



RESTAURANT SPACE FOR LEASE

@ Highland Development

Highland Road @ Bluebonnet Blvd, Baton Rouge, LA

Ty Gose, CCIM & Lynn Daigle, CCIM

NAILatter & Blum

Overview

@Highland campus is a unique new mixed use office development integrating natural features with sleek, progressive architecture making a bold statement in the heart of South Baton Rouge. Located at the intersection of historic Highland Road and Bluebonnet Boulevard, the campus site is adjacent to the magnificent Bluebonnet Swamp and highlights the surrounding land characteristics by restoring and retaining wetlands, existing mature Live Oaks and Bio Swales.

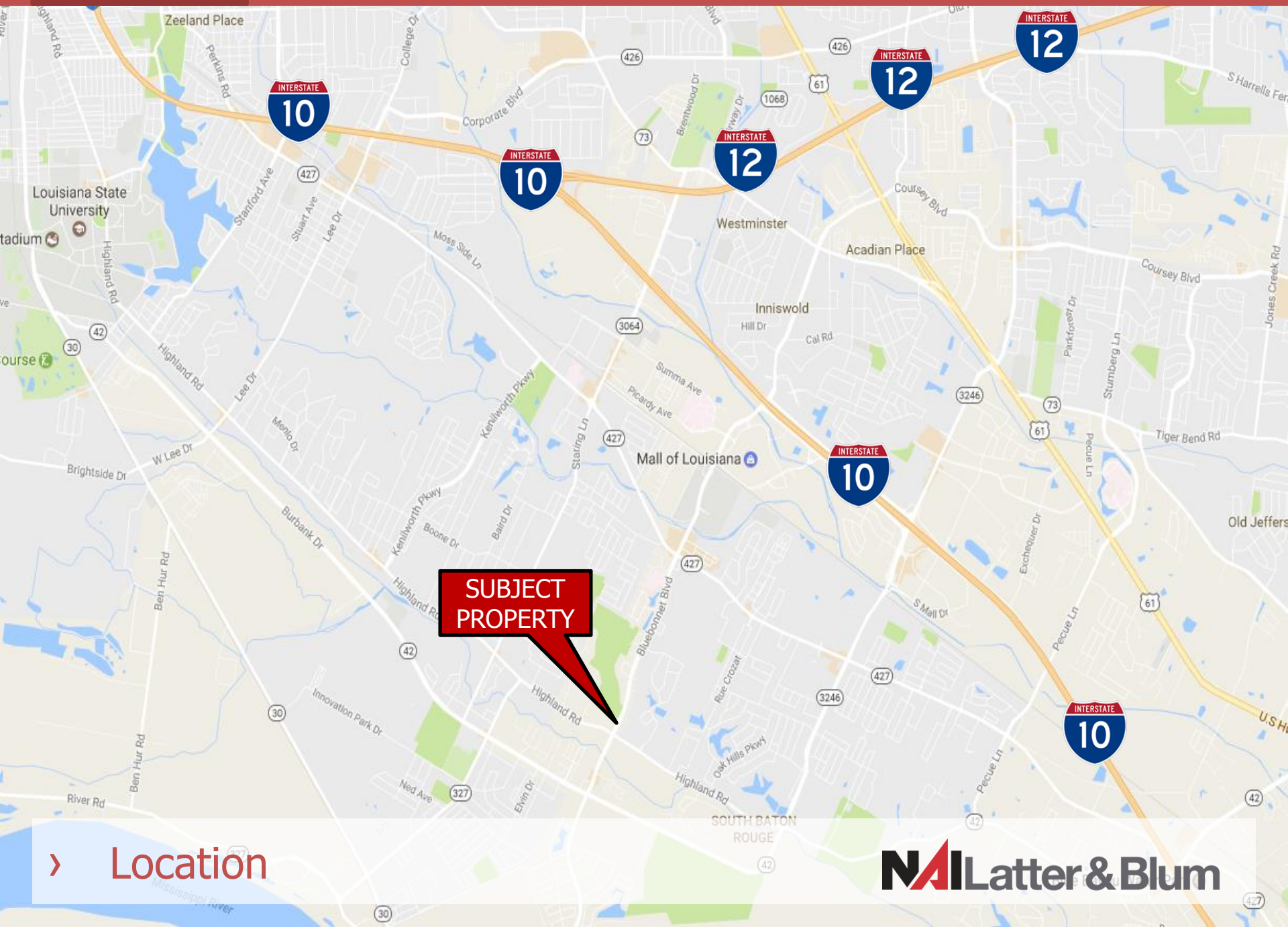
Building 1 is a dynamic architectural design approximately 52,000rsf with rich views of the Swamp along a boardwalk. The Class A building will feature secure, restricted access, LED lighting, and next generation technology features. Work amenities to include high speed, redundant internet providers, VOIP phone systems, monitored access, and both covered and outdoor ground level parking. Recreational amenities to include an outdoor relaxation deck, boutique restaurant, outdoor recreational areas, and a future link to the Bluebonnet Swamp walking trail system.

Office space available 35,000 sq.ft - Arriving 2017

Exclusive Restaurant Space available from 3,500 sq.ft.

Building 2 and 3 designed for up to 120,000 sqft.

Or Pad Sites available for sale, lease, or build to suit





Building 1

> @ Highland

NALatter & Blum



› @ Highland

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Spaces Available

Suite 110 3500 SF \$30 PSF (Annual) Gross Lease

Ground floor restaurant space available in @Highland development with open concept; main entrance access; outdoor seating area. 3,500 - 5,000 sq.ft. pending final design to suit.



Building 1

Modern Glass & Steel Building

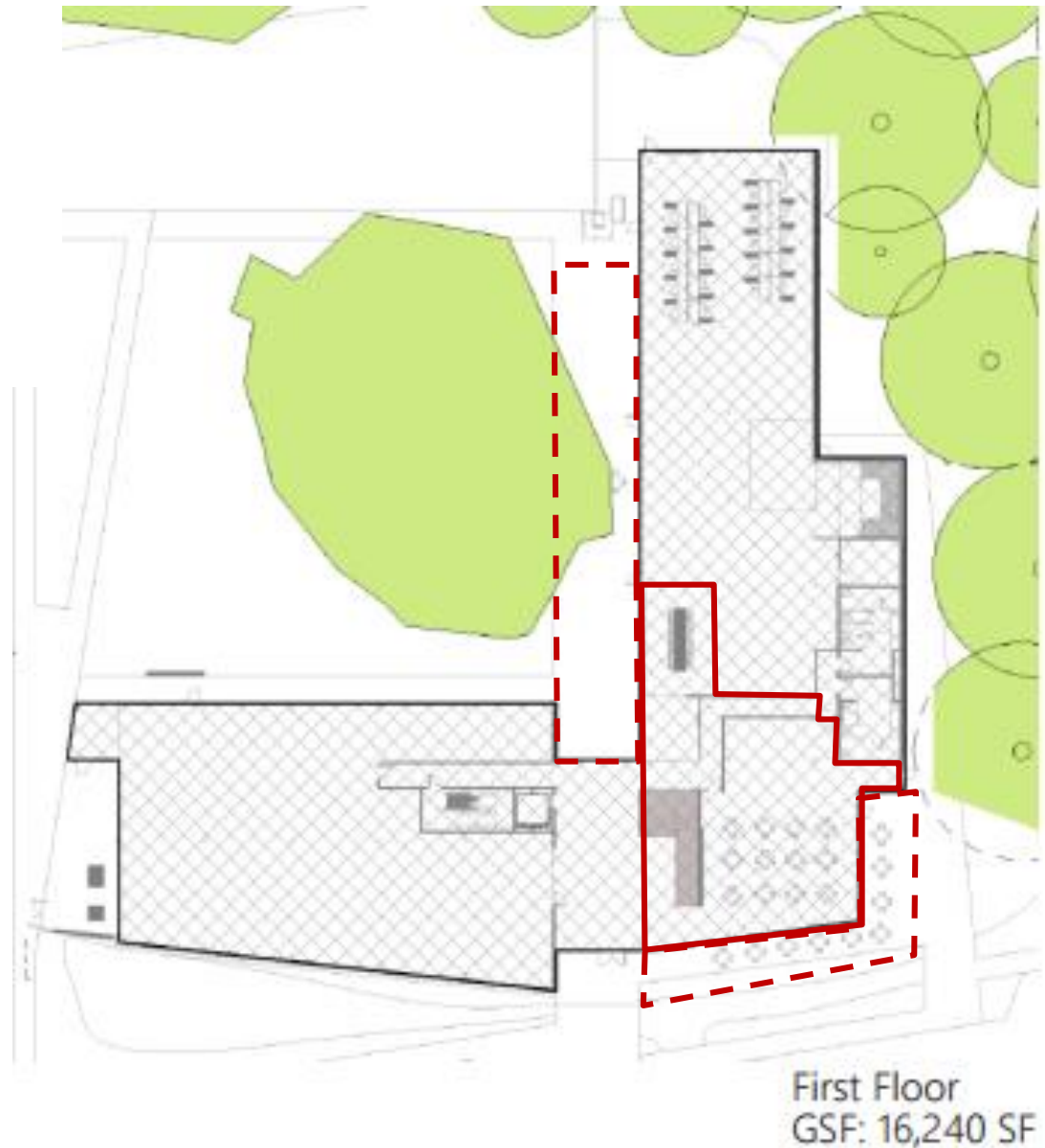
52,000 square feet of space

3,500 SF – 5,000 SF Restaurant

Plus Covered and Open Patio

Accommodates Private Events

Build Out Allowance Available





› @ Highland

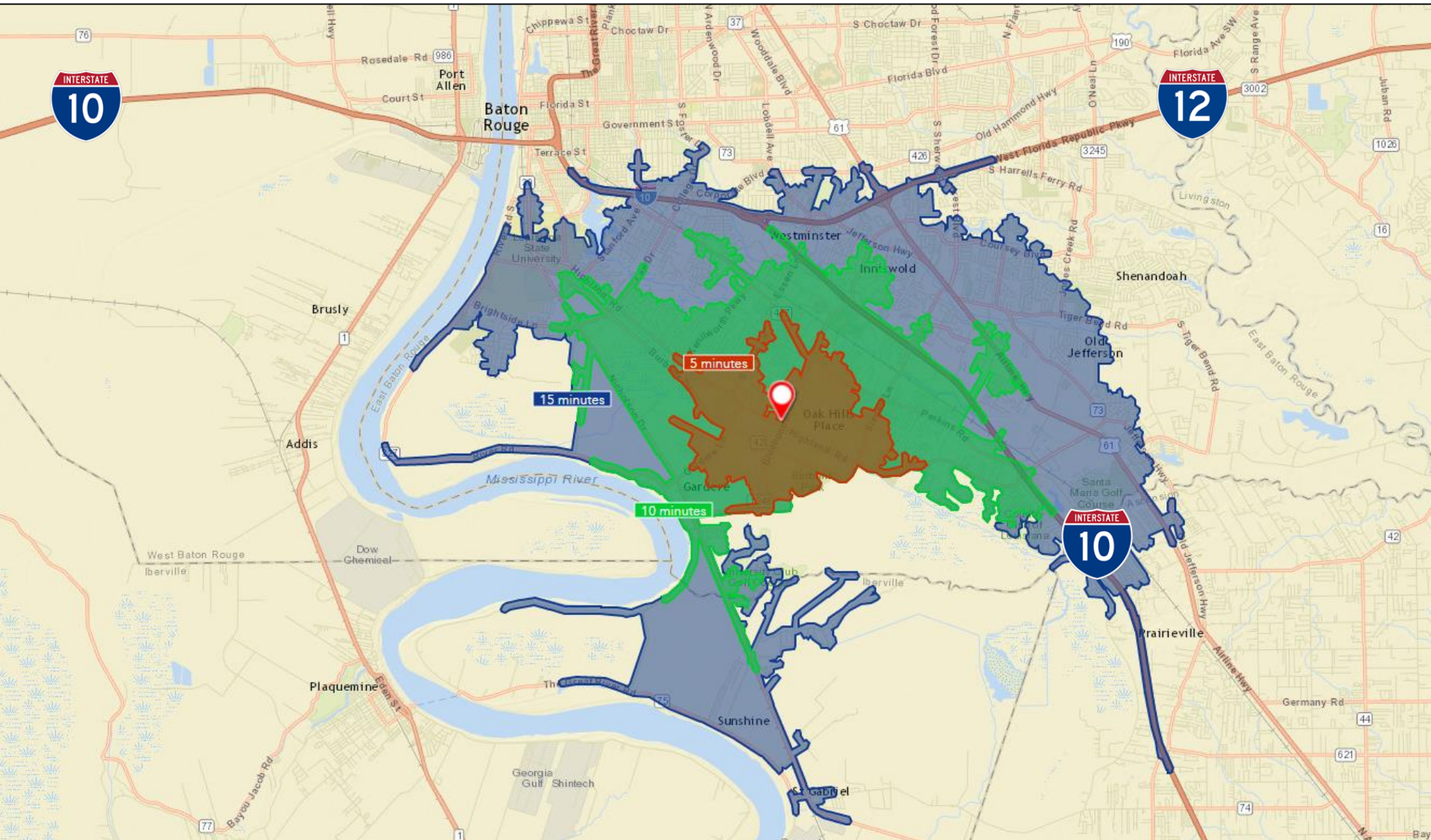


> @ Highland

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DEMOGRAPHIC SUMMARY

5, 10, 15 Min Drive Times



DEMOGRAPHIC SUMMARY

5 min drive times

KEY FACTS

22,752

Population



Average
Household Size

31.4

Median Age

\$59,127

Median Household
Income

BUSINESS



750

Total Businesses



7,916

Total Employees

INCOME



\$59,127

Median Household
Income



\$32,439

Per Capita Income



\$53,425

Median Net Worth

EDUCATION

7%

No High
School
Diploma



19%

High School
Graduate



23%

Some College



52%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

66%



Blue Collar

18%



Services

16%

3.8%

Unemployment
Rate

Households By Income

This area

The largest group: \$100,000 - \$149,999 (17.8%)

The smallest group: \$200,000+ (5.9%)

Indicator	Value	Difference	
<\$15,000	12.5%	-4.0%	
\$15,000 - \$24,999	10.4%	-1.2%	
\$25,000 - \$34,999	8.6%	-2.2%	
\$35,000 - \$49,999	11.1%	-2.1%	
\$50,000 - \$74,999	16.1%	+0.9%	
\$75,000 - \$99,999	10.8%	+0.8%	
\$100,000 - \$149,999	17.8%	+4.9%	
\$150,000 - \$199,999	6.7%	+1.6%	
\$200,000+	5.9%	+1.2%	

DEMOGRAPHIC SUMMARY

10 Min Drive Times

KEY FACTS

59,380

Population



Average
Household Size

32.3

Median Age

\$59,013

Median Household
Income

EDUCATION

6%

No High
School
Diploma



18%

High School
Graduate



24%

Some College



53%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,080

Total Businesses



42,426

Total Employees

EMPLOYMENT



White Collar

71%



Blue Collar

14%



Services

15%

3.4%

Unemployment
Rate

INCOME



\$59,013

Median Household
Income



\$35,826

Per Capita Income



\$57,226

Median Net Worth

Households By Income

This area

The largest group: \$100,000 - \$149,999 (16.6%)

The smallest group: \$150,000 - \$199,999 (6.5%)

Indicator	Value	Difference	
<\$15,000	13.4%	-3.1%	
\$15,000 - \$24,999	9.6%	-2.0%	
\$25,000 - \$34,999	9.0%	-1.8%	
\$35,000 - \$49,999	10.9%	-2.3%	
\$50,000 - \$74,999	15.8%	+0.6%	
\$75,000 - \$99,999	10.8%	+0.8%	
\$100,000 - \$149,999	16.6%	+3.7%	
\$150,000 - \$199,999	6.5%	+1.4%	
\$200,000+	7.4%	+2.7%	

DEMOGRAPHIC SUMMARY

15 Min Drive Times

KEY FACTS

136,974

Population



Average
Household Size

32.0

Median Age

\$56,781

Median Household
Income

EDUCATION

5%

No High
School
Diploma



18%
High School
Graduate



25%
Some College



52%
Bachelor's/Grad/Prof
Degree

BUSINESS



8,498

Total Businesses



121,951

Total Employees

EMPLOYMENT



White Collar

72%



Blue Collar

13%



Services

15%



Unemployment
Rate

INCOME



\$56,781

Median Household
Income



\$36,246

Per Capita Income



\$54,451

Median Net Worth

Households By Income

This area

The largest group: \$100,000 - \$149,999 (15.4%)

The smallest group: \$150,000 - \$199,999 (6.6%)

Indicator	Value	Difference	
<\$15,000	15.3%	+5.2%	
\$15,000 - \$24,999	9.6%	+2.1%	
\$25,000 - \$34,999	8.9%	+1.5%	
\$35,000 - \$49,999	11.2%	-0.1%	
\$50,000 - \$74,999	14.4%	-2.9%	
\$75,000 - \$99,999	10.8%	-3.2%	
\$100,000 - \$149,999	15.4%	-4.5%	
\$150,000 - \$199,999	6.6%	-1.3%	
\$200,000+	7.8%	+3.1%	

Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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