

OFFICE BUILDING FOR LEASE
JANUARY 2025

BUILD TO SUIT TOWNE
PARK CENTRE

37283 SWAMP RD
PRAIRIEVILLE, LA

stirling



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.

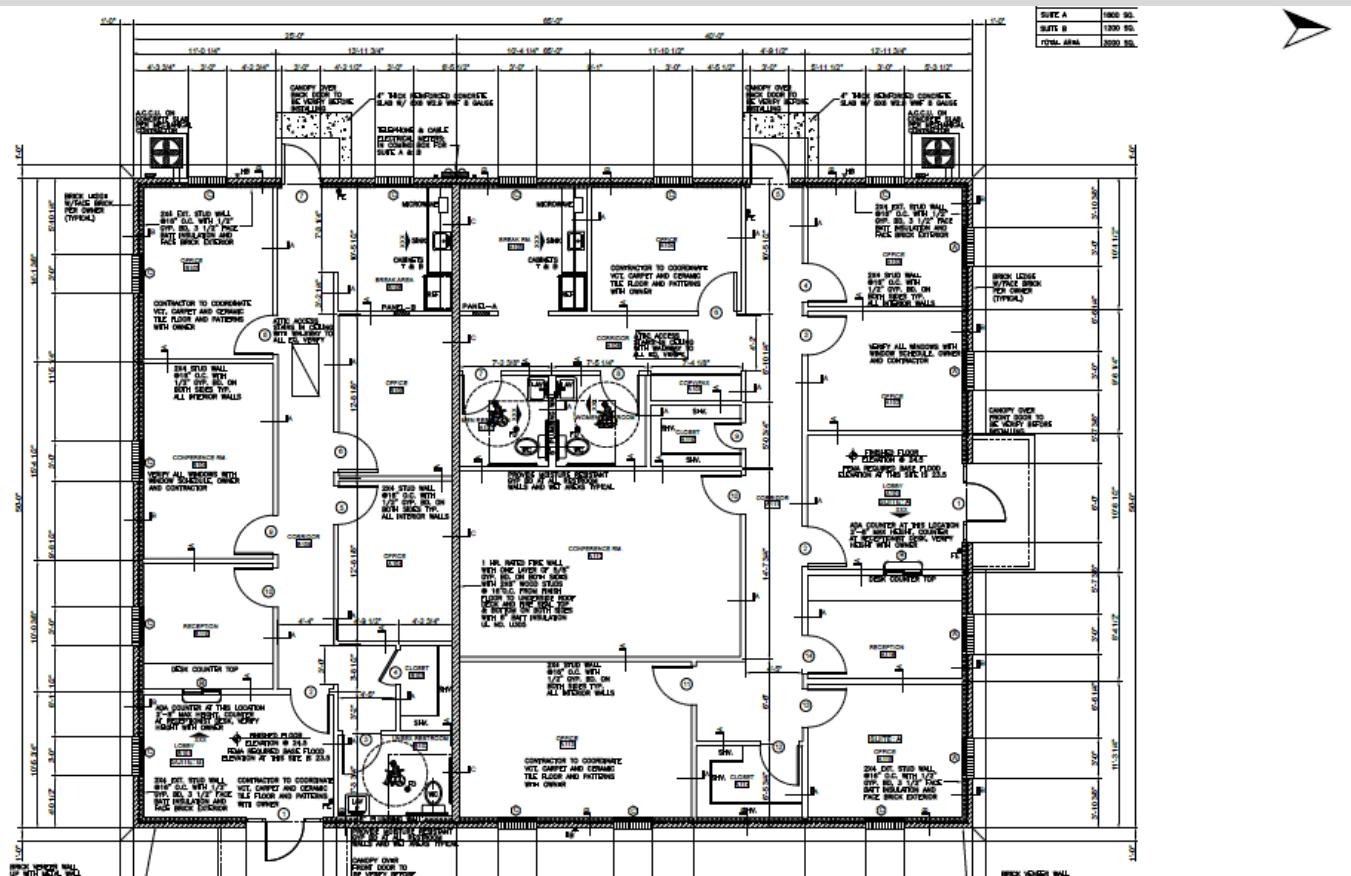
Towne Park Centre is Ascension Parish's premier professional office park and is minutes from Baton Rouge. The buildings typically consist of 2 suites that can be made into one space if needed, with Class A finishes. Great opportunity for growing companies looking for future expansion.

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 |



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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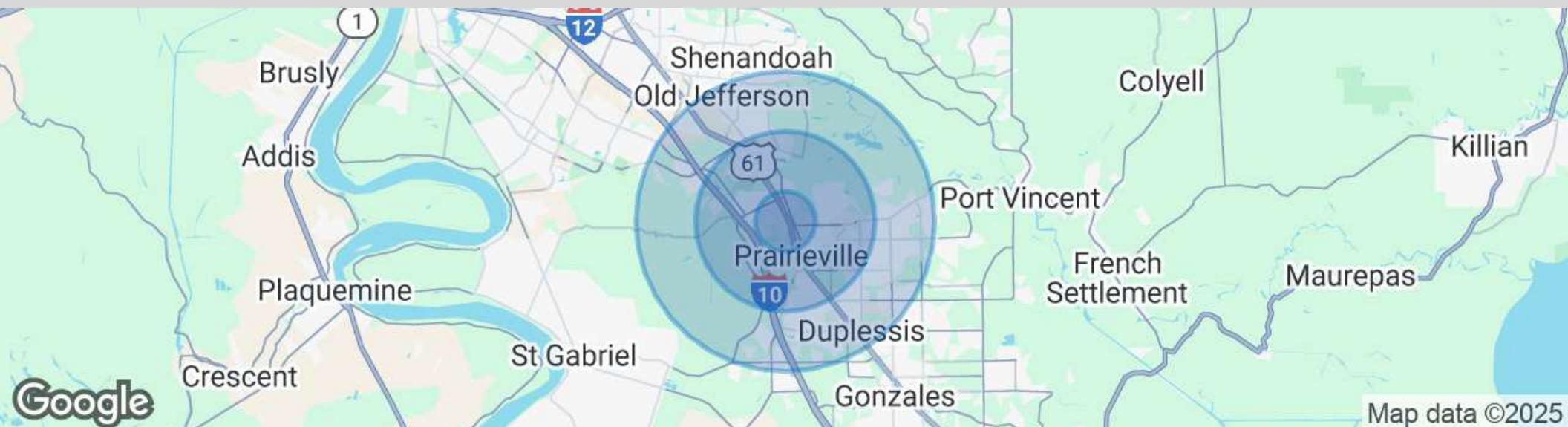
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POPULATION

| | 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