NALatter&Blum

For Lease Retail Property \$20.00 SF/yr

3347 Nicholson Drive

3347 Nicholson Drive, Baton Rouge, Louisiana 70802

interest in

Property Highlights

- Mixed-Use Development
- Excellent Location
- Developing part of Town
- Flexible Size and Suite Layout
- Adjacent to LSU
- Also Available For Sale

Lease Rate

\$20.00 SF/yr (NNN)

CALL OR EMAIL FOR MORE INFORMATION

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Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 101	\$20.00 SF/yr	2,517
Suite 103	\$20.00 SF/yr	3,405

For more information

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AVAILABLE SF:	962 - 5,922 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
LOT SIZE:	2.78 Acres
BUILDING SIZE:	8,402 SF
YEAR BUILT:	2008
ZONING:	SPUD
MARKET:	East Baton Rouge
CROSS STREETS:	W Chimes Street & Geranium Street
TRAFFIC COUNT:	29,112

Property Overview

FieldHouse is a mixed use condominium development just outside the north gates of LSU along Nicholson Drive. Available for lease is first floor retail space with Nicholson Drive frontage. Existing tenants include Yoga Rouge Studio. The FieldHouse offers an excellent opportunity to capture LSU and downtown/ CDB traffic and business with this strategic location.

Location Overview

The Nicholson Corridor between Downtown Baton Rouge and LSU has seen recent revitalization with the addition of new market rate apartments and student housing developments in addition to the construction of the Water Campus and LSU's Nicholson Gateway Project. This area offers a unique combination of public and private employment providers and economic drivers including local and regional private companies, public corporations, state and privately funded education and research institutions as well as state and local government jobs.



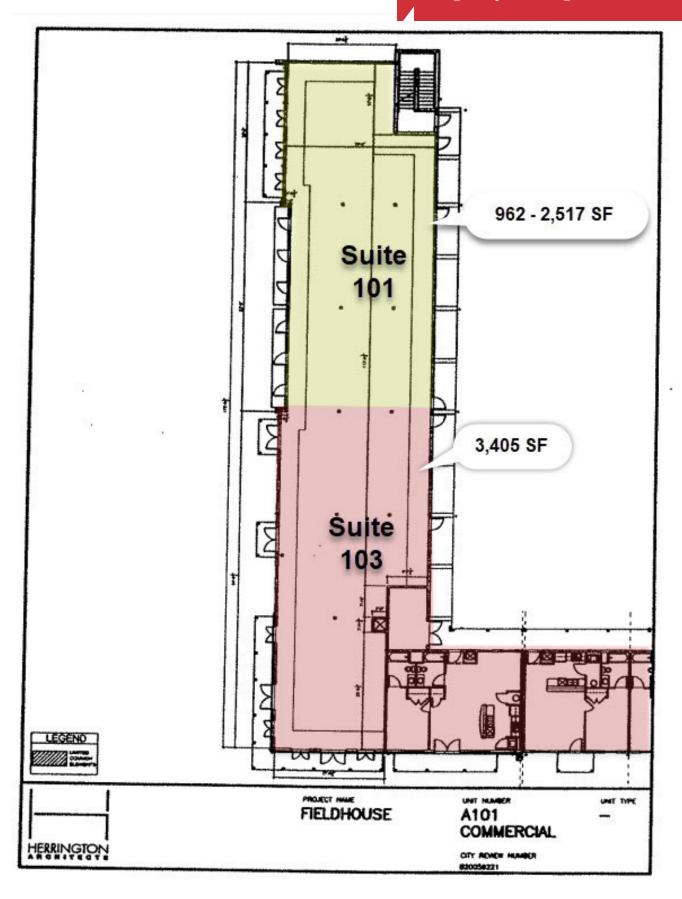




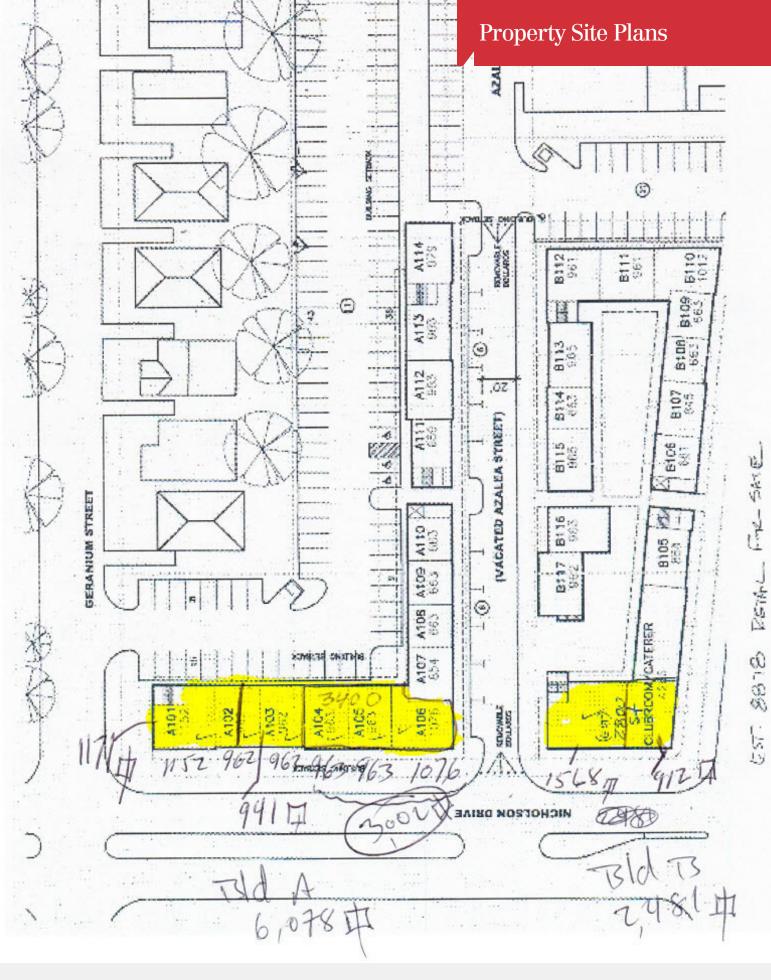




Property Floorplan



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