



stirling

UNITED PLAZA
I, II, IV, VIII, & XII

BATON ROUGE, LA

SCOTT MACDONALD

Direct: 225-201-0142

smacdonald@stirlingprop.com

8550 United Plaza Blvd., Ste. 101,

Baton Rouge, LA, 70809



CLASS-A OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Five-building Class "A" Office Project totaling 573,049 SF
- Prominent Baton Rouge location with excellent identity
- Highly visible buildings with monument signage available
- Buildings are home to some of the finest tech companies in both the region and the nation
- Available spaces ranging between 1,000 SF – 35,000 SF
- Conveniently located to retail and restaurants
- On-site property management with 24-hour security
- Excellent access to Interstate 10 and Interstate 12
- Covered and Surfaced Parking

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza I - 4041 Essen Ln.

- Total Square Feet: 94,848
- Year Built: 1980
- Floors: 5
- Parking Ratio: 3.14 per 1,000
- 24-Hour Access System
- On-Site Security Cameras



United Plaza II - 8550 United Plaza Blvd.

- Total Square Feet: 198,696
- Year Built: 1983
- Floors: 10
- Parking Ratio: 3.14 per 1,000
- 1 Restaurant Inside Building:
Rouge Rabbit
- Back-Up Generator on 8th Floor
- Freight Elevator & Loading Dock Available
- 24-Hour Security System
- On-Site Security Cameras



United Plaza VIII - 8555 United Plaza Blvd.

- Total Square Feet: 71,460
- Year Built: 1986; Renovated 2011
- Floors: 5
- Parking Ratio: 3 per 1,000
- Common area plaza with waterfront view
- 24-Hour Access System



United Plaza VIII - 8641 United Plaza Blvd.

- Total Square Feet: 55,905
- Year Built: 1993
- Floors: 3
- Parking Ratio: 3 per 1,000
- Back-Up Generator
- 24-Hour Access System

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza XII - 8585 Archives Ave.

- Total Square Feet: 152,140
- Year Built: 1998
- Floors: 3
- Parking Ratio: 6.8 per 1,000
- Covered Parking with Security Cameras
- Back-Up Generator
- 24-Hour Access System
- On-Site Security Cameras

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza I - 4041 Essen Ln.

- This building is 100% occupied.



United Plaza II - 8550 United Plaza Blvd.

Available

• Second Floor	Suite 202	8,061 SF	60 Days
• Third Floor	Suite 304	1,007 SF	Now
• Third Floor	Suite 309	1,238 SF	Now
• Fourth Floor	Suite 420	3,719 SF	Now
• Fifth Floor	Suite 501	1,923 SF	Now
• Fifth Floor	Suite 502	5,260 SF	Now
		* 501 & 502 can be contingent 7,183 SF	
• Sixth Floor	Suite 603	2,714 SF	Now
• Sixth Floor	Suite 605	3,183 SF	Now
		* 601 & 605 can be contingent 5,897 SF	
• Seventh Floor	Suite 703	4,639 SF	Now
• Nienth Floor	Suite 901	5,533 SF	Now



United Plaza IV - 8555 United Plaza Blvd.

- This building is 100% occupied.

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CLASS-A OFFICE SPACE FOR LEASE



United Plaza VIII - 8641 United Plaza Blvd.

- This building is 100% occupied.



United Plaza XII - 8585 Archives Ave.

Available

- | | | | |
|---------------|-----------|-----------|-----|
| • Third Floor | Suite 310 | 6,235 SF | Now |
| • Third Floor | Suite 320 | 18,168 SF | Now |

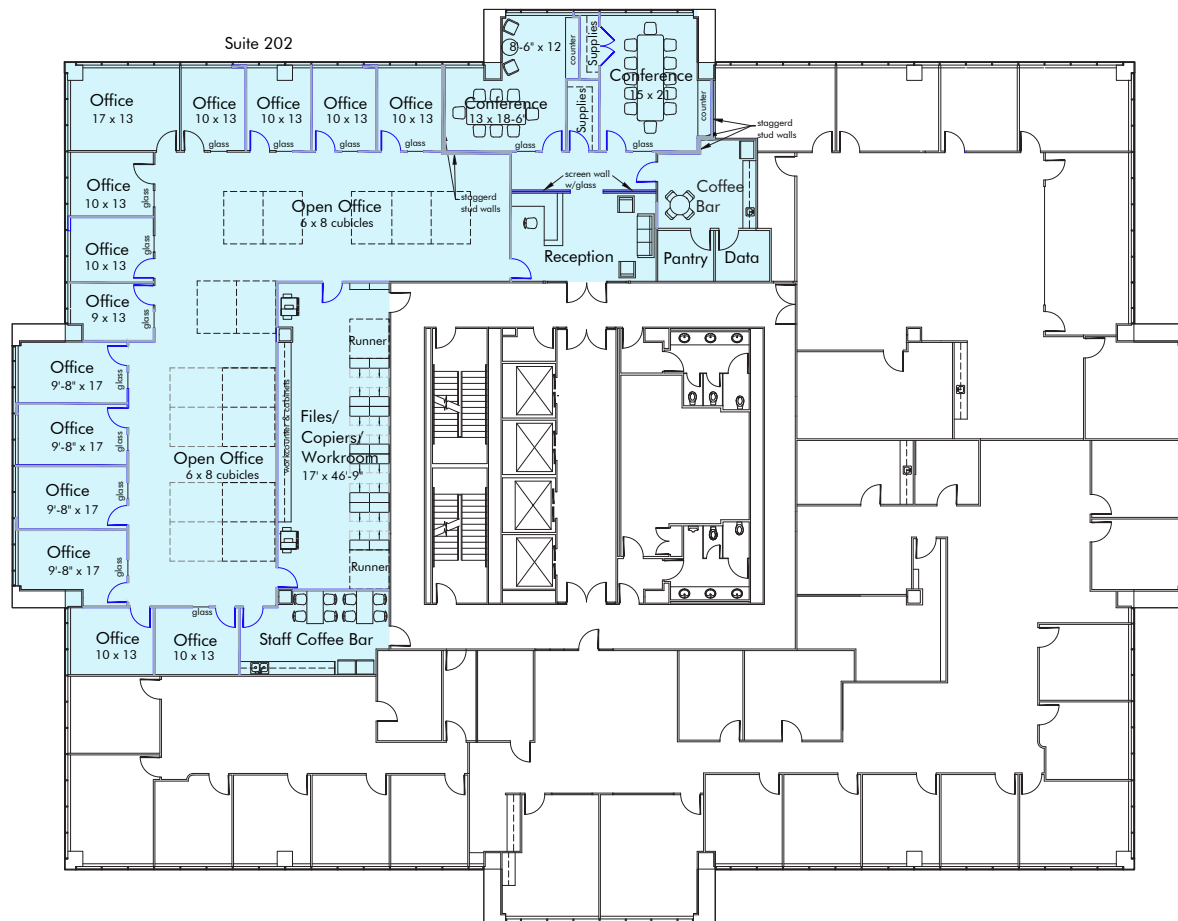
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Available For Lease - Second Floor

Suite 202 - 8,061 SF



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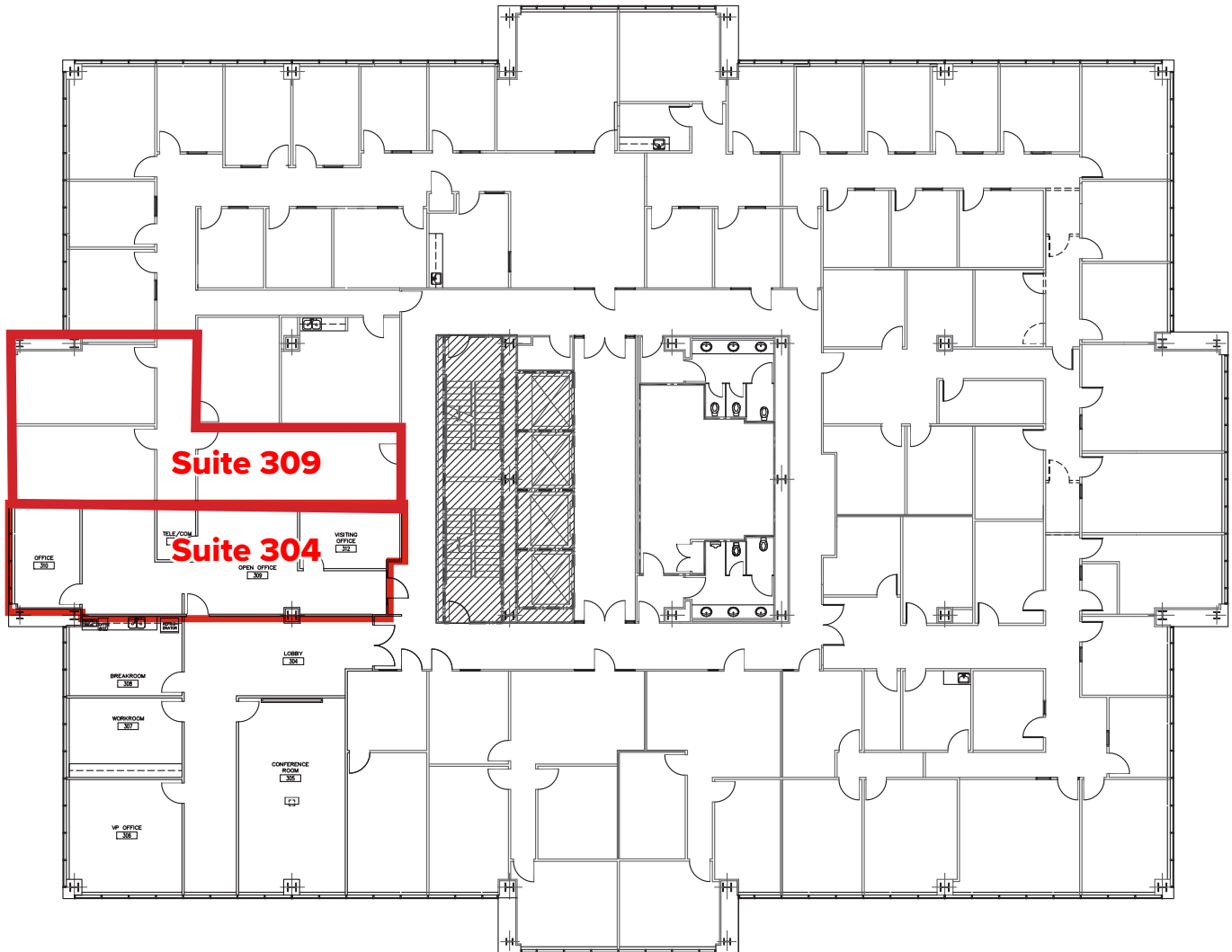
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Available For Lease - Third Floor

Suite 304 - 1,007 SF

Suite 309 - 1,238 SF



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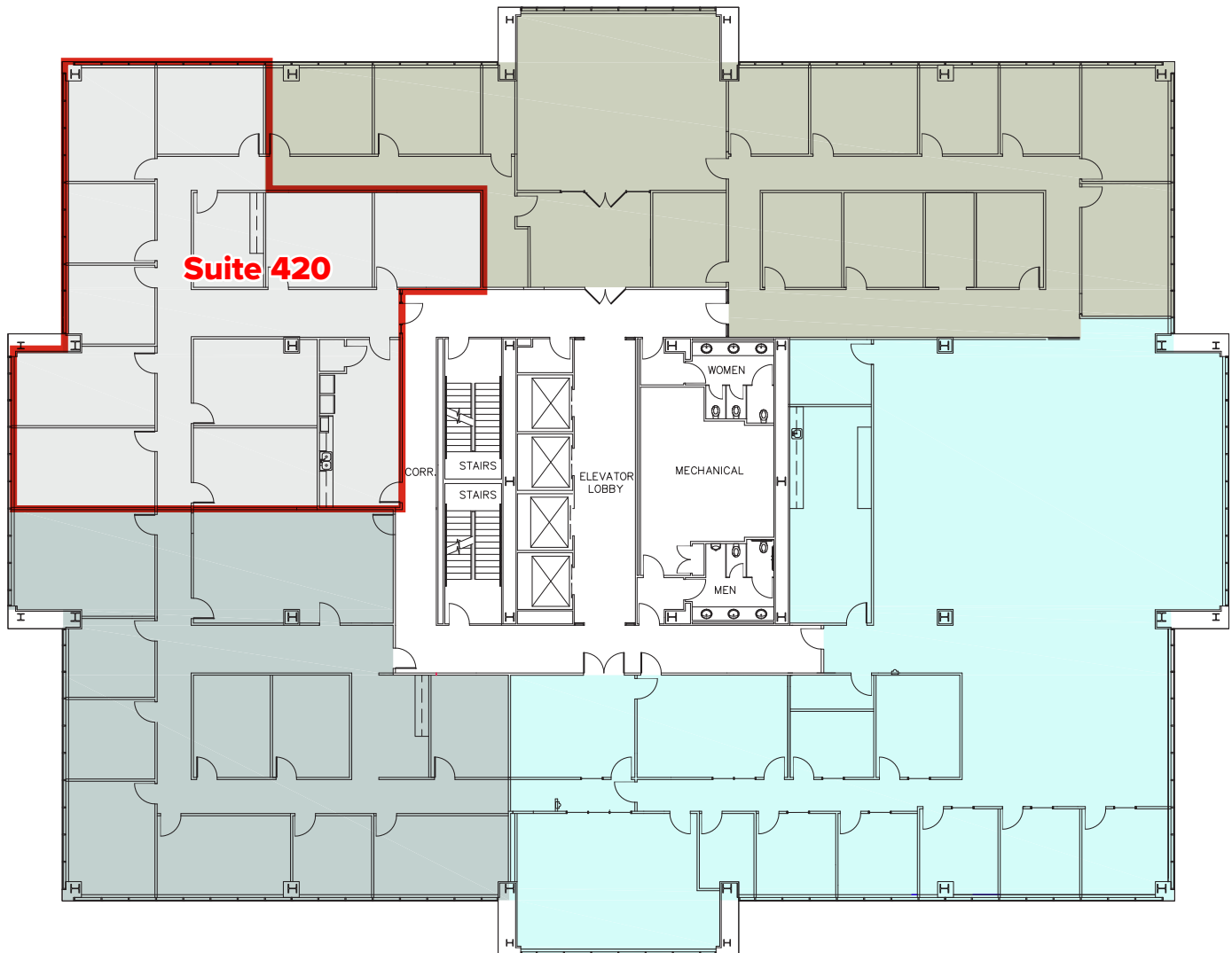
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Available For Lease - Fourth Floor

Suite 420 - 3,719 SF



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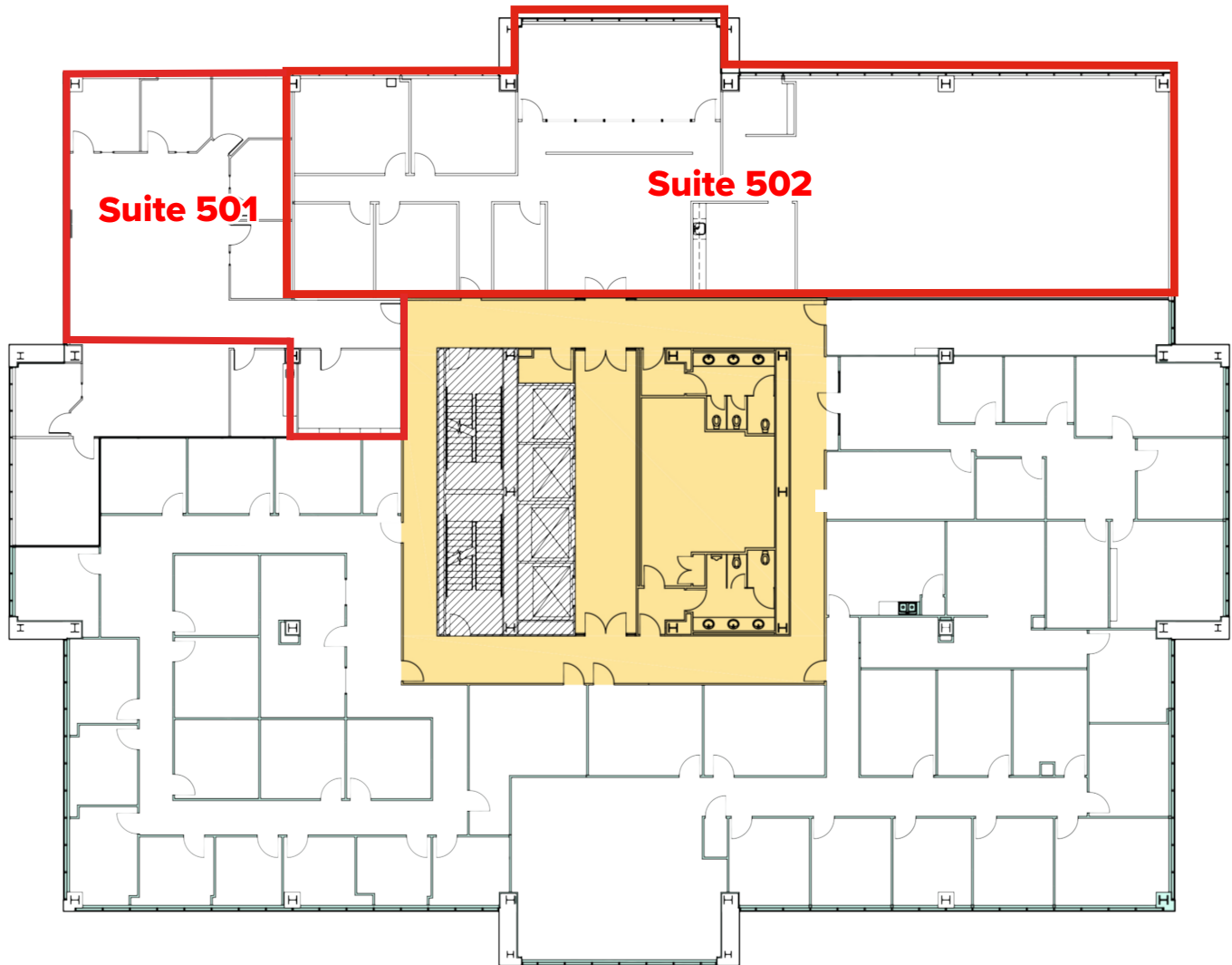
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Available For Lease - Fifth Floor

Suite 501 - 1,923 SF

Suite 502 - 5,260 SF



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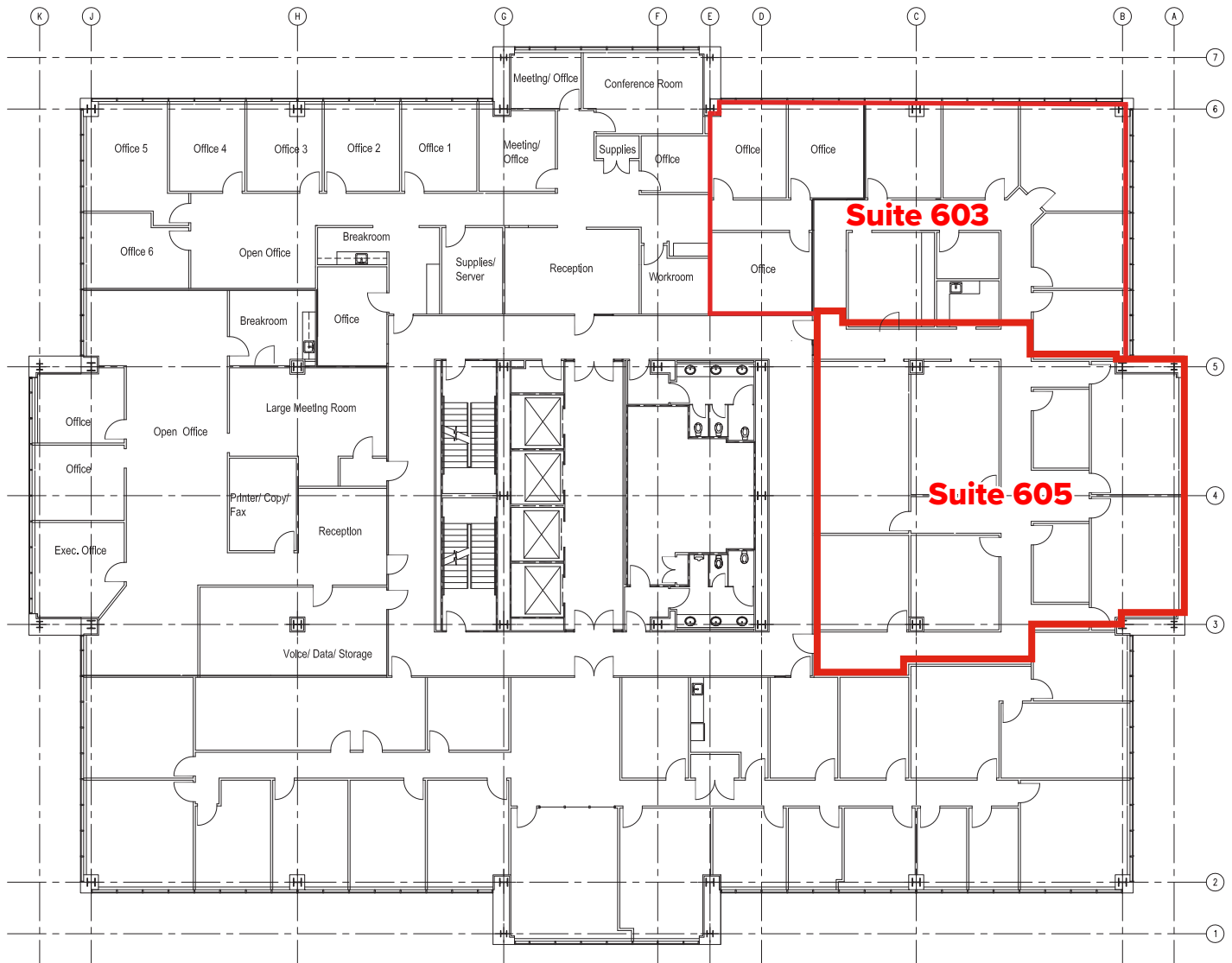
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Available For Lease - Sixth Floor

Suite 603 - 2,714 SF

Suite 605 - 3,183 SF



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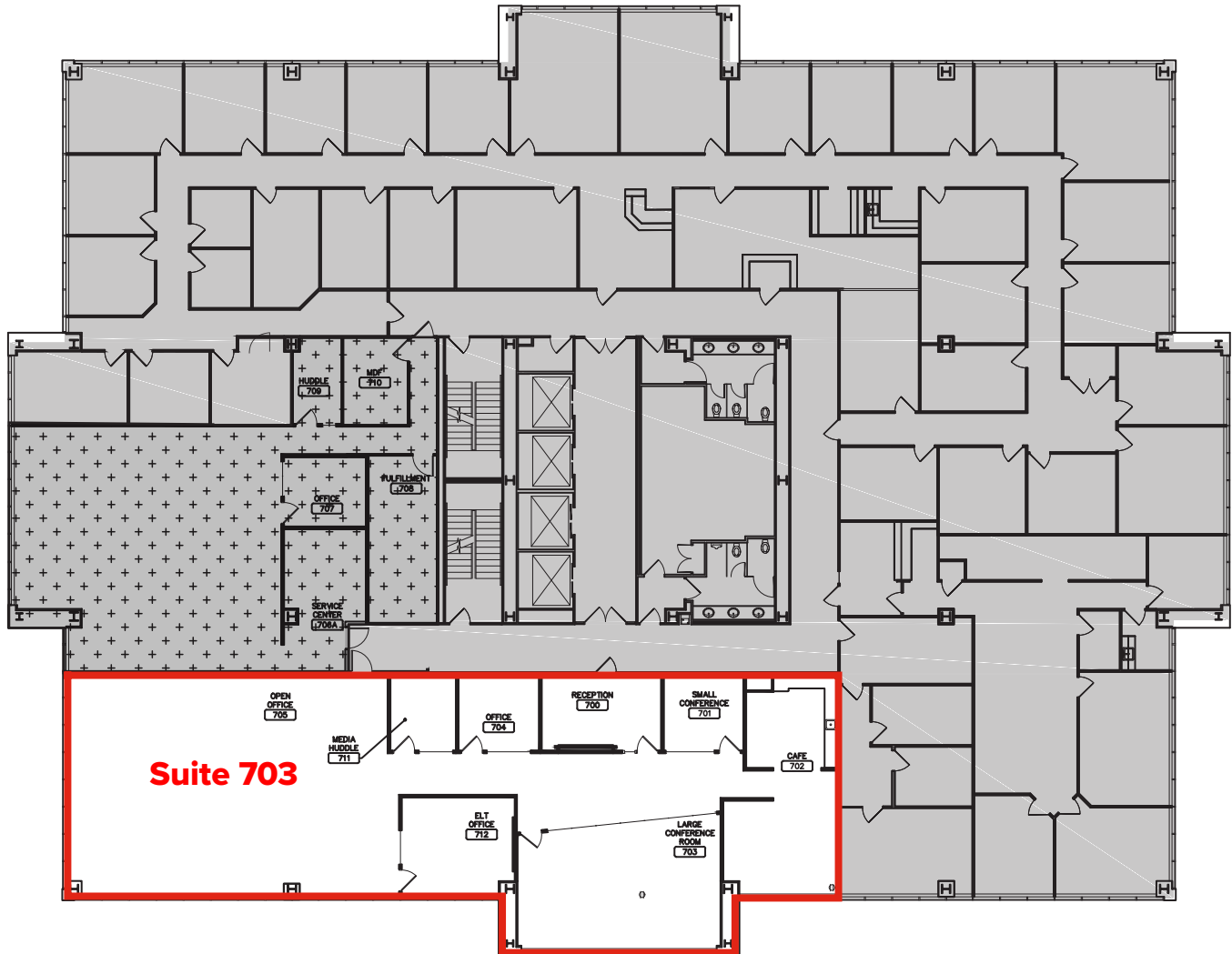
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Available For Lease - Seventh Floor

Suite 703 - 4,639 SF



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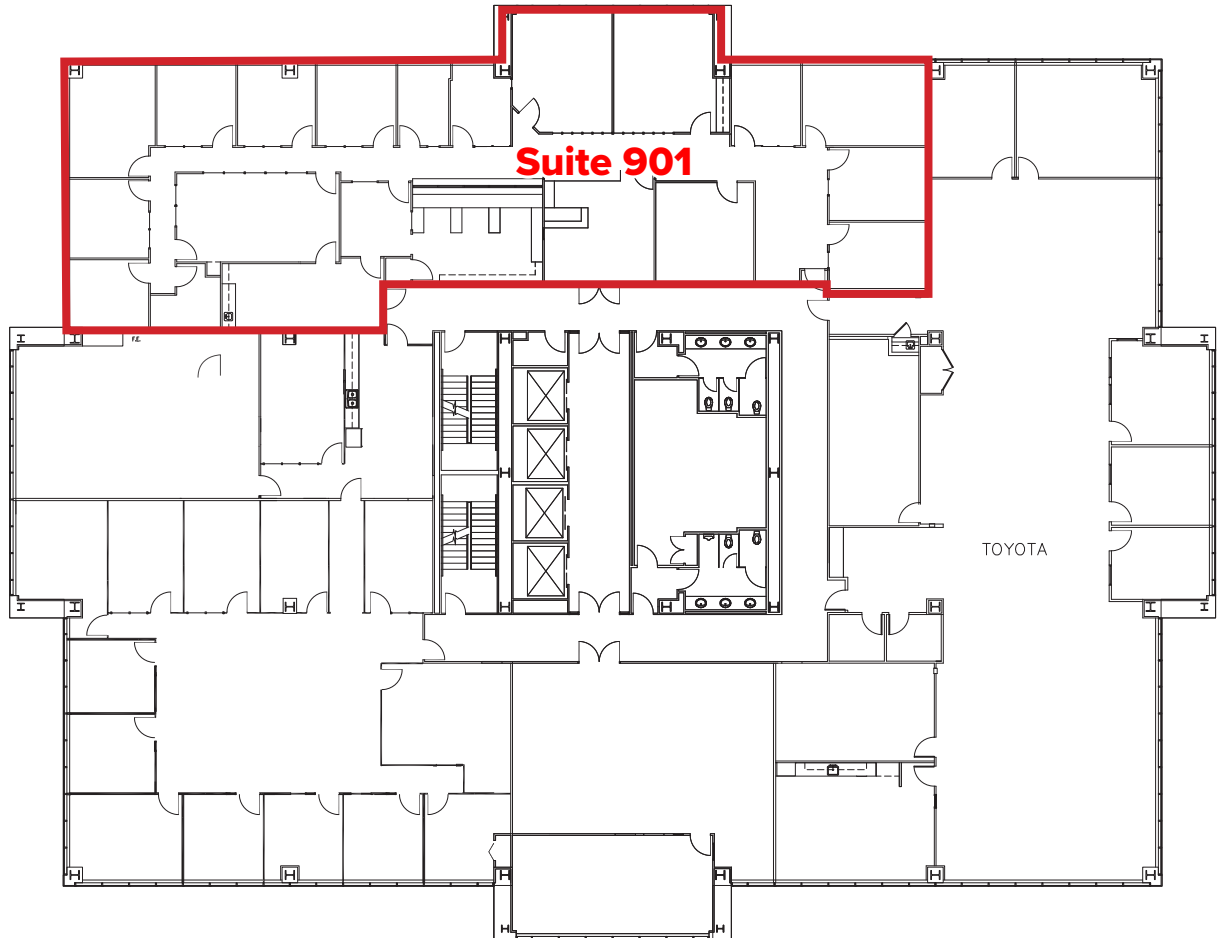
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Available For Lease - Ninth Floor

Suite 901 - 5,533 SF



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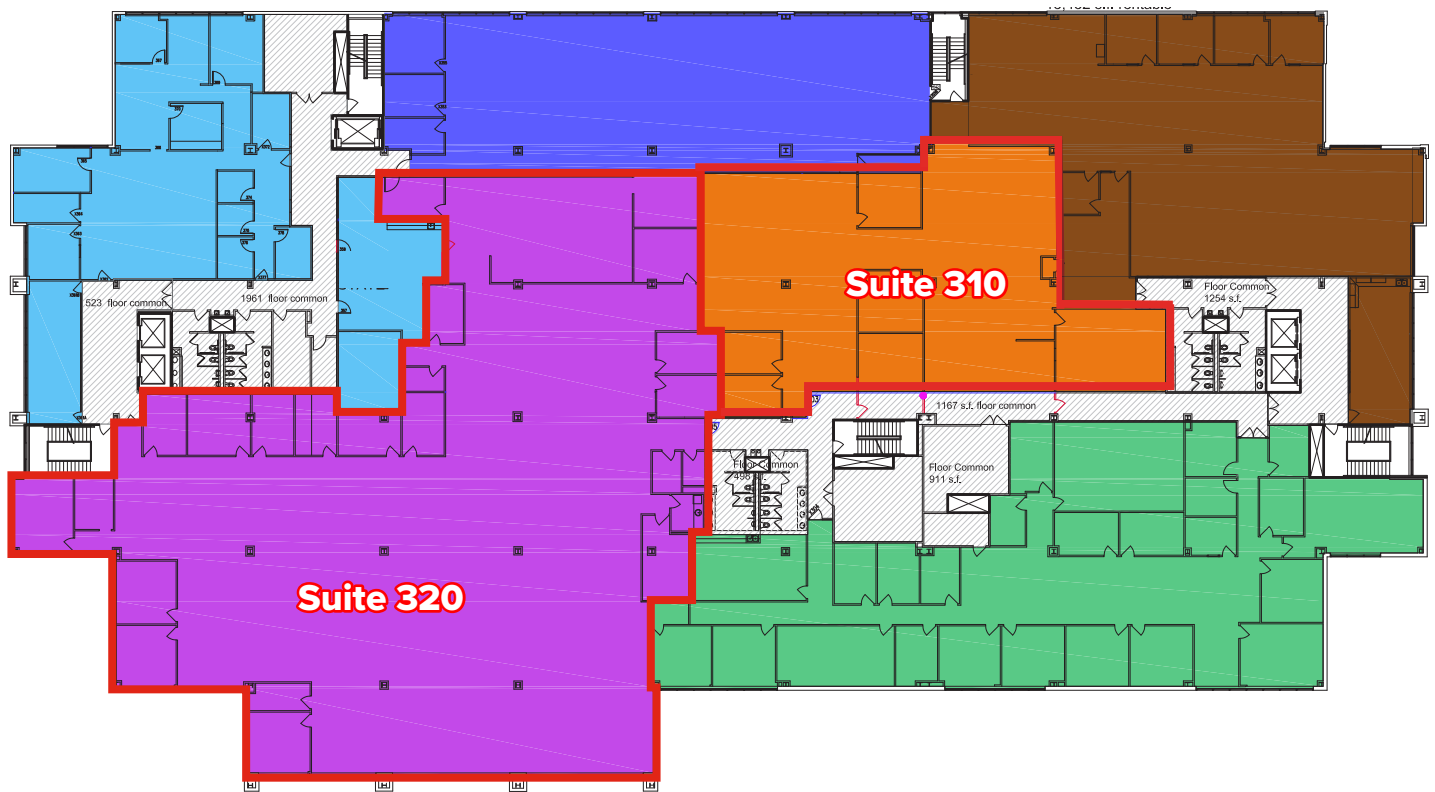
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Available For Lease - Third Floor

Suite 310 - 6,235 SF

Suite 320 - 18,168 SF



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