

Working Together
for You.

Robert Pettit

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Waters & Pettit
Commercial Real Estate

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Office Space for Lease

LONG FARM VILLAGE, BUILDING #1

OVERVIEW



- **Only One Suite Remaining (See Included Floor Plan):**
 - 3 Large Offices
 - Conference Room
 - Large Open Work Space
 - Copy/Break/Drafting Room
 - 2 ADA Bathrooms
- **Located in Long Farm Village Office Park on Antioch Road @ Airline Highway**
- **Moments away from High Demand Retailers currently operating in Long Farm Village - Starbuck's, Rouse's, Orange Theory, AT&T, Zaxby's, Five Guys, Wildwood Pizza, Main Squeeze Juice & others**

Suite A - 1,700 RSF (LEASED)

Suite B - 1,215 RSF (LEASED)

Suite C - 1,405 RSF (LEASED)

Suite D - 2,252 RSF

Lease Rate:

**\$23.00/RSF, Modified Gross
+ \$2.00/SF CAM**



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Long Farm Village, South Baton Rouge’s newest and most prominent Traditional Neighborhood Community, is now pre-leasing office suites in what is proving to be the premier live, work, play, shop, and dine community in the region.

Building #1 is approximately 6,200 square feet and consist of up to 4 individual office suites ranging from approximately 1,215 - 2,252 square feet.

Building # 1 is located within walking distance to Long Farm Village’s existing retailers - Rouses market, Starbuck’s, Zaxby’s Chicken, Orange Theory Fitness, Five Guys Burgers, Main Squeeze Juice Company, Wildwood Pizza, AT&T, Massage Envy, Modern Accupuncture, Baton Rouge Modern Dentistry. More shopping and dining options will be coming soon.

Currently, Long Farm has over 100 detached, single-family homes either completed or under construction, with more than 300 units planned, 276 multi-family units completed, and a nursing home with over 100 beds slated to be delivered within the next 3 years.

In total, the overall Long Farm project will consist of more than 1,100 total housing units to include single-family homes, townhomes, multi-family and senior living facility...and up to 690,000 square feet of retail, office and/or mised-use space. Additionally, a YMCA is in the planning process. Come be a part of the Long Farm community!!

For more information on availability, please contact Waters & Pettit Commercial Real Estate.



ABOUT

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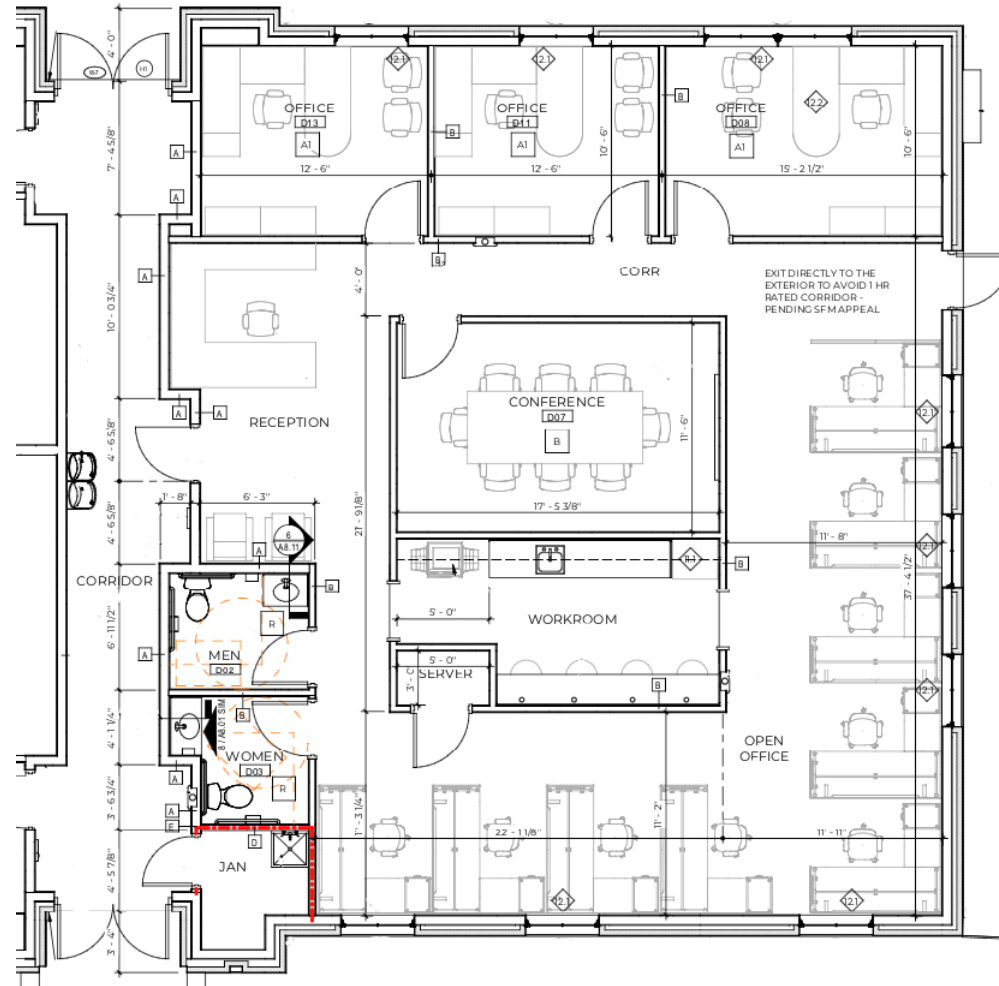
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Suite D





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LONG FARM VILLAGE, BUILDING #1

FLOOR PLAN

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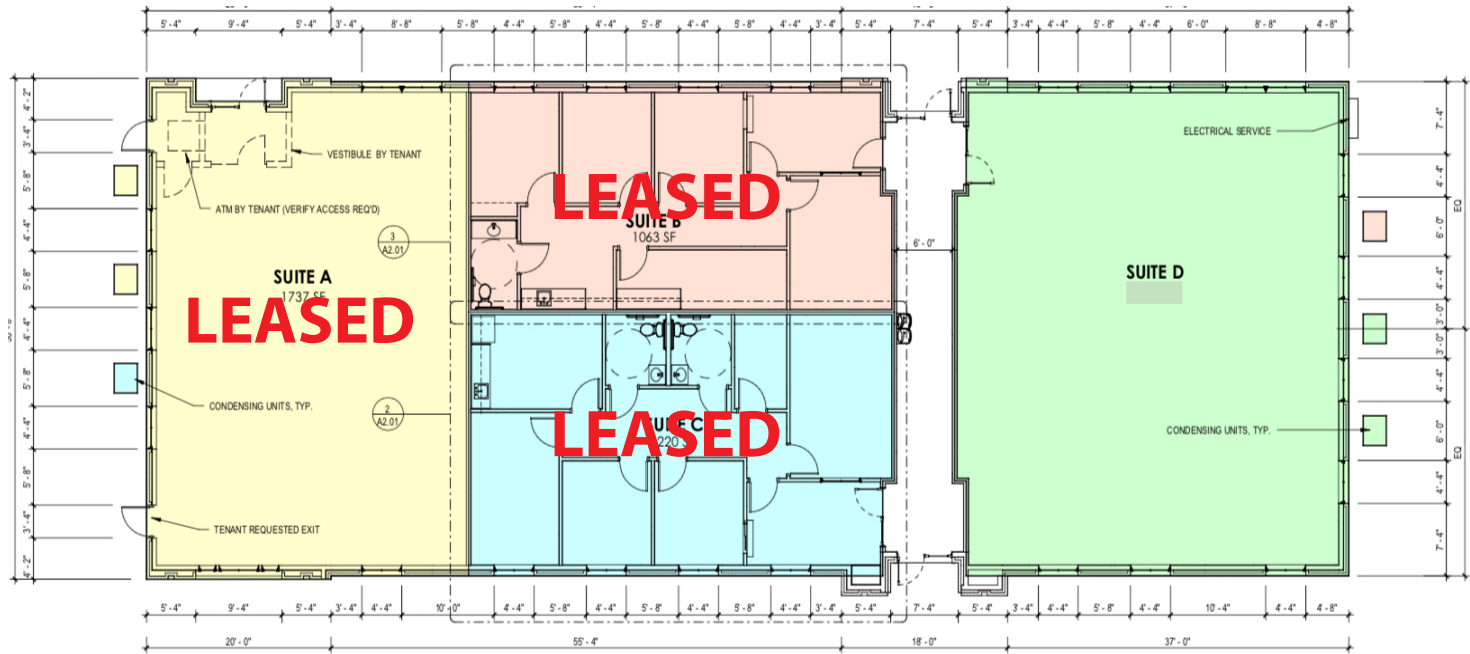
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LONG FARM VILLAGE, BUILDING #1

SITE MAP





Office Space for Lease

AERIAL LOCATION

LONG FARM VILLAGE, BUILDING #1

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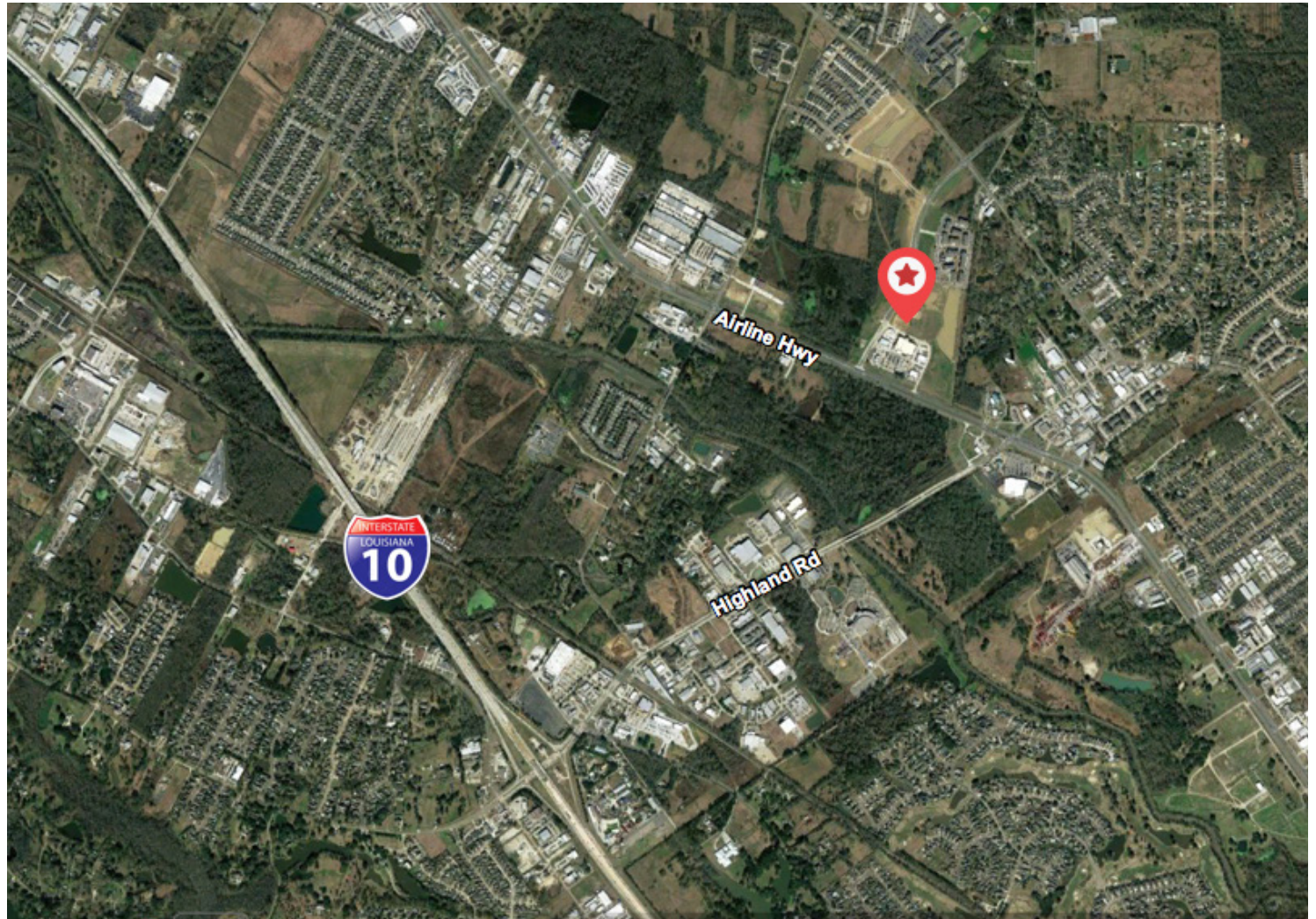
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