

United Centre | Class A Office

4171 Essen Lane, Baton Rouge, Louisiana 70809



**LEE &
ASSOCIATES**

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CLASS A OFFICE SPACE FOR LEASE

UNITED CENTRE | PROPERTY OVERVIEW

4171 Essen Lane, Baton Rouge, LA 70809



PROPERTY OVERVIEW

United Centre is Baton Rouge's premier Class A office tower offering unparalleled amenities in the market. The building is equipped with fully redundant backup generator power, a covered parking garage with direct building access, onsite fitness center, grab-and-go refreshment center, and dry cleaning pickup and delivery. Locally owned and managed by Wampold Companies, United Centre is the preeminent destination for some of Baton Rouge's most successful companies.

STRATEGIC LOCATION

United Centre is strategically located between I-10 and I-12, within the Essen | Bluebonnet office submarket of Baton Rouge. It offers excellent access to major corridors including Essen Lane, Jefferson Highway, Perkins Road, Bluebonnet Boulevard, I-10, I-12, and Airline Highway, making it a prime location for tenants seeking Class A amenities in the heart of the Baton Rouge MSA.

The Essen | Bluebonnet submarket is the premier office area in the Baton Rouge MSA, featuring Class A and B offices, medical facilities, retail, and residential spaces. The submarket is home to professional services such as engineering firms, accounting firms, law firms and contractors.

Adjacent to the Baton Rouge Health District, United Centre is well-suited for a wide range of tenants. The area benefits from high daytime populations, offering a variety of dining and consumer amenities nearby.

OFFERING SUMMARY

Building Size:	±227,000 SF
Available SF:	1,940 - 20,434 SF
Lease Rate(s):	\$25.50 - \$27.50 SF/yr (Full Service)
Parking Ratio:	4:1000
Generators:	Full Redundancy

CONTACT

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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | AVAILABLE SPACE

4171 Essen Lane, Baton Rouge, LA 70809



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 125	1,940 SF	Full Service	\$27.50 SF/yr	General Office Space
Suite 150	7,344 SF	Full Service	\$25.50 SF/yr	Restaurant Space
Suite 175	2,690 SF	Full Service	\$27.50 SF/yr	General Office Space
Suite 575	5,000 - 10,825 SF	Full Service	\$25.50 SF/yr	General Office Space
Suite 800	20,434 SF	Full Service	\$25.50 SF/yr	General Office Space
Suite 1200	8,510 SF	Full Service	\$25.50 SF/yr	Top Floor Executive Suite

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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | 1ST FLOOR

4171 Essen Lane, Baton Rouge, LA 70809



Multiple Suites Available on the 1st Floor

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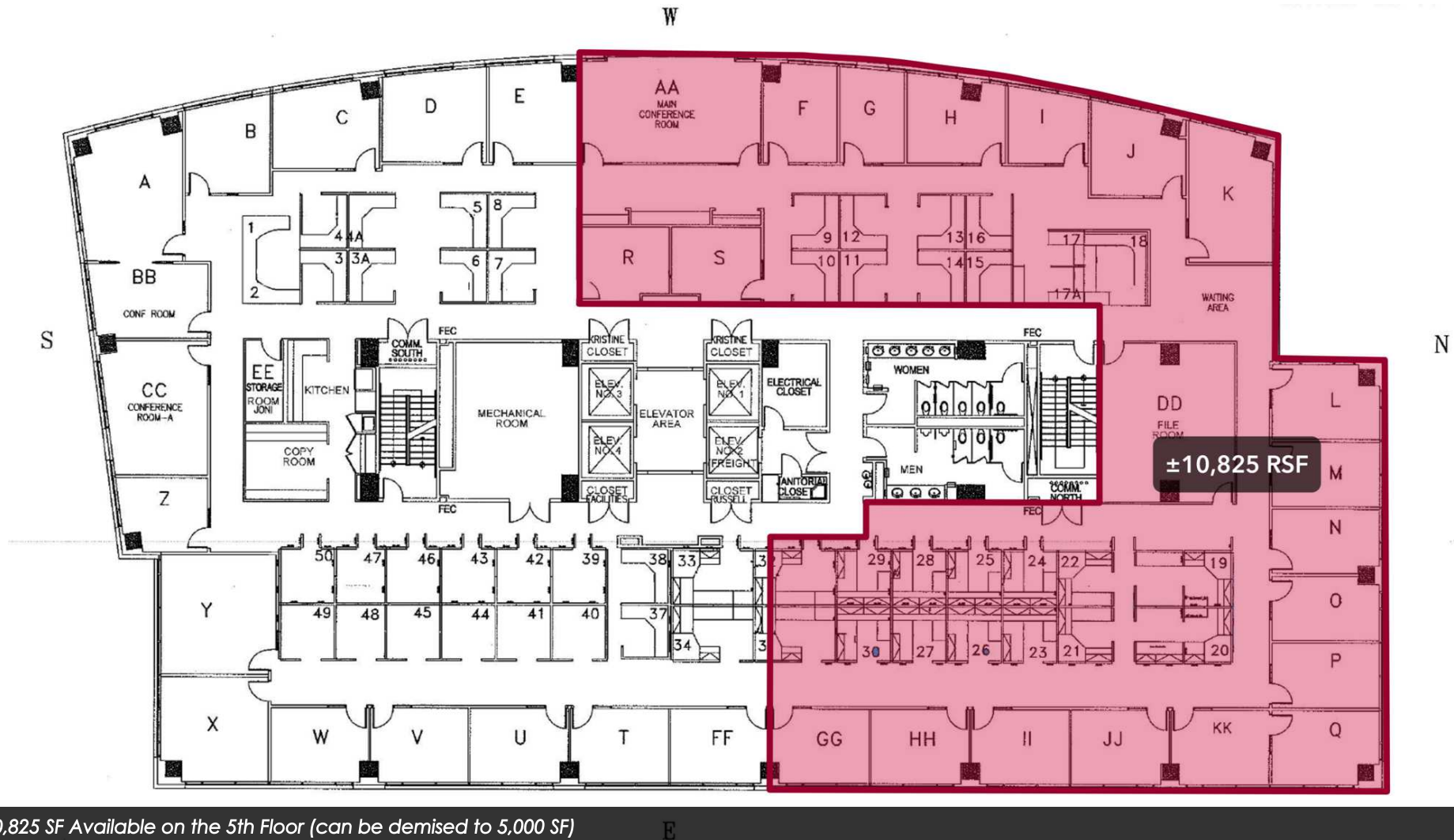
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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | 5TH FLOOR

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UNITED CENTRE | 8TH FLOOR

4171 Essen Lane, Baton Rouge, LA 70809



±20,434 SF Available on the 8th Floor (entire floor)

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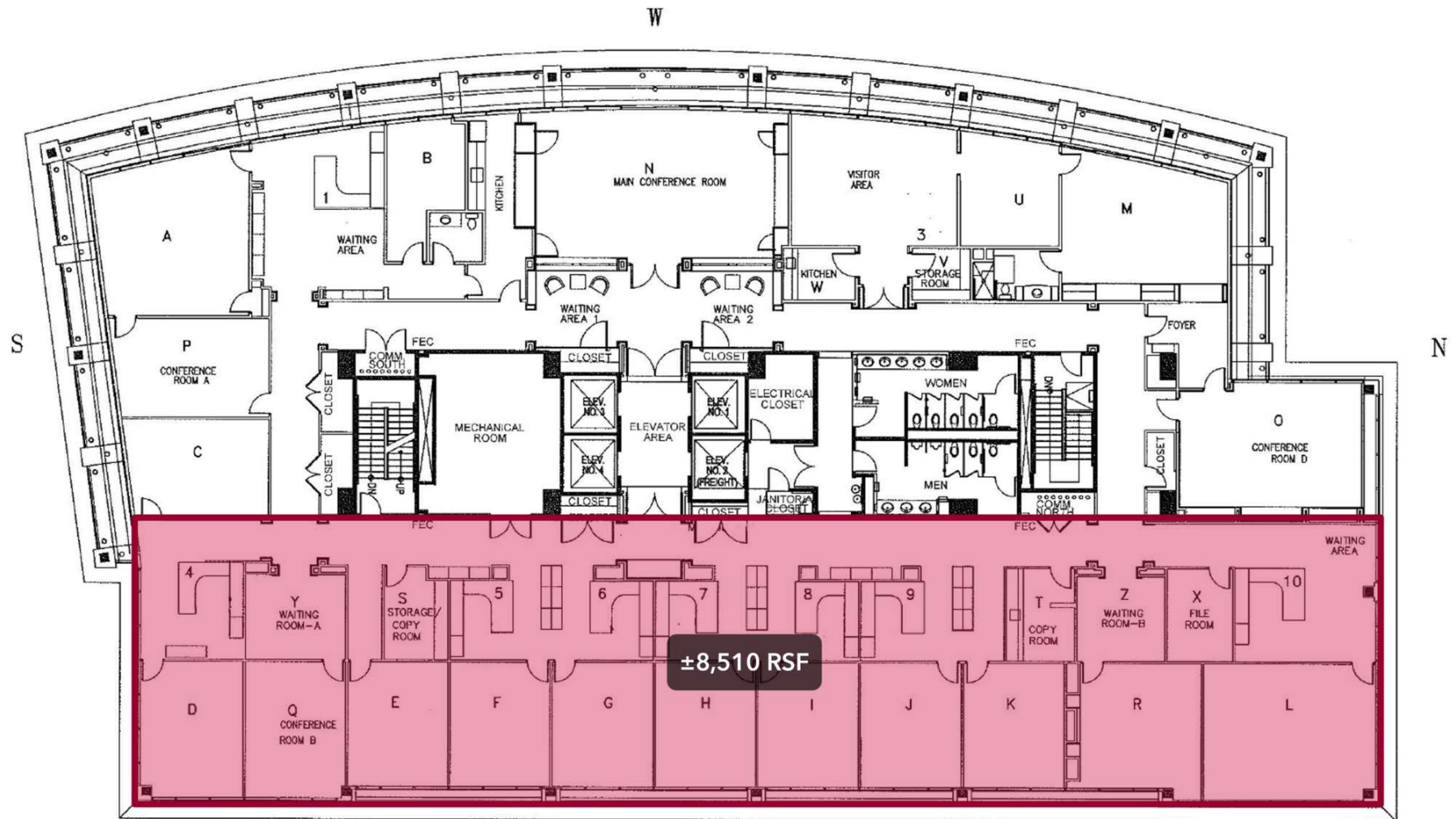
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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | 12TH FLOOR

4171 Essen Lane, Baton Rouge, LA 70809



±8,510 SF Available on the 12th Floor

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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | PROPERTY PHOTOS

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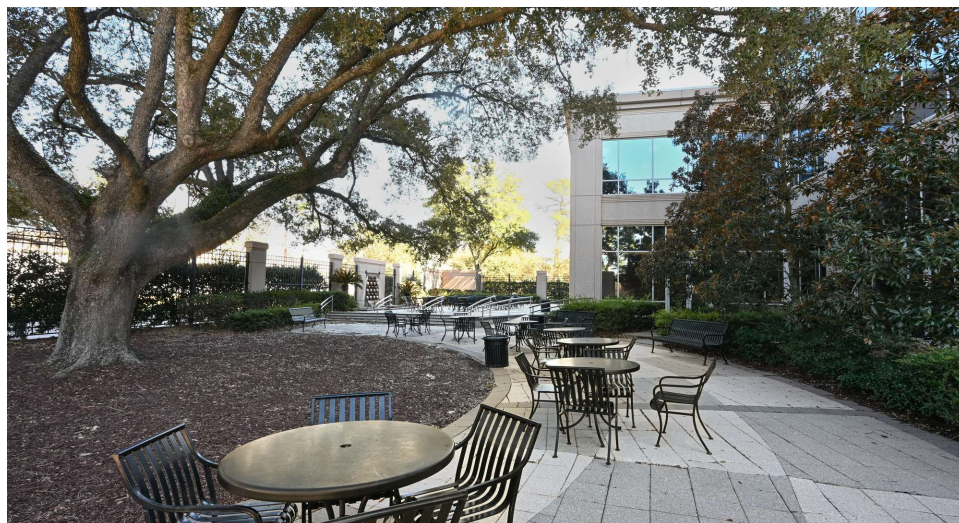
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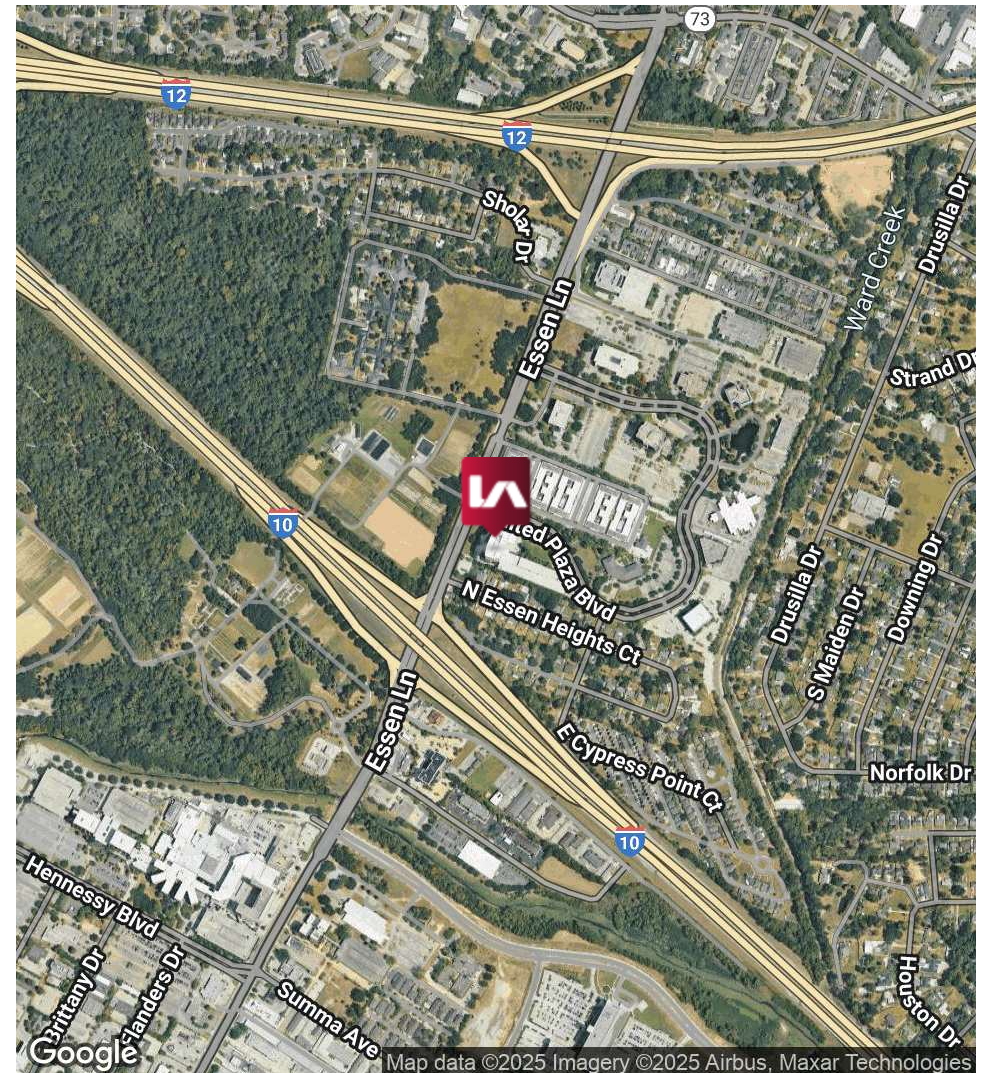
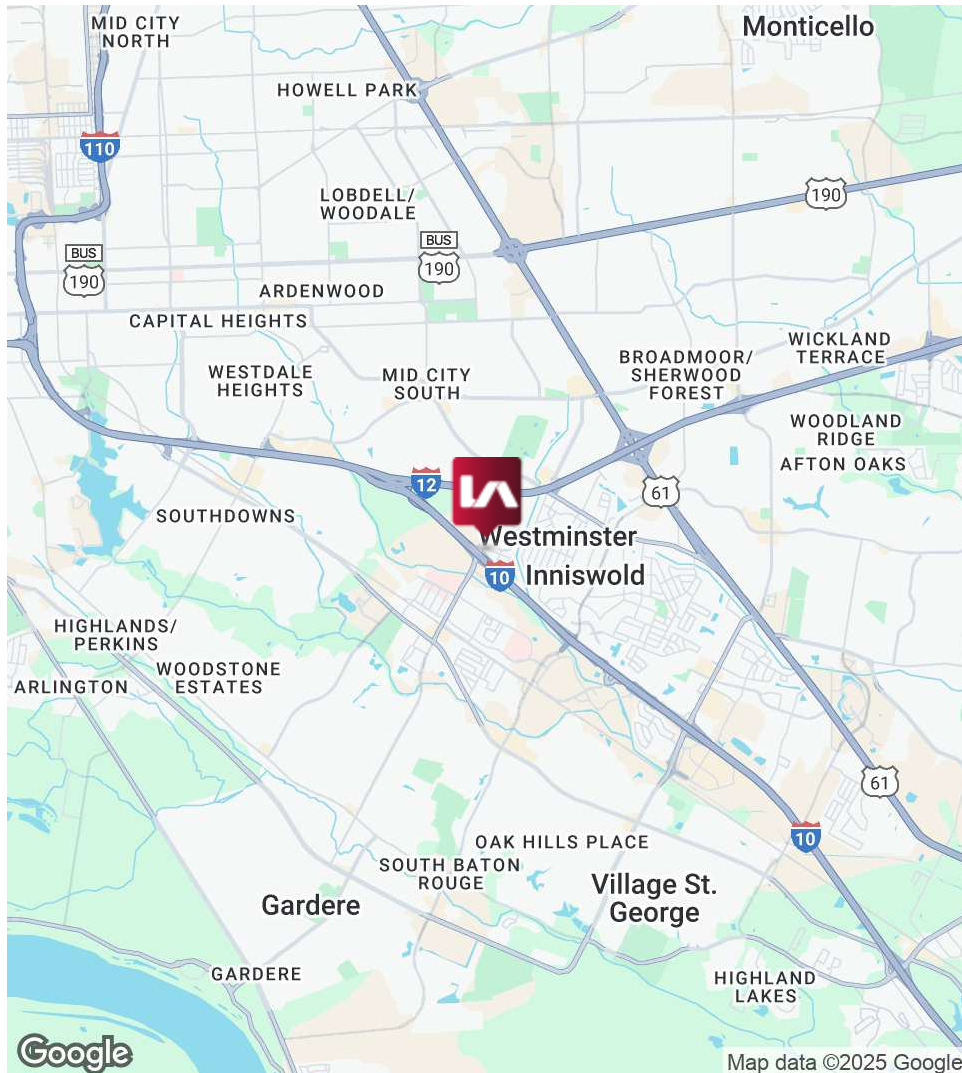
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CLASS A OFFICE SPACE FOR LEASE UNITED CENTRE | LOCATION MAPS

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UNITED CENTRE

Brown & Root

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