



3347 Nicholson Drive

3347 Nicholson Drive, Baton Rouge, Louisiana 70802

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)

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

Evan Scroggs, CCIM

O: 225 297 7415 | C: 225 241 8616
evanscrogs@latterblum.com

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

Erin Caballero, CCIM

O: 225 297 7868 | C: 225 297 7868
erinc@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com



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.



Exterior Photos





