

2,716 SF SPACE FOR SUBLEASE

@HIGHLAND  
1 SMART WAY

BATON ROUGE, LA

CBRE

# PROPERTY OVERVIEW

## Summary

We are excited to bring to market a sublease opportunity at @Highland. This is one of the premier office buildings in Baton Rouge located on the corner of Highland Rd and Bluebonnet Blvd. The building is comprised of 3 floors with great outdoor areas and Tsunami located on-site. The property has access from both Highland Rd and Bluebonnet Blvd providing convenient access throughout Baton Rouge.

The ground floor space is laid out as an open work area with two rooms that could be used as private office space or smaller huddle rooms. The space also offers convenient access to the shared lounge and kitchen as well as restrooms. The space is located in the rear of the building on the ground floor with a private entrance accessible through the courtyard.

## Highlights

- 2,716 SF Available for Sublease
- Ground Floor Space
- Private entrance through courtyard
- Access to Kitchen/Lounge
- Furniture to Remain
- Open area office space with two offices
- Restaurant located onsite
- Ample Parking
- Multiple Shops and Restaurants located nearby
- Lease ends 2/28/2027
- Subtenant responsible for Janitorial

## OFFERING SUMMARY

SF	2,716
LEASE RATE	\$24/SF
LEASE STRUCTURE	Modified Gross

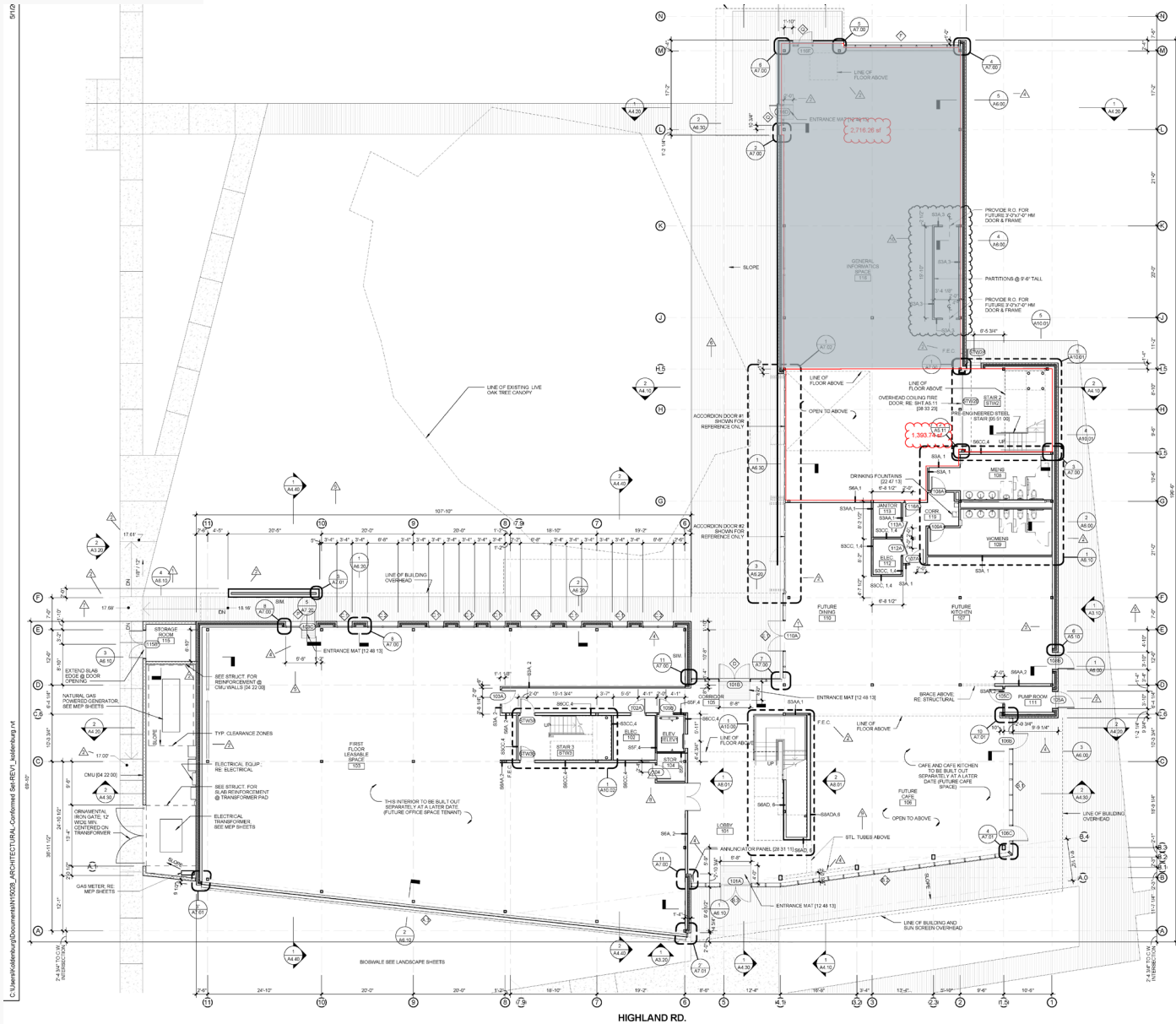


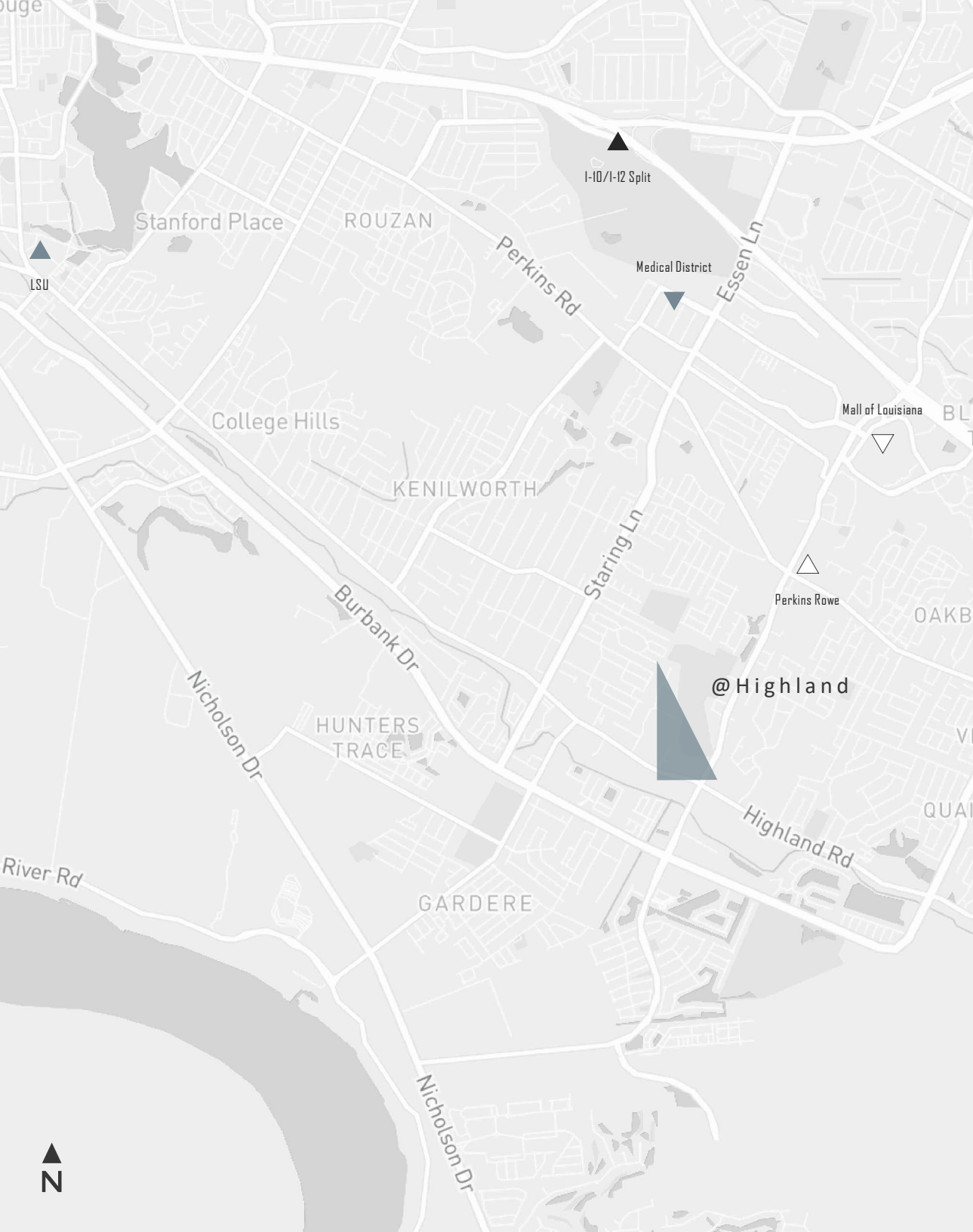


INTERIOR  
PHOTOS

1<sup>st</sup> FLOOR

2,716 SF





# AREA OVERVIEW

LOCATION	DRIVE TIME
Perkins Rowe	±1.6 miles
Mall of Louisiana	±2.6 miles
Medical District	±3.9 miles
LSU	±5.1 miles
I-10/I-12 Split	±5.3 miles



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SPACE FOR SUBLEASE

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