



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

OFFICE SPACE | FOR LEASE

Full Floor of Office Space in Luling

One American Place | 13919 River Road

LULING, LA 70070

Lauren T. Marmande
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CONVENIENTLY LOCATED BY HALE BOGGS BRIDGE

13919 River Road, Luling, LA 70070

PROPERTY DESCRIPTION

13919 River Road is a three-story office building located in a commercial/industrial area in Luling. The well-maintained office building features abundant surface parking, building signage, and a covered entrance with enclosed lobby.

The entire second floor is now available for lease. At approximately 7,953 rsf, this office space can be configured for both open workspaces and private offices and conference

rooms. The space can be leased as a full floor or subdivided into suites ranging from 664 to 2,724 rsf with a 32% common area factor.

This building is less than a half mile from the Hale Boggs Memorial Bridge across the Mississippi River and the I-310. It is only five minutes' drive from downtown Luling.

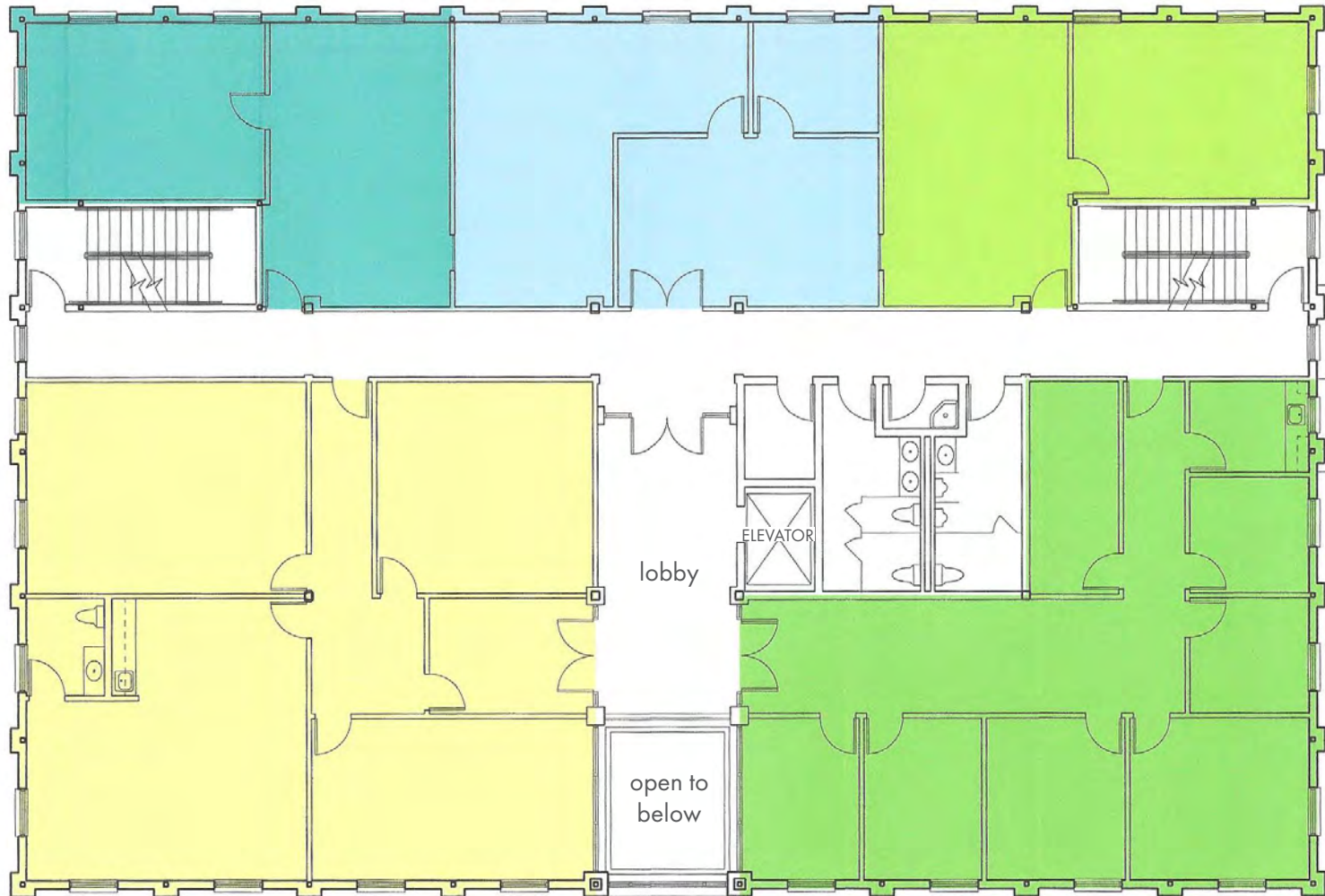
Corporate Realty both manages and leases this property.

PROPERTY DESCRIPTION

SIZE:	7,953 rsf
LEASE RATE:	\$17.50/rsf, full service except for janitorial
PARKING:	plentiful surface parking

13919 RIVER ROAD

FLOOR PLAN



The space can be leased as a full floor or as individual suites ranging from 664 to 2,724 sf.



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13919 RIVER ROAD

HIGHLIGHTS



BUILDING & LOCATION HIGHLIGHTS

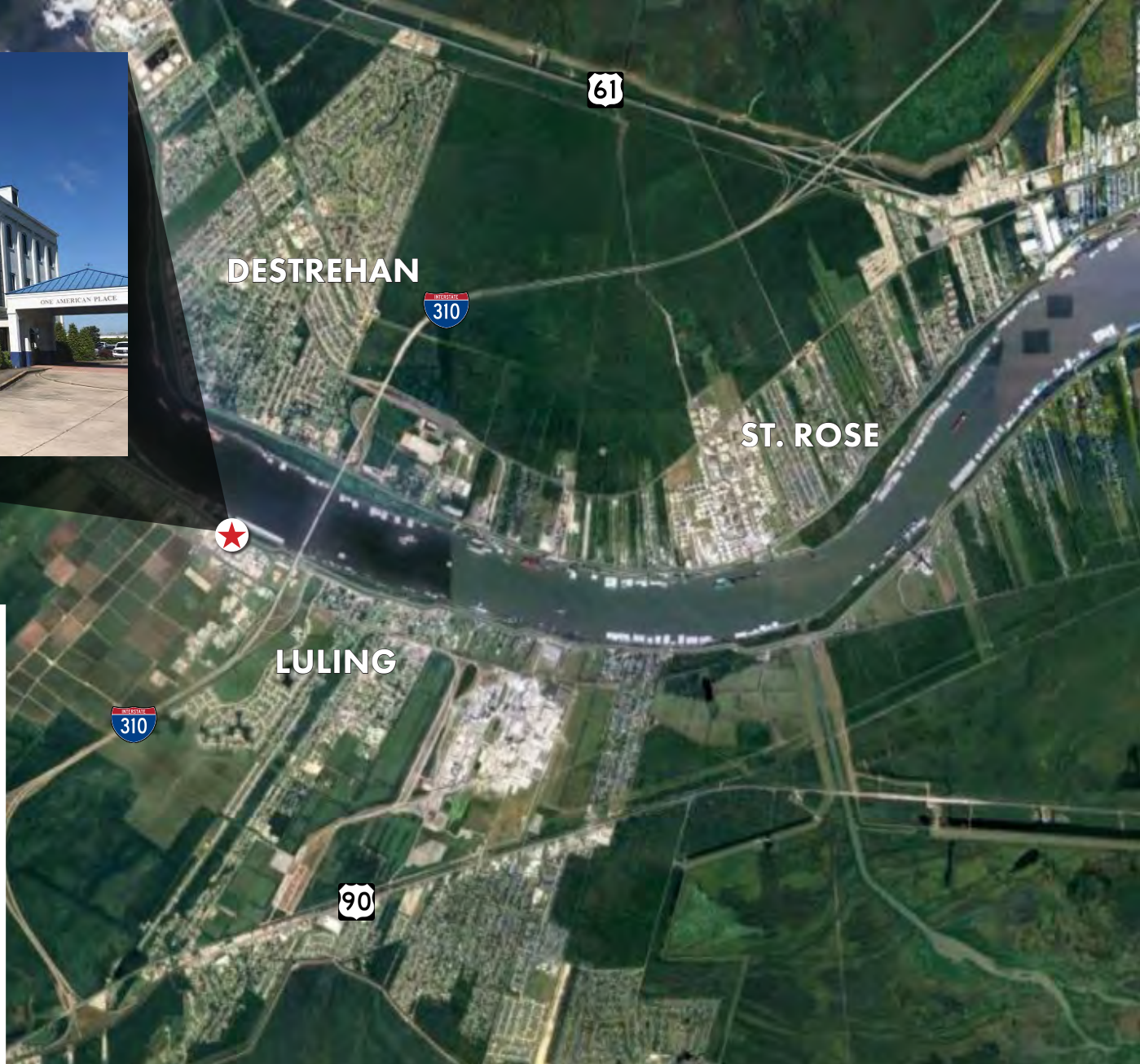
- » First American branch bank with drive-thru tellers on the ground floor
- » Mississippi River views
- » Highly visible pylon signage
- » Conveniently located less than a half mile from the Hale Boggs Memorial Bridge and I-310



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