

An aerial photograph of a suburban development. In the foreground, there is a large, mostly empty lot with some construction equipment and a few parked cars. Behind this lot is a two-story building with a flat roof. To the right of the building is a large, green, grassy area. In the background, there are many houses with dark roofs, some trees, and a winding road. The entire image has a reddish-orange tint.

Pecue Park

MIXED-USE RETAIL AND OFFICE DEVELOPMENT

15045 Perkins Rd Baton Rouge, LA 70810

Beau Box | 225.931.3200 | bbox@beaubox.com
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Pecue Park

15045 Perkins Rd Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

Pecue Park is a new, mixed-use development located on the hard-corner of Pecue Ln and Perkins Rd in southeast Baton Rouge. Upon completion, the Class A development will contain over 40,000 SF of retail space and nearly 15,000 SF of office space across 6 buildings. Office space is available for lease in Building 1. Retail space is available for lease in buildings 2, 3, 4, 5, and 6.

Pecue Park is situated in an area with some of Baton Rouge's strongest demographics. 1-mile HH income averages over \$125,000, and 3-mile populations exceeds 40,000. A new interchange is currently under construction on Pecue Ln and I-10 which will further improve access to Pecue Park.

Pecue Park presents an opportunity for retail, restaurant, medical, and office users to locate themselves in an affluent, expanding area of Baton Rouge.

Offering Summary

Office Lease Rate:	\$23.00 - 25.00 SF/yr
Retail Lease Rate	\$27.00 - \$29.00 SF/yr
Number Of Buildings:	6
Available Office SF:	14,880.00
Available Retail SF:	42,141.00
Land Size:	4.81 Acres
Parking	255 Spaces

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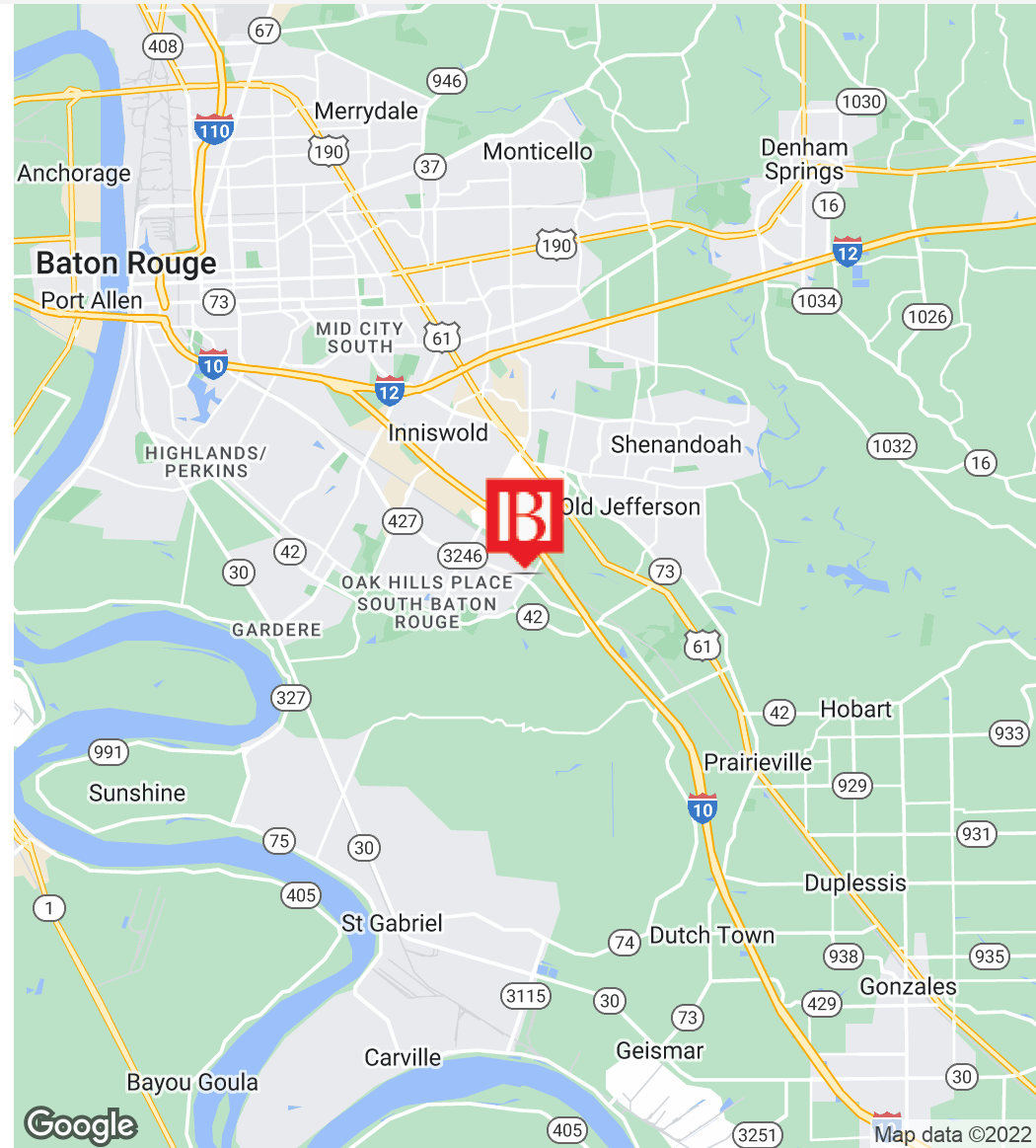
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LOCATION MAP

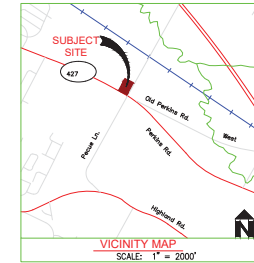


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PRELIMINARY PROPOSED SITE PLAN 09/20/2022
SCALE: 1" = 30'-0"

TOTAL PARKING SPACES SHOWN - 255 SPACES
INCLUDES 14 COMPACT & 10 H. C.

REVISIONS

DATE

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INC.
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A BUILDING FOR:
FRIEDRICHS SQUARE
TENANTS:
UNKNOWN
15045 PERKINS ROAD
BATON ROUGE, LA
OWNER:
FRIEDRICHS SQUARE INVESTMENTS, INC.

SHEET
SP-1
1 OF 1

Pecue Park

15045 Perkins Rd Baton Rouge, LA 70810

LEASE SPACES

Lease Information

Total Available Retail Space:	42,141 SF	Retail Lease Rate:	\$27.00 - \$29.00 SF/yr
Total Available Office Space:	14,880 SF	Office Lease Rate:	\$23.00 - \$29.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Building 1	Available	7,440 - 14,880 SF	NNN	\$23.00 - 25.00 SF/yr	Newly constructed 2-story office building totaling 14,880 SF (7,440 SF per floor). The building is currently in shell condition awaiting tenant-specific buildout. The entire building can be occupied by a single tenant or each floor can be leased separately. Building 1 is also available for sale for \$2,900,000.00.
Building 2	Available	4,936 SF	NNN	\$27.00 - 29.00 SF/yr	Building 2 contains 4,936 SF of retail / restaurant space with a drive-thru. The building is slated for future construction. This space can be occupied by a single tenant or configured for multi-tenant use.
Building 3	Available	1,846 - 5,538 SF	NNN	\$27.00 - 29.00 SF/yr	Building 3 is an under-construction multi-tenant retail center totaling 5,538 SF. The space will be built to shell condition and can be modified to meet a tenant's size and layout requirements.
Building 4	Available	4,502 SF	NNN	\$27.00 - 29.00 SF/yr	Building 4 is a future-construction retail building totaling 4,502 SF. The space can be constructed to tenant's specifications.
Building 5	Available	13,689 SF	NNN	\$27.00 - 29.00 SF/yr	Building 5 is a future-construction 13,689 SF single-story retail building fronting Pecue Ln. The space can be built to tenant's specifications and is suitable for general retail, restaurant, and medical uses.
Building 6	Available	13,476 SF	NNN	\$27.00 - 29.00 SF/yr	Building 6 is a future-construction 13,476 SF single-story retail building located on the hard corner of Pecue Ln and Perkins Rd. The space can be built to tenant's specifications and is suitable for general retail, restaurant, and medical uses.

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SITE AERIAL



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BUILDING OVERLAY AERIAL



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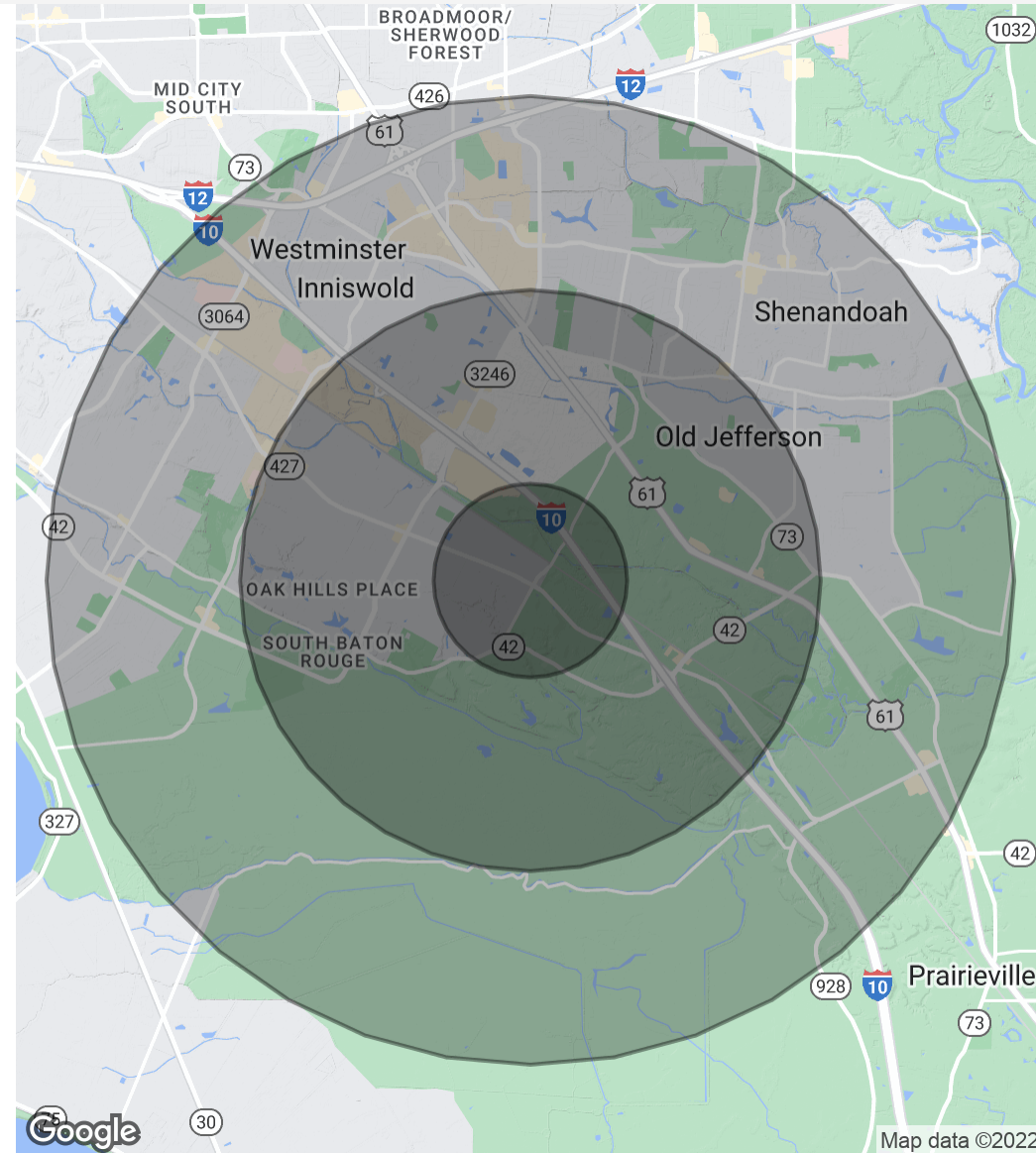
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,597	42,794	126,628
Average Age	38.4	39.5	38.9
Average Age (Male)	37.3	38.8	37.3
Average Age (Female)	38.6	39.0	39.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,297	19,264	55,741
# Of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$117,432	\$105,021	\$94,019
Average House Value	\$344,037	\$305,467	\$252,821

* Demographic data derived from 2020 ACS - US Census



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