



PROFESSIONAL OFFICE SUITE NEAR AIRLINE HWY & I-12

10621 PLAZA AMERICANA DR BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$17 SF/YR (\$2,116.50/MO)

±1,494 SF | MODIFIED GROSS

- Large lobby/reception area, 4 private offices, large conference room, and more
- ADA accessible/compliant and on-site parking with 12 dedicated spaces
- ±3 minutes from the Airline Hwy and I-12 interchange
- Located near a variety of national and local amenities

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

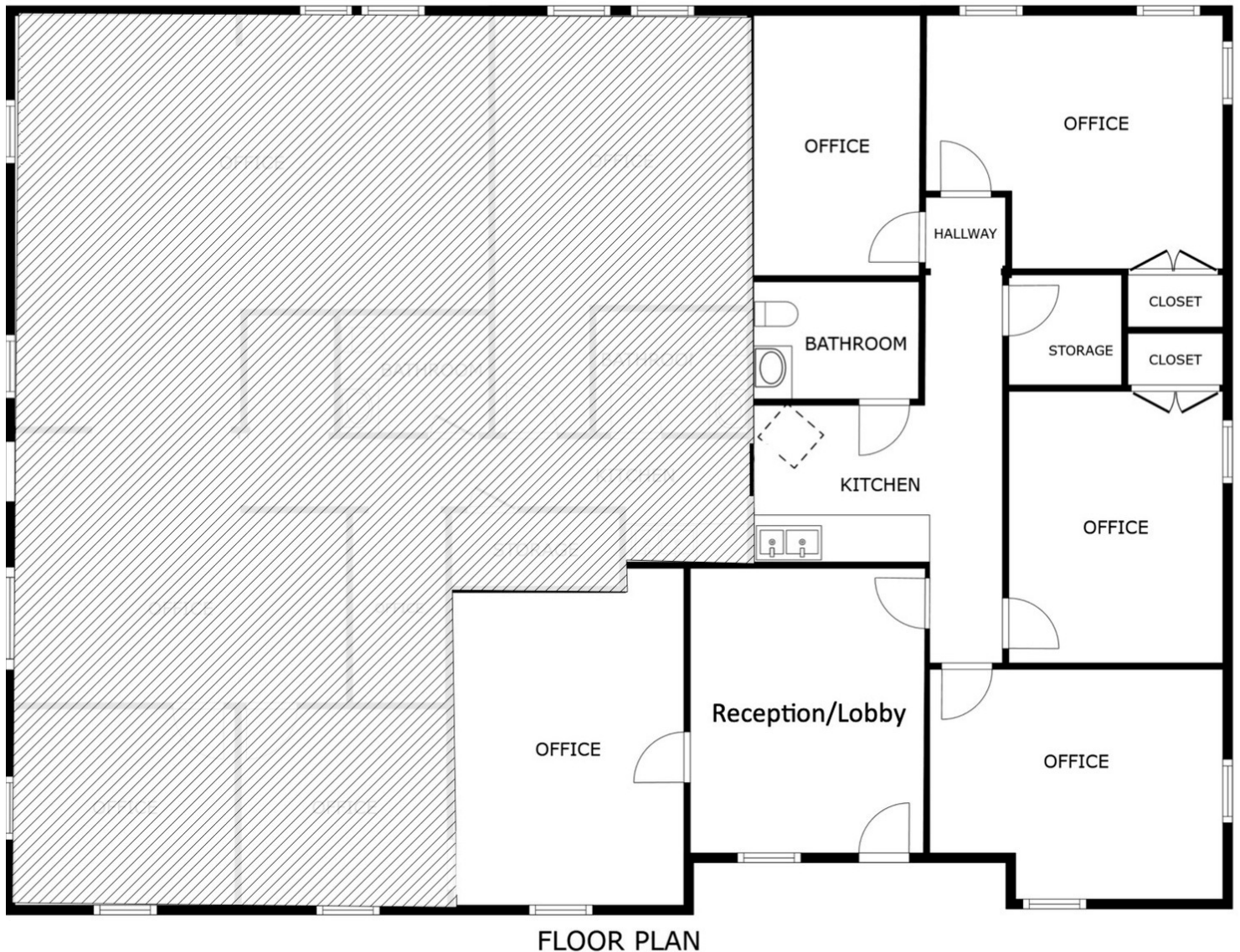
- Now for lease, Suite B at 10621 Plaza Americana Dr offers a ±1,494 SF office suite in a convenient Baton Rouge location.
- This ADA accessible/compliant suite features a large lobby/reception area, 4 spacious private offices, a large conference room, a kitchenette, and a private ADA-compliant restroom. Ample on-site parking is available with 12 dedicated spaces.
- Located ±3 minutes from the Airline Hwy and I-12 interchange, the property provides convenient access to major transportation corridors and amenities such as Costco, The Chimes, Smoke Bayou, El Pollo Loco, and more.
- Modified Gross lease type. Tenant is responsible for electricity, Wi-Fi, interior janitorial, and security services.

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN

**CONTACT:**

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

EXTERIOR PHOTOS

**CONTACT:**

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

**CONTACT:**

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

AERIAL PHOTOS

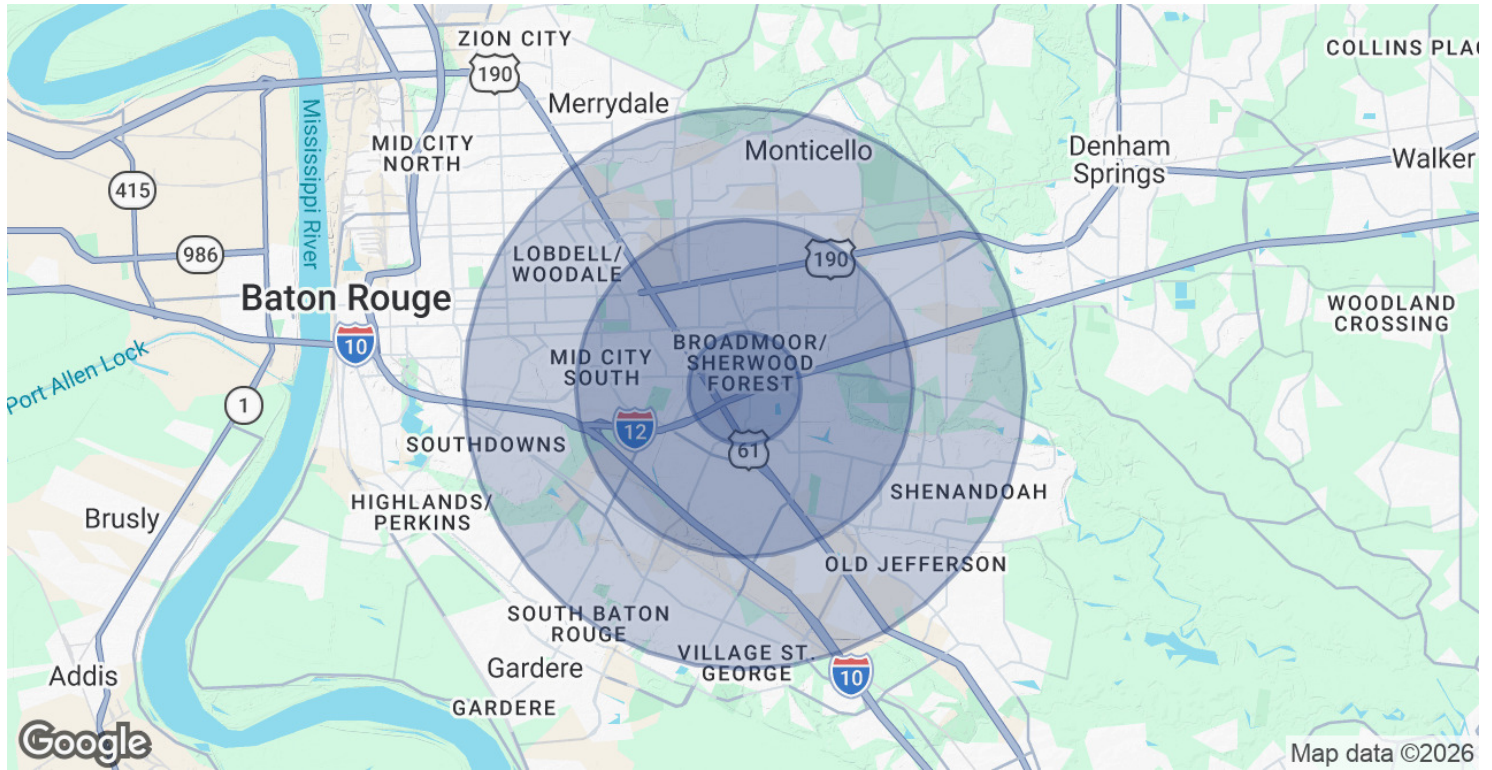
**CONTACT:**

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,324	84,312	192,772
Average Age	35.8	36.7	36.9
Average Age (Male)	32.6	35.7	36.1
Average Age (Female)	39.5	38.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,351	34,844	77,314
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$84,444	\$95,403	\$97,561
Average House Value	\$224,433	\$279,215	\$301,012

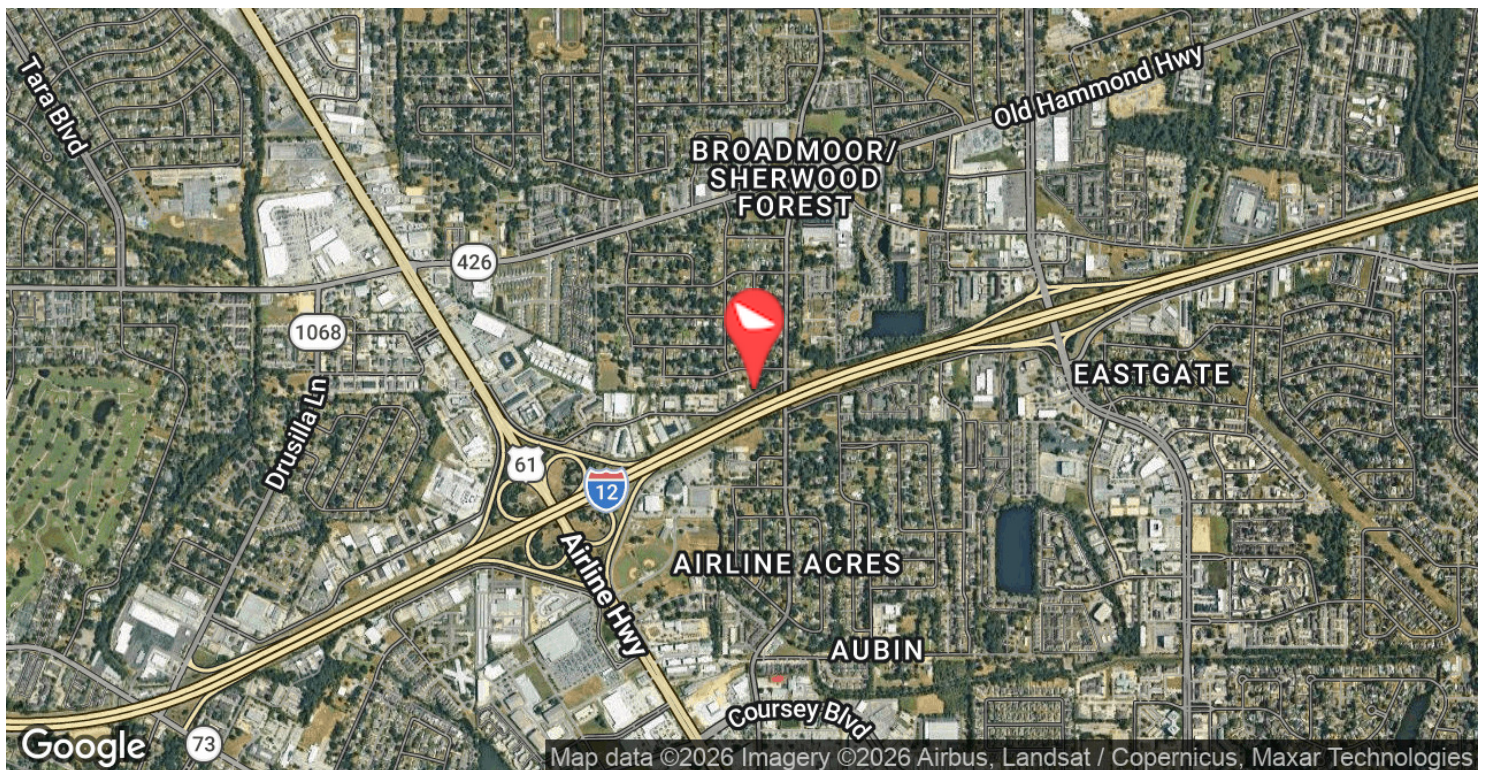
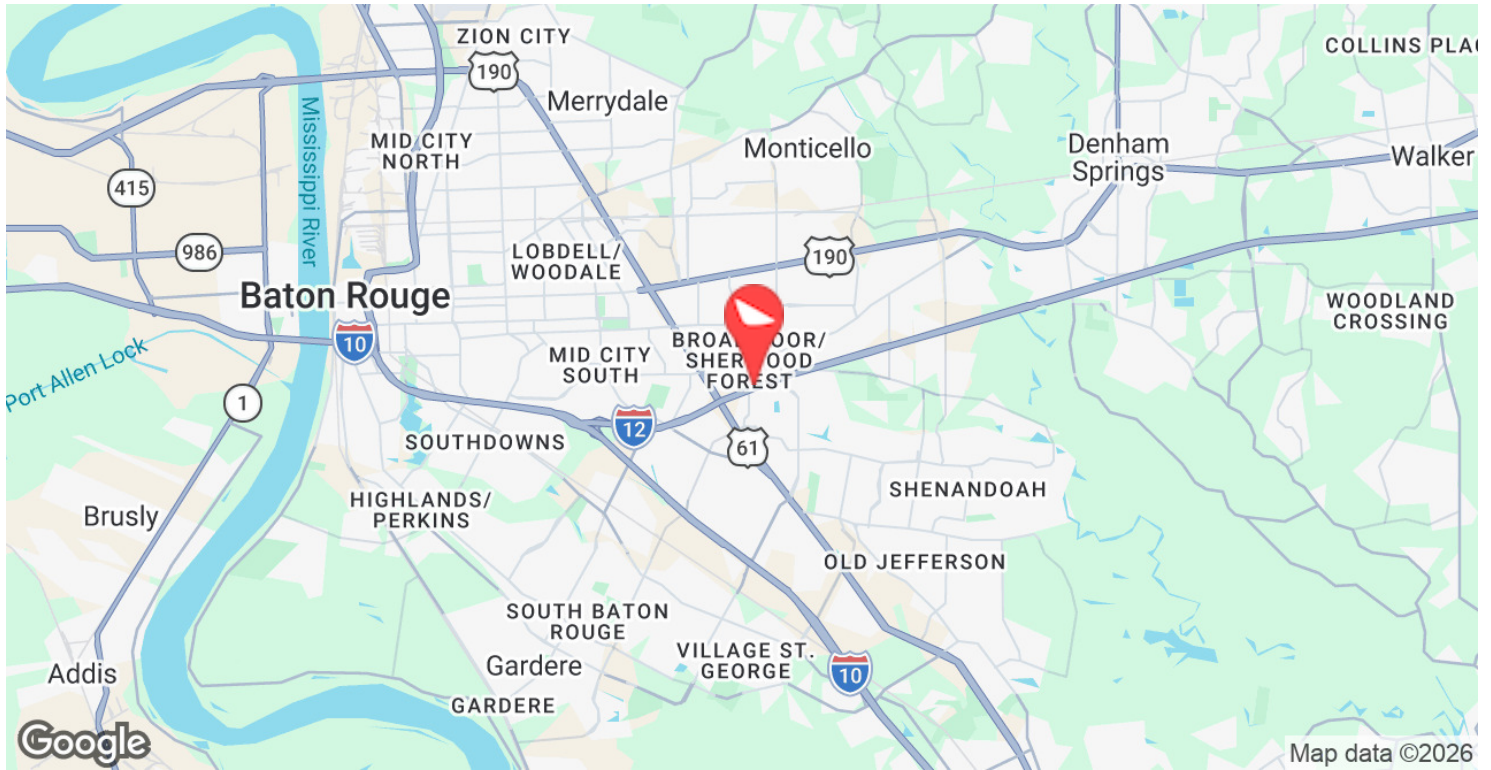
2023 American Community Survey (ACS)

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAPS



CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.