

OFFICE LEASE

27,000 SF
AVAILABLE

CLASS A
OFFICE SPACE

HIGH END
FINISHES



TRANSWESTERN

REAL ESTATE
SERVICES

ONE AMERICAN PLACE

301 Main Street - Baton Rouge, LA 70801

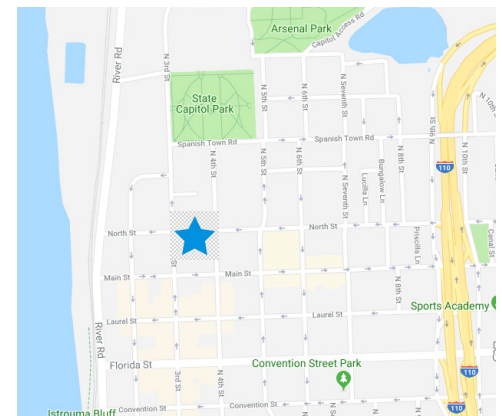


Building Amenities:

- Full service bank with drive thru tellers
- 24 hour courtesy guards
- Secure covered parking
- On-site management
- High end finishes throughout
- Panoramic views
- Located within walking distance to state/local government and downtown businesses
- Several landmark eateries are within walking distance
- Move-in ready spaces available

Building Specs:

- 24 floors
- 333,364 square feet
- Covered parking ratio: 1/1,000



Leasing Information:

Branon Pesnell, CCIM, SIOR

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| | | | |
|------------|------------|-----------|-----------------------|
| 1st floor | Suite 161 | 4,670 RSF | Buildout required |
| 1st floor | Suite 150 | 4,884 RSF | Available immediately |
| 7th floor | Suite 750 | 9,380 RSF | Available immediately |
| 9th floor | Suite 950 | 3,340 RSF | Available immediately |
| 12th floor | Suite 1220 | 989 RSF | Available immediately |
| 16th floor | Suite 1630 | 791 RSF | Available immediately |
| 19th floor | Suite 1950 | 1,749 RSF | Available immediately |
| 20th floor | Suite 2030 | 1,242 RSF | Available immediately |



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