

OFFICE BUILDING FOR LEASE
JANUARY 2024

**BUILD TO SUIT TOWNE
PARK CENTRE**

37283 SWAMP RD
PRAIRIEVILLE, LA

stirling



Representative Photo



Building 2



Representative Photo

PROPERTY SUMMARY

Build to suit opportunity in Prairieville, LA. Towne Park Centre is located one block from Airline Highway on Swamp Road near United Community Bank. The office space is ideal for businesses looking to avoid the morning/afternoon commute to Baton Rouge.

Towne Park Centre is Ascension Parish's premier professional office park and is minutes from Baton Rouge. The buildings typically consist of 2 suites that can be made into one space if needed, with Class A finishes. Great opportunity for growing companies looking for future expansion.

PROPERTY HIGHLIGHTS

- Professional Office build-to-suit available for lease in Prairieville's premier office park
- Located one block from signalized intersection
- Ideal space for businesses looking to avoid the morning/afternoon commute to Baton Rouge

OFFERING SUMMARY

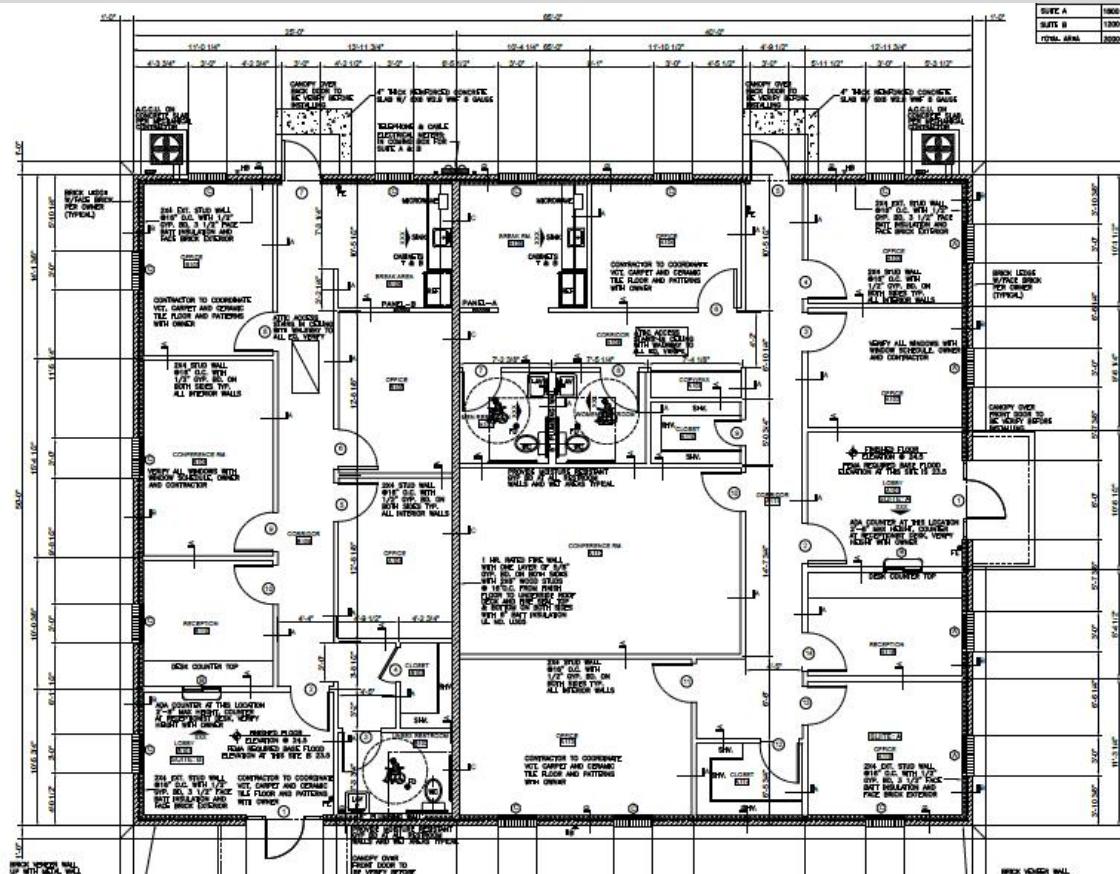
Lease Rate	\$20.00 PSF (Mg)
Condo Fee	\$1.00 PSF
Available SF	1,250 - 3,250 SF
Building Size	3,250 SF

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SUITE A	1800 SQ.
SUITE B	1200 SQ.
TOTAL AREA	3000 SQ.



LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	1,250 - 3,250 SF	Lease Rate:	\$20.00 SF

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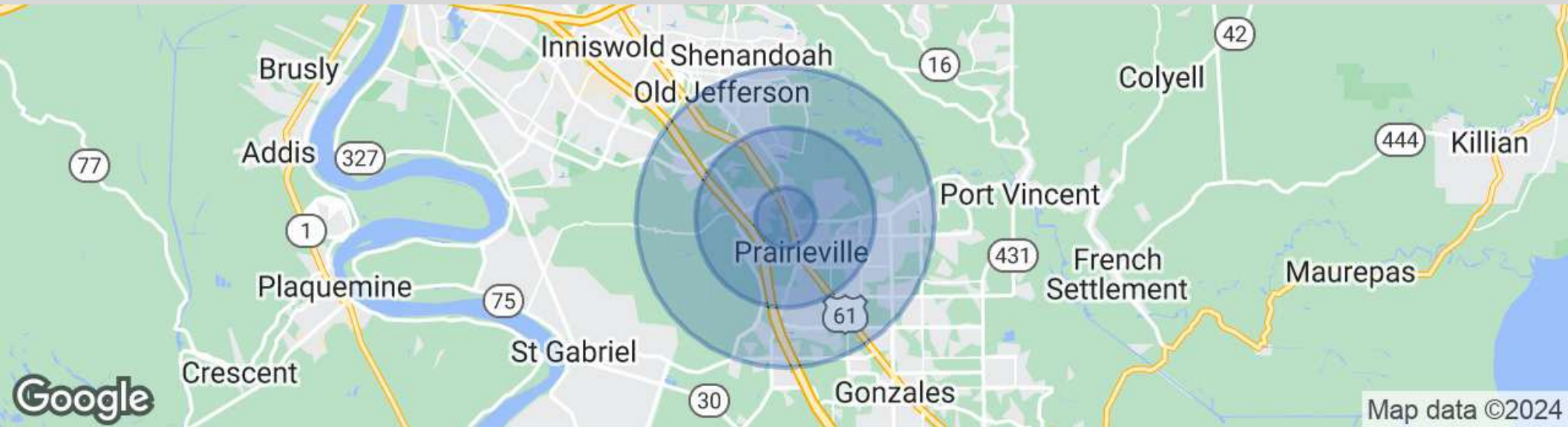
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,039	28,991	75,649
Average Age	40.9	37.4	37.1
Average Age (Male)	40.7	37.9	36.5
Average Age (Female)	40.0	37.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,795	11,109	28,972
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$119,048	\$111,577	\$112,912
Average House Value	\$314,853	\$290,724	\$287,715

* Demographic data derived from 2020 ACS - US Census