



PROPERTY ONE

# PERKINS ROWE OFFICE TOWER

10000 Perkins Rowe, Baton Rouge, LA 70810



*Presented by:*

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OFFERING SUMMARY

Building Size:	133,539 SF
Available SF:	3,041 - 24,030 SF
Zoning:	PUD
Market:	Baton Rouge
Parking:	Garage (5/1000)
Floors:	6

OVERVIEW

Perkins Rowe is located in the heart of Baton Rouge's high-end shopping district on the corner of Bluebonnet Boulevard and Perkins Road and 1 mile south of Interstate 10. The development is easily accessible from both Perkins Road and Bluebonnet Boulevard with an ADT of +/- 48,000 (Bluebonnet).

Baton Rouge is the capital city of Louisiana and parish seat of East Baton Rouge Parish, the most populous parish in Louisiana. Located on the Mississippi River in the southeast region of the state, Baton Rouge is a major center of commerce, industry and tourism. Home to Louisiana State University, the city has access to a large talent pool to fuel growing technology, medical and research industries.

PROPERTY HIGHLIGHTS

- 375,000 Sq. Ft. Retail
- 295,000 Sq. Ft. Class "A" & Medical Office
- 60,000 Sq. Ft. Restaurant & Food Specialties
- +640 residential Units
- +1,200 Employees
- Retail Mix: Barnes & Noble, Anthropologie, Cinemark, Kendra Scott, The Fresh Market, Z Gallerie, Urban Outfitters



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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,041 - 24,030 SF	Lease Rate:	Contact Agent for Rates

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite G200	Available	5,984 SF	Full Service
Suite G320	Available	3,041 - 5,525 SF	Full Service
Suite G500	Available	13,302 - 24,030 SF	Full Service
Suite G520	Available	10,728 - 24,030 SF	Full Service
Suite G640	Available	7,193 SF	Full Service



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## SHOPPING

- |                        |                          |
|------------------------|--------------------------|
| G2 Altar'd State       | H6 Kendra Scott®         |
| C5 Alumni Hall         | A3 Orvis                 |
| J5 Anthropologie       | G5 Peregrin's Home Store |
| H2 Apricot Lane        | H5 Shades                |
| C3 Barnes & Noble      | E2 Sunglass Hut          |
| C6 Beautiful Butterfly | J1 Sur La Table          |
| C7 Charming Charlie    | F2 Urban Outfitters      |
| D3 Flip Flop Shops     | H1 Z Gallerie            |
| H3 Francesca's         |                          |
| F3 Frock Candy         |                          |
| G4 The Impeccable Pig  |                          |

## DINING

- E3 Bin 77
- D4 California Pizza Kitchen
- A1 ROUJ Creole
- K1 The Fresh Market
- F1 Jinya Ramen Bar
- C4 La Madeleine
- D2 Rock N Pops
- B1 Starbucks
- G1 Texas de Brazil
- C1 Zoes Kitchen

## SERVICES

- F4 Cinemark Theatre
- B3 CVS Pharmacy
- H4 Drybar
- B2 FedEx Kinko's
- D5 Hair Club (2nd Floor)
- F5 LA Fitness
- H8 NeuBody Cryotherapy
- J6 Paris Parker
- F7 Venetian Nail Spa



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G200	Available	5,984 SF	Full Service	Contact Agent



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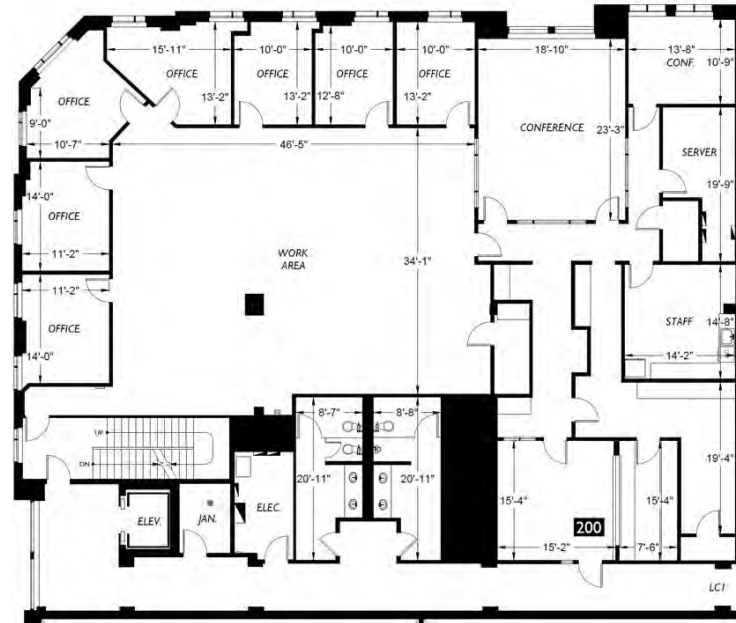
### SUITE G200

Located on the 2nd Floor of the office tower in the Perkins Rowe mixed use development. The space features new professional finishes with views of the Perkins Rowe Town Square from the executive offices and conference room.

The space is accessible via the West Elevator Entrance on Jackson Street and the Great Hall Entrance located in front of the Cinemark Theatre.

Parking is available in the parking garage behind the Cinemark Theatre on a first come first serve basis, accessible from Jackson Street or Grand Avenue and is always free and secure.

<b>SQUARE FOOTAGE</b>	<b>5,984 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>7</b>
<b>CONFERENCE</b>	<b>YES</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>

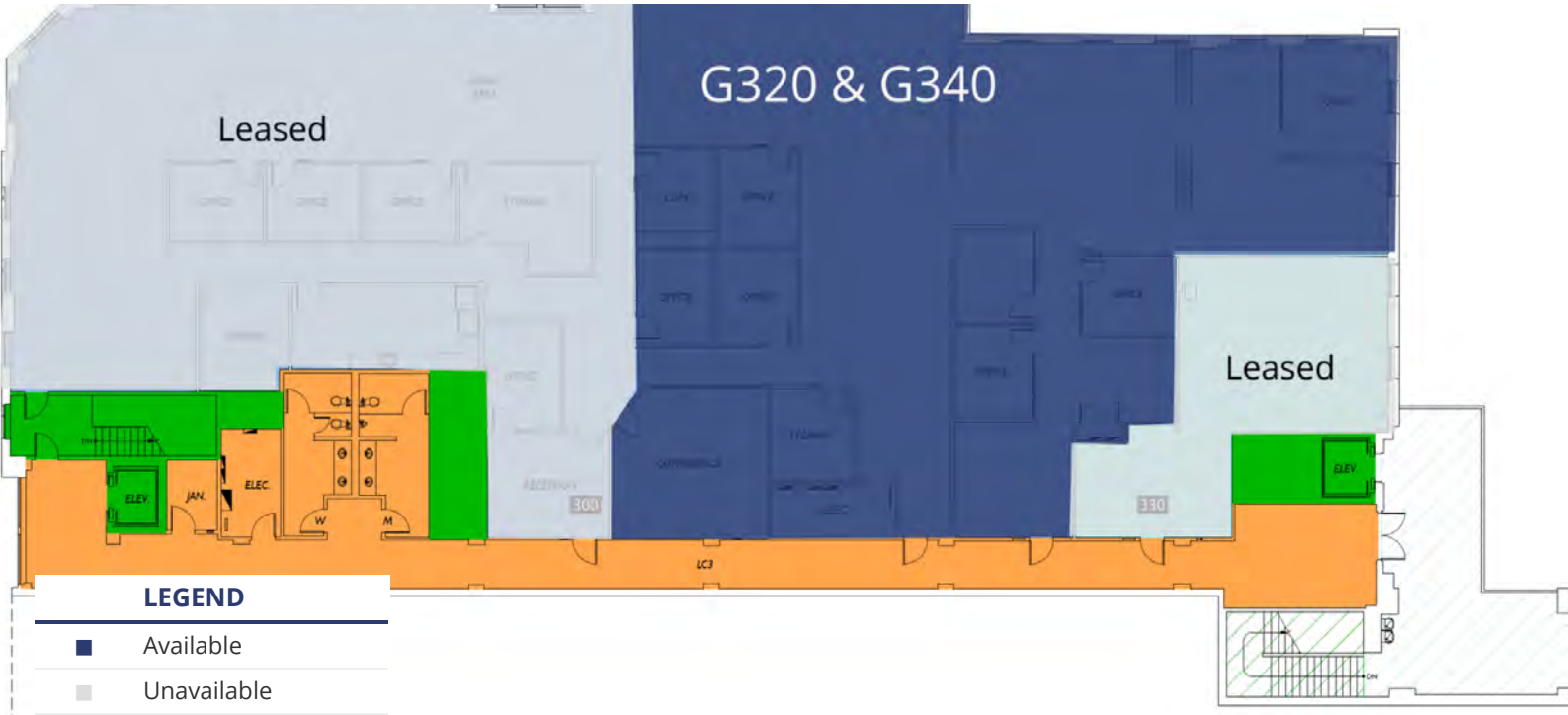


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G320	Available	3,041 - 5,525 SF	Full Service	Contact Agent

## PERKINS ROWE OFFICE TOWER

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### SUITE G320 & G340

Located on the Third Floor of the office tower in Perkins Rowe, this suite features 7 private offices, 2 conference rooms, an expansive open work area and plenty of storage. The offices and conference rooms feature glass walls and most are fully furnished.

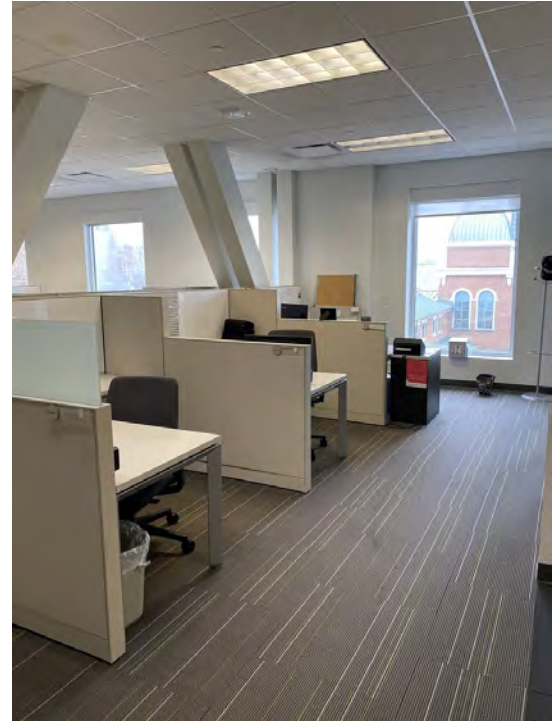
The space is accessible via the West Elevator Entrance on Jackson Street and the Great Hall Entrance located in front of the Cinemark Theatre.

Can be demised into (2) smaller suites

- G320: 3,041 RSF

- G340: 2,484 RSF

<b>SQUARE FOOTAGE</b>	<b>5,525 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>10</b>
<b>CONFERENCE</b>	<b>YES (2)</b>
<b>PARKING</b>	<b>FREE</b>



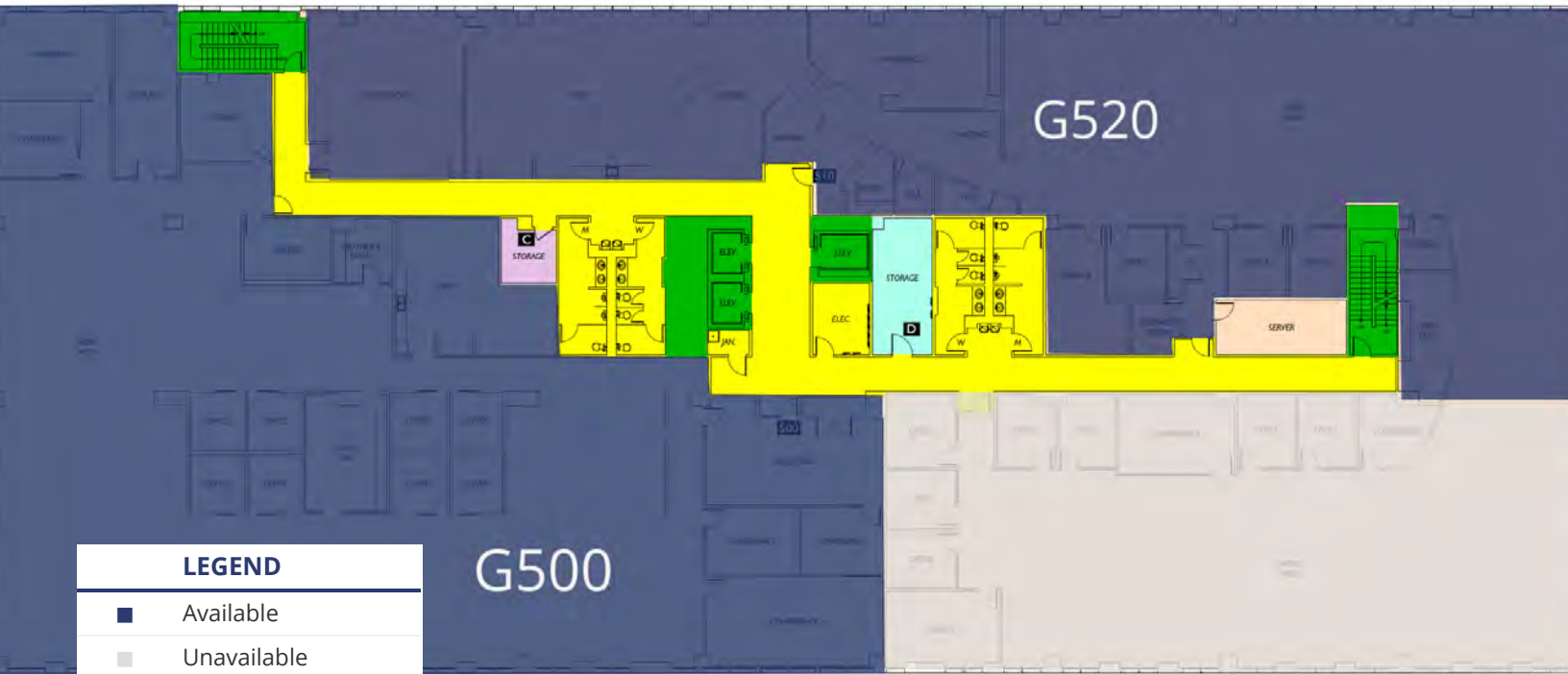
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ Suite G500	Available	13,302 - 24,030 SF	Full Service	Contact Agent
■ Suite G520	Available	10,728 - 24,030 SF	Full Service	Contact Agent

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### SUITE G500

Located on the Fifth Floor of the office tower in Perkins Rowe, this suite features one large conference room and 4 smaller conference rooms which could be converted to offices, 8 interior offices, large breakroom and ample storage space. The expansive open work area allows for plenty of cubicles and hoteling.

The suite has direct elevator access from the parking garage and can be combined with G520 for a total of 24,030 rentable square feet.

<b>SQUARE FOOTAGE</b>	<b>13,302 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>8 (potential to convert conference)</b>
<b>CONFERENCE</b>	<b>YES (5)</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



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### SUITE G520

Located on the Fifth Floor of the office tower in Perkins Rowe, this suite features a cafe style lounge area, a classroom/conference room with a movable wall that can be opened to the lounge a small conference/meeting room, 3 interior offices and a large bullpen/work area.

The furniture in this suite is negotiable.

The suite has direct elevator access from the parking garage and can be combined with G500 for a total of 24,030 rentable square feet.

<b>SQUARE FOOTAGE</b>	<b>10,728 (RSF)</b>
<b>LEASE RATE</b>	<b>Contact Agent</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>3</b>
<b>CONFERENCE</b>	<b>2</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>



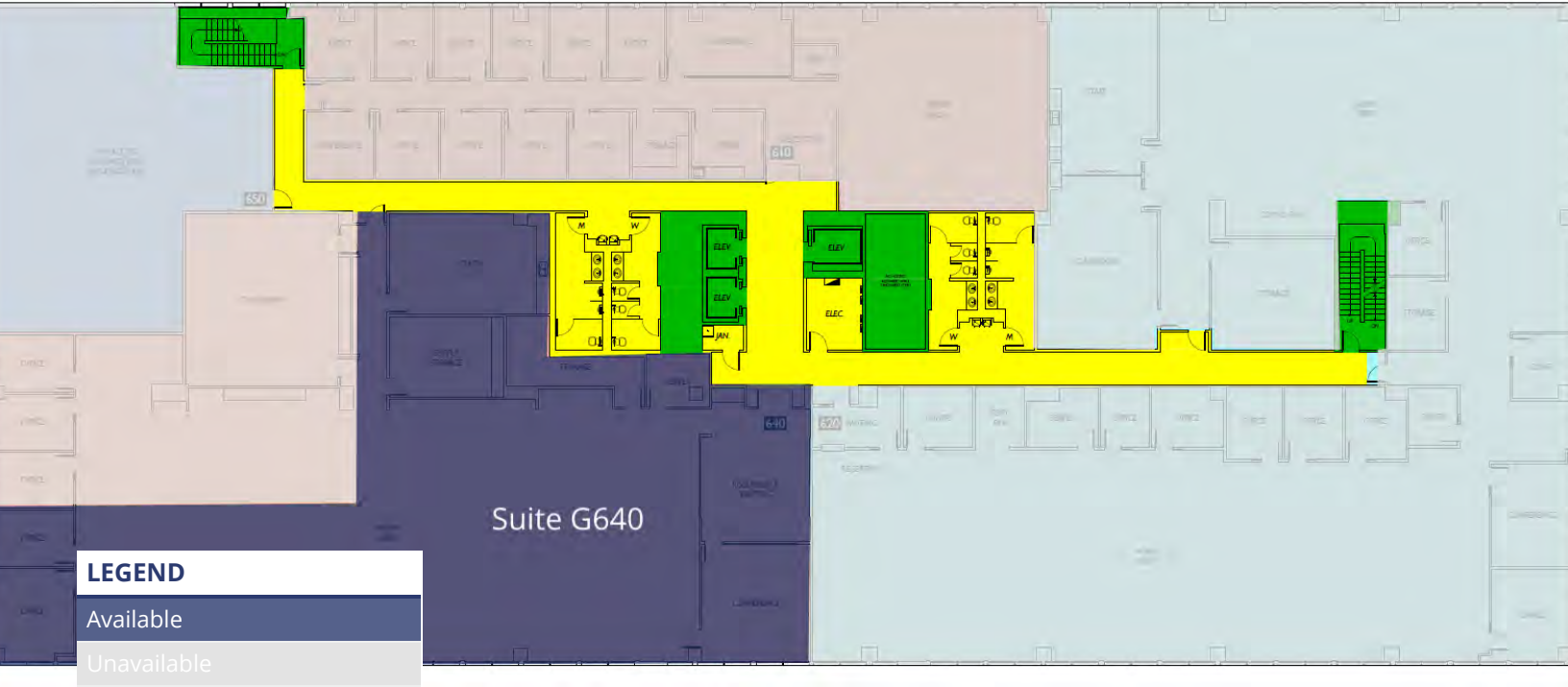
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite G640	Available	7,193 SF	Full Service	Contact Agent

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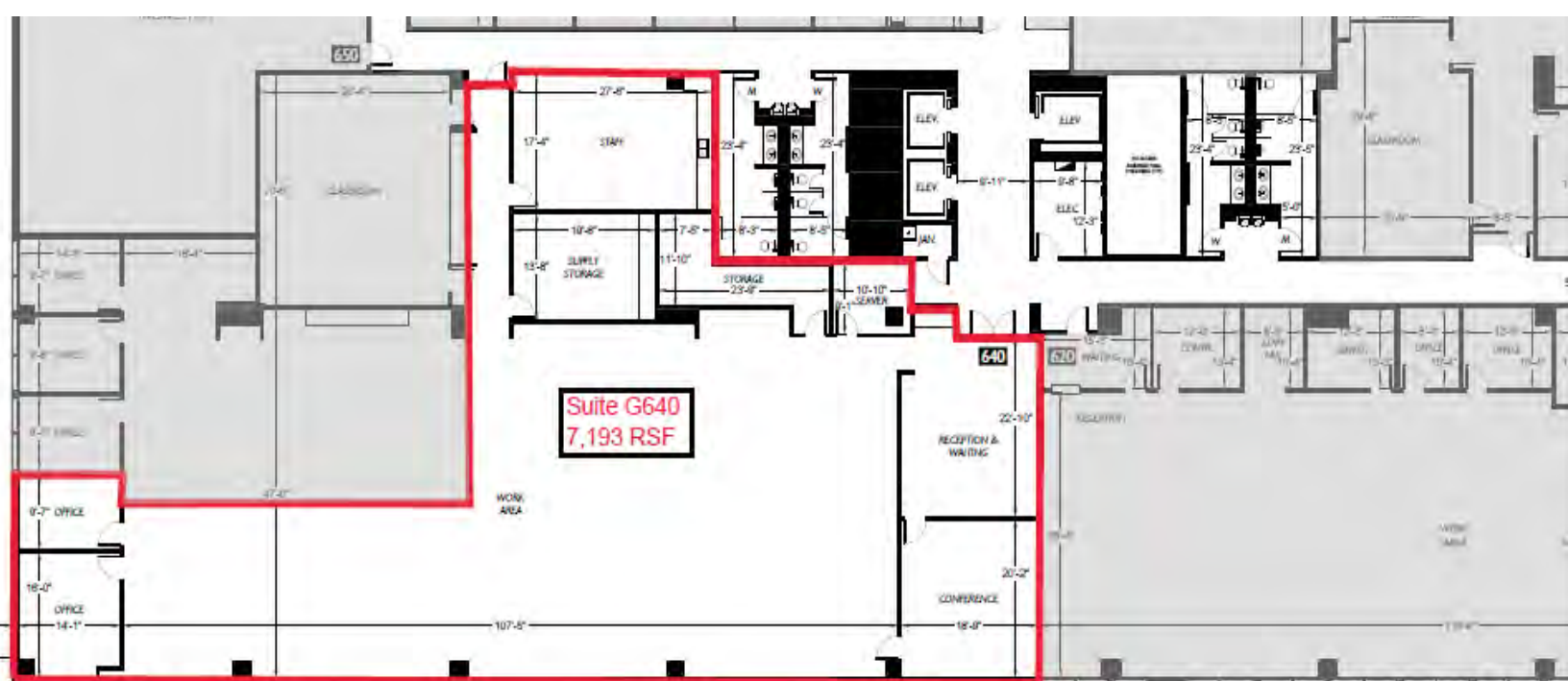
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### SUITE G640

Located on the Sixth Floor of the office tower in Perkins Rowe, this suite features 2 private offices, 1 conference room, a large breakroom, expansive open work area and large draft room.

This suite is accessible via direct elevator access from the main Parking Garage. The furniture is negotiable.

<b>SQUARE FOOTAGE</b>	<b>7,193 (RSF)</b>
<b>LEASE TYPE</b>	<b>FULL SERVICE</b>
<b>OFFICES</b>	<b>2</b>
<b>CONFERENCE</b>	<b>YES</b>
<b>BREAK ROOM</b>	<b>YES</b>
<b>PARKING</b>	<b>FREE</b>

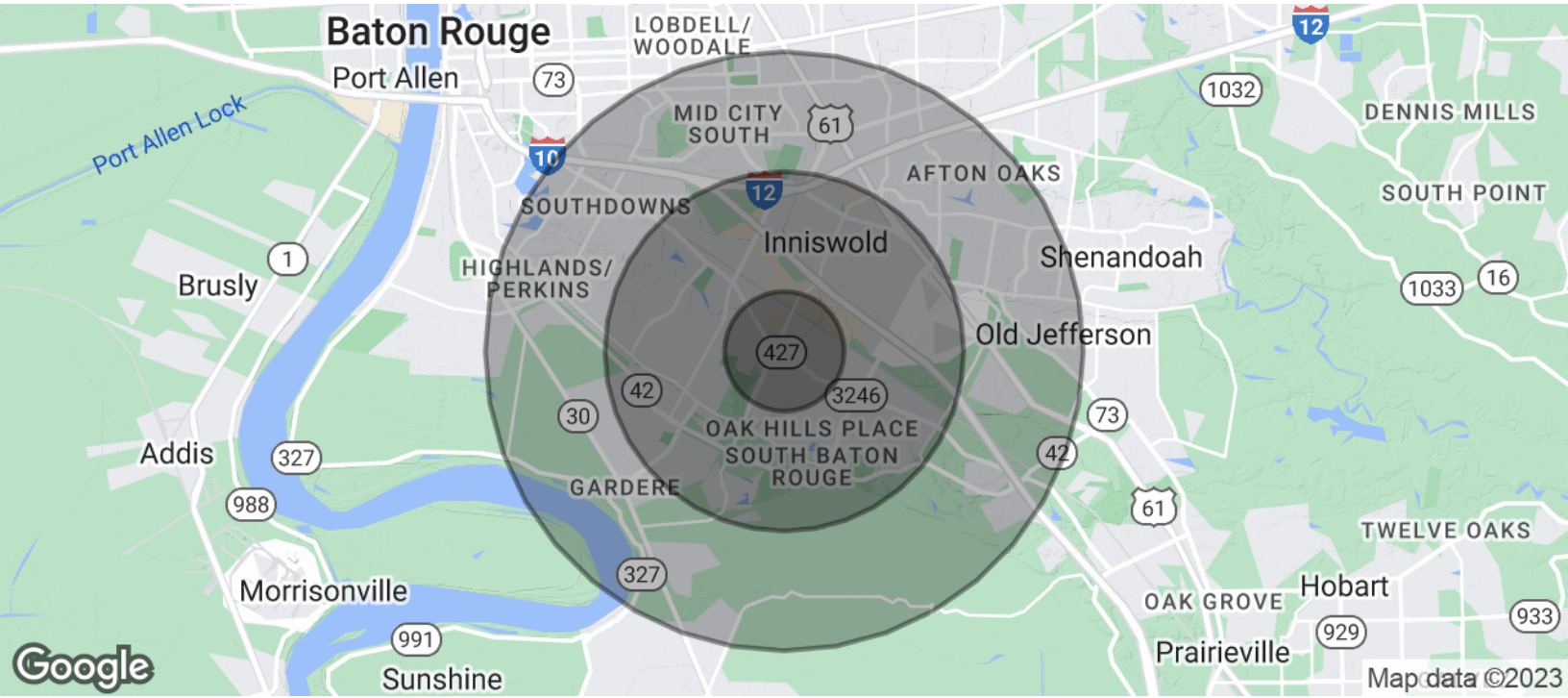


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,727	57,264	134,568
Average age	39.5	37.1	36.5
Average age (Male)	35.2	34.4	34.1
Average age (Female)	43.6	39.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,300	23,958	57,108
# of persons per HH	2.3	2.4	2.4
Average HH income	\$89,318	\$88,958	\$86,452
Average house value	\$201,407	\$278,182	\$308,586

\* Demographic data derived from 2020 ACS - US Census

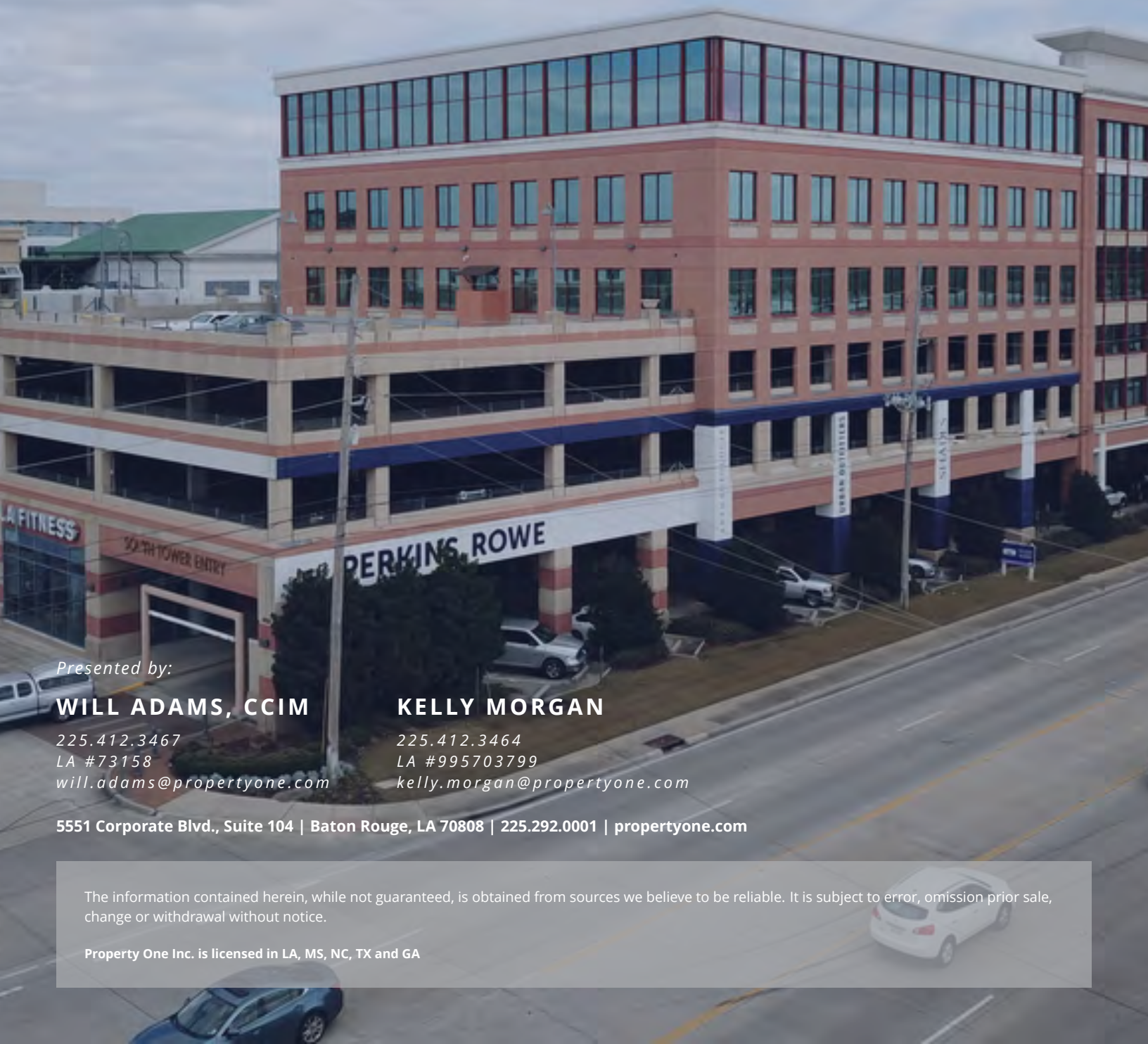






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FOR MORE INFORMATION, PLEASE CONTACT:



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