

PRAIRIEVILLE OFFICE PLAZA

PROFESSIONAL AND MEDICAL OFFICE BUILDINGS

14169 HWY. 73
PRAIRIEVILLE, LA
JANUARY 2025

stirling





PROPERTY DESCRIPTION

Prairieville Office Plaza is a garden office park currently under development located in Prairieville, Louisiana, on Highway 73. The plaza is anchored by two well-known medical centers, the Fusion Implant Center and The Spine Diagnostic and Pain Treatment Center. Prairieville Office Plaza's newest medical tenant is the B.R. Clinic. The park is conveniently situated just north of I-10, making it easily accessible for commuters.

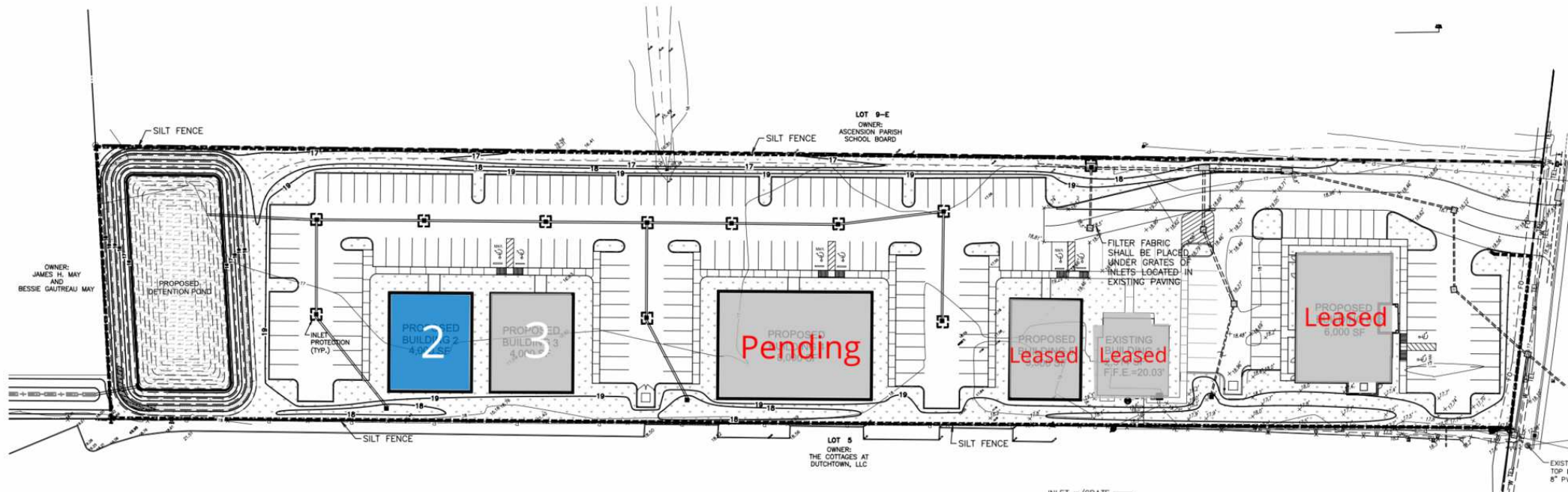
The professional office park is adjacent to several reputable educational and medical institutions such as Bluff Elementary School, Baton Rouge General of Ascension, and Our Lady of the Lake Medical. This makes it an ideal location for medical professionals or educators who require proximity to these institutions.

The available build-to-suit spaces for lease ranging from 1,200 square feet to 4,000 square feet, and all have class-A finishes throughout. The finishes include top-quality materials and amenities.

PROPERTY HIGHLIGHTS

- Strategically Located Between Baton Rouge and New Orleans
- Convenient Access to I-10, Hwy. 73, Airline Hwy., and Hwy 30
- Build to Suit Opportunities Available
- Class A Garden Office Finishes
- Condo Fee is Paid by Tenant | \$1.00/SF +/-

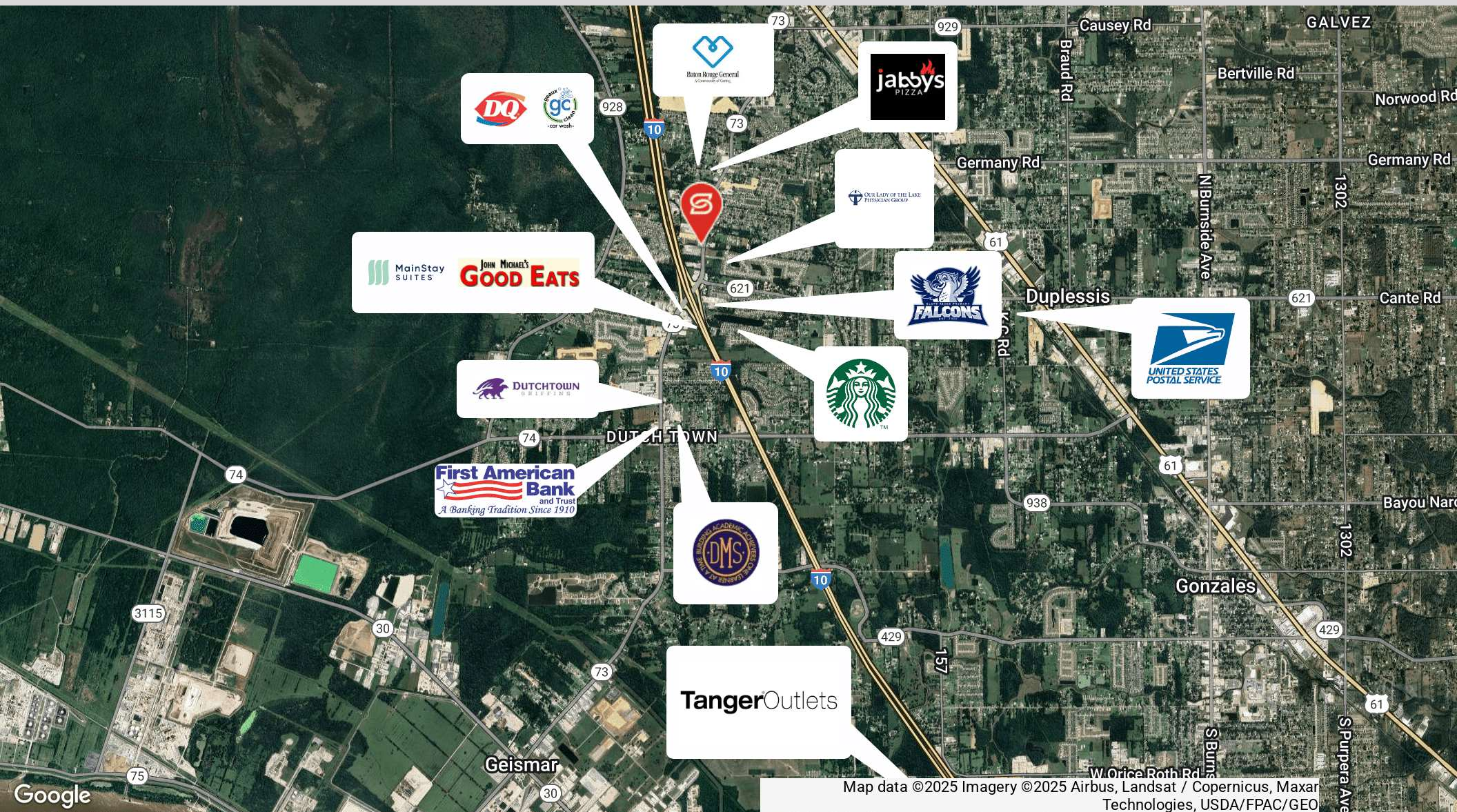
AVAILABLE	LEASE RATE	SPACE SIZE
Building 2	\$22.00 SF/yr	1,200 - 4,000 SF
Suite 301	\$22.00 SF/yr	2,496 SF





AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	CONDO FEE
■ Suite 301	Available	2,496 SF	\$22.00 SF/yr	\$1.00 SF/yr



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