

18011 GRAND BAY CT | BATON ROUGE, LA

CORPORATE OFFICE WITH WAREHOUSE

FOR SUBLEASE
40,674 SF

CBRE

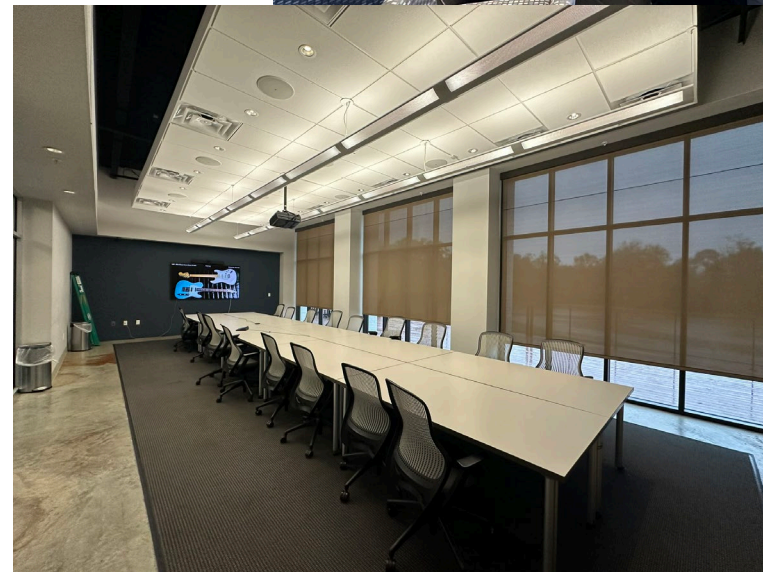
Property Highlights

We are excited to bring to market the opportunity to sublease 18011 Grand Bay Ct. The property is located off Highland Rd in between Airline Hwy and I-10. This property is currently built out with 29,500 SF of office space and an 11,100 SF warehouse space. The office space contains a mix of private offices, open space, multiple conference rooms, a large kitchen and recording studios. The warehouse is primarily open with one roll up door and a built-in structure currently being used as a recording space. This space would lend itself well to a headquarters that would need to ship and receive product out while having plenty of office space.

- 40,674 SF Available for Sublease
- 29,539 SF of Office space
- 11,135 SF of Warehouse space
- Secluded office located just off Highland Rd
- Good access to both Airline Hwy and I-10
- Ample Parking
- Class A finishes
- Sublease expires 2/17/2027

Deal Summary

- | | |
|------------------|----------------|
| • Square Footage | 40,674 |
| • Rental Rate | \$19.50/SF |
| • Lease Type | Modified Gross |



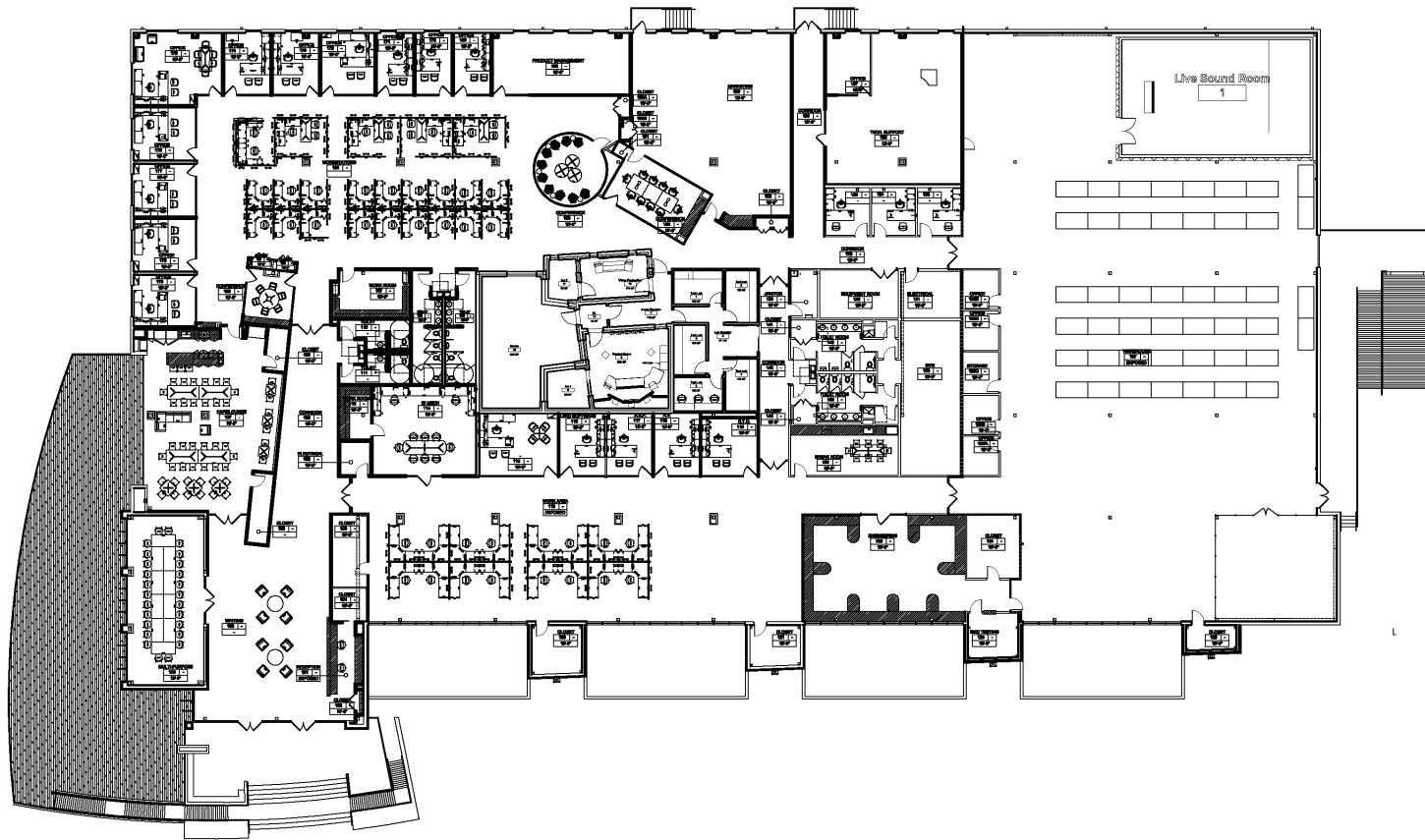
Aerial Overview



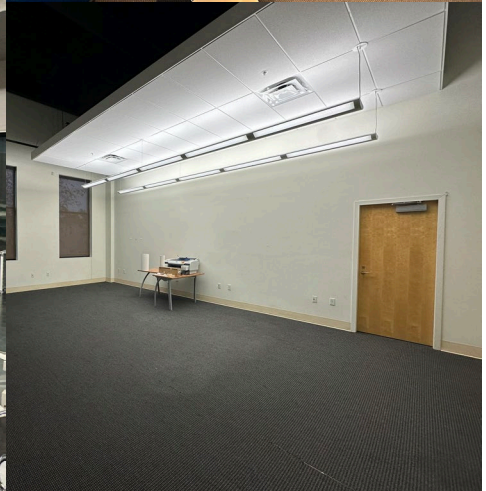
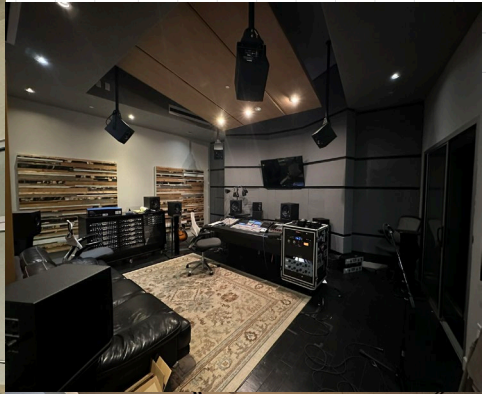
Exterior Photos



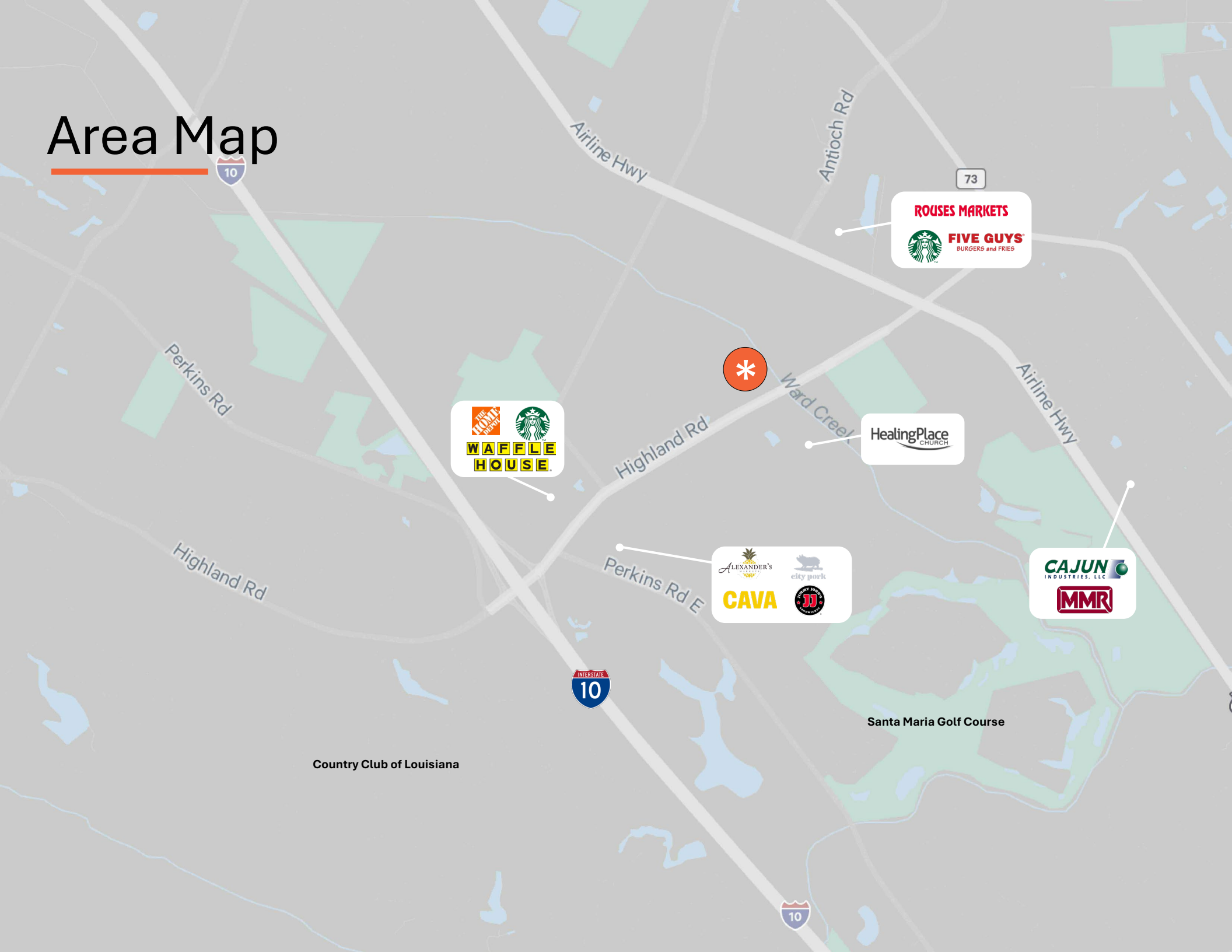
Floor Plan



Interior Photos



Area Map



Area Map



Airline Hwy

Antioch Rd

73

ROUSES MARKETS



FIVE GUYS
BURGERS and FRIES

Perkins Rd



Highland Rd

Ward Creek

HealingPlace
CHURCH

Airline Hwy

Highland Rd

Perkins Rd E



Santa Maria Golf Course

Country Club of Louisiana





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Jonann Stutzman

Vice President

+1 225 445 0473

Jonann.Stutzman@cbre.com

Jake Loach, CCIM

Associate

+1 256 724 2764

Jake.Loach@cbre.com

Michael Cashio, CCIM, SIOR

Senior Vice President

+1 225 247 9128

Michael.Cashio@cbre.com

CBRE

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