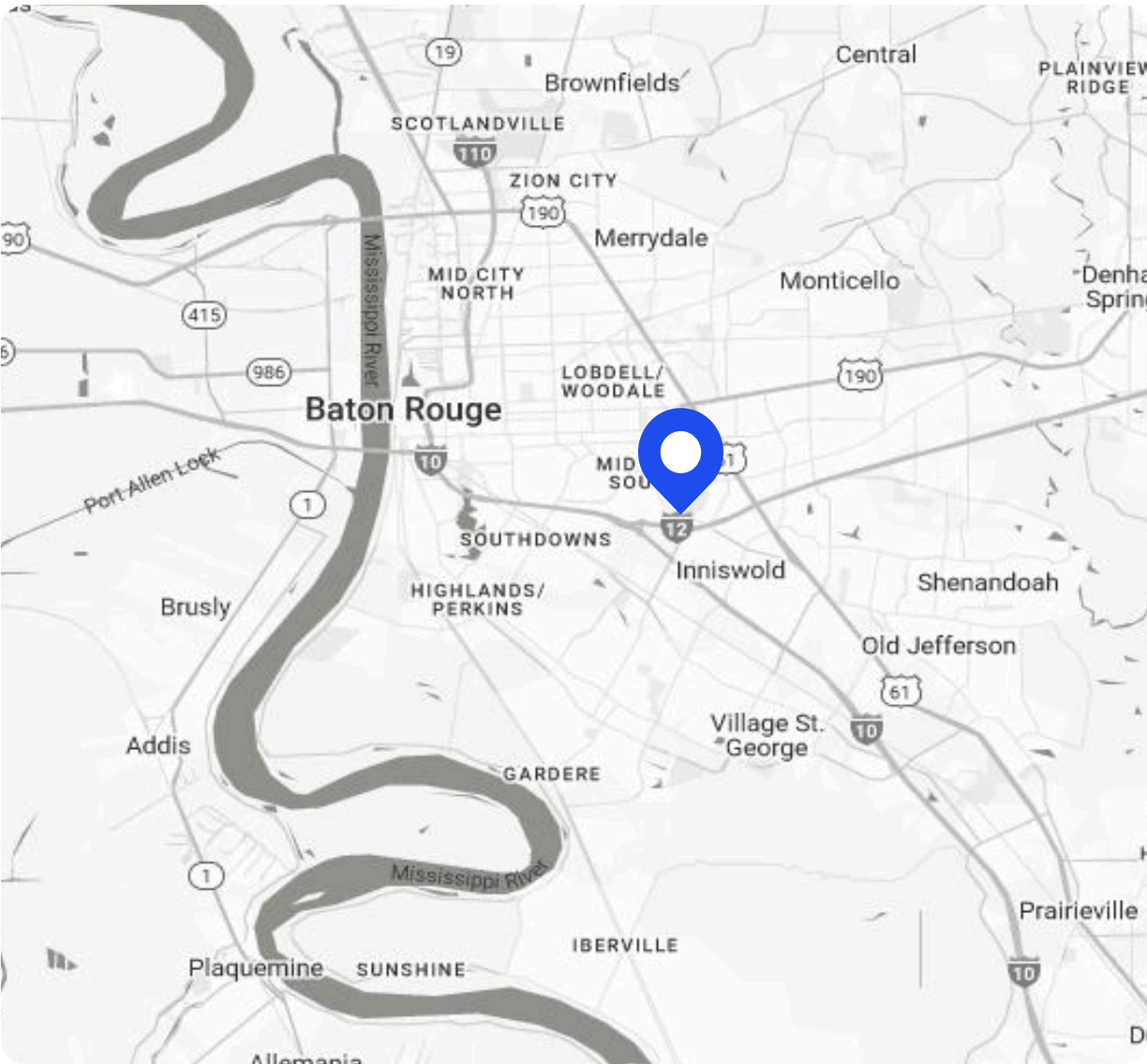
Jefferson Brentwood | 4th Floor Office Suite

Sublease Available

8440 Jefferson Highway
Baton Rouge, LA 70809

7,885 RSF
\$22.00 SF/yr (Full Service)

Jefferson Brentwood



Sublease Details

Address	8440 Jefferson Highway
Lease Rate	\$22.00 SF/yr FS
Total RSF	62,747 RSF
Available RSF	7,885 RSF
Lot Size	2.78 Acres

Demographics	1 Mile	3 Miles	5 Miles
Parking Ratio	3,359	29,478	84,564
Rate	6,702	65,891	204,619
Term	\$82,739	\$77,137	\$71,985

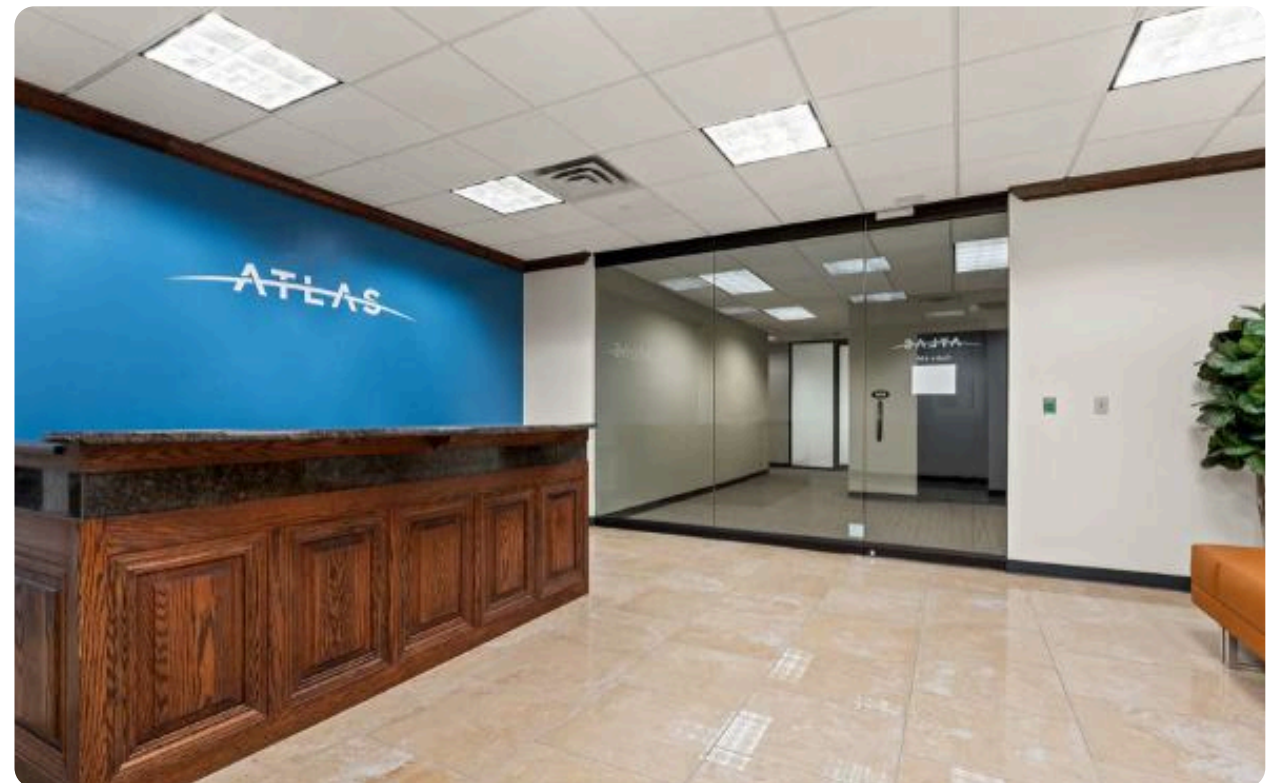
Jefferson Brentwood is a full-service, 4-story, recently renovated, Class A office building located in the Essen-Bluebonnet office sub-market. Offering excellent access to I-12, I-10, the Baton Rouge CBD, and the Baton Rouge Health District, Jefferson Brentwood is a strategic location for companies that serve the Baton Rouge market. Jefferson Brentwood is located at the corner of Essen Lane and Jefferson Highway giving the property unparalleled access to both interstates, Baton Rouge Country Club, and soe of the ost sought-after residential neighborhoods in Baton Rouge. Jefferson Brentwood offers exceptional value and exposure in Baton Rouge's ost sought-after office sub-market.

Sublease Space

- ±7,885 SF fourth-floor office space
- Includes +/- 14 private offices, conference area, and cubicle area
- Traditional office layout with a mix of private offices and cubicle space
- Located on the top floor with potential for quiet, private work environment
- available now; move-in ready

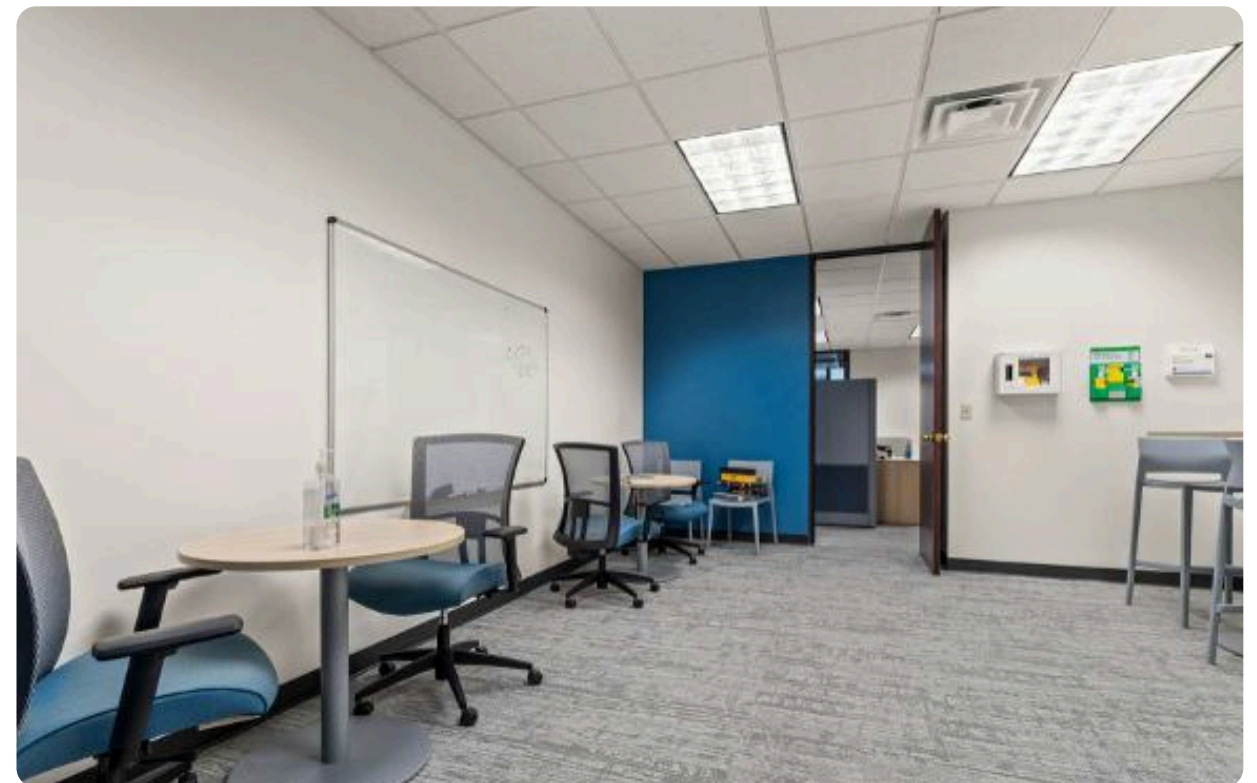
Property Highlights

- Excellent Access to I-12, I-10, Essen Lane & Jefferson Highway
- Class A Office Space
- Professional On-Site Management & Maintenance
- Convenient to Baton Rouge Country Club, Health District, and Baton Rouge CBD
- Covered Parking Available



Fourth Floor | 7,885 RSF





CONTACT

Matt Powell

+1 781-775-9514

powell@vestian.com



Vestian is a best-in-class CRE firm, putting real estate to work worldwide. Partnering with clients of all sizes, Vestian creates and executes personalized end-to-end real estate strategies that deliver measurable results and move the dial for business.