

NORTH TOWER

BATON ROUGE



OFFICE SPACE FOR LEASE

225.383.0424 | northtowerbr.com

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TWENTY-ONE STORIES HIGH, this Class A office tower offers unparalleled panoramic views of the Mississippi River and Baton Rouge's active downtown business district. Just blocks

from I-110, the Baton Rouge City Government Complex, the State Capitol Building, the New 19th Judicial District Court House and less than eight miles from The Baton Rouge International

AVAILABLE:

18th FLOOR
7,500 RSF

17th FLOOR
5,000 RSF

14th FLOOR
2 SUITES
5,000 RSF each

11th FLOOR
FULL FLOOR
15,800 RSF

Airport, North Tower offers easy accessibility for both city commuters and out-of-town guests. North Tower encompasses an entire city block bordered by Laurel, Fourth, Fifth, and Florida Streets.

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BUILDING AMENITIES:

- 750 car private garage
- Direct building access from garage
- Panoramic views of the Mississippi River and State Capitol
- On-site management
- Move-in ready suites
- 200,000+ sq ft.
- 21 stories

WALKING DISTANCE:

- The Shaw Center
- Baton Rouge City Club
- 19th District Courthouse
- Landmark restaurants
- High end residential living
- Upscale hotels



THE NORTH TOWER is regarded as one of the premier buildings on the Baton Rouge skyline.

With exceptional visibility and accessibility, the property is located on the south side of Laurel Street between North Fourth Street and North Fifth Street in downtown Baton Rouge. The property has **immediate access** to Florida Street and is located near interstate 110 providing quick and **convenient** access throughout the greater Baton Rouge area.

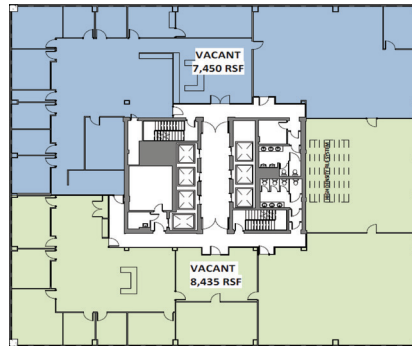


AVAILABILITY

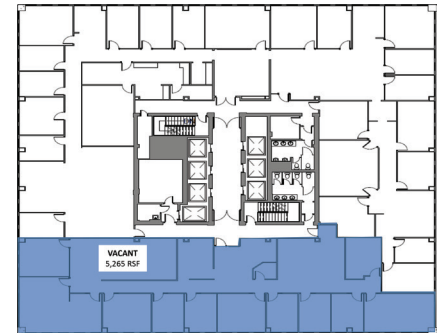
- 21 stories
- Class A office space
- Full service leases
- On-site management
- High end finishes
- Move in ready
- Panoramic views
- Full and partial floors available

AVAILABLE SUITES:

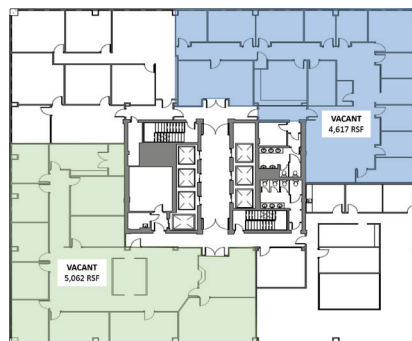
1100	15,885 SF
1400	4,617 SF
1450	5,062 SF
1610	3,000 SF
1701	5,265 SF
1800	7,480 SF



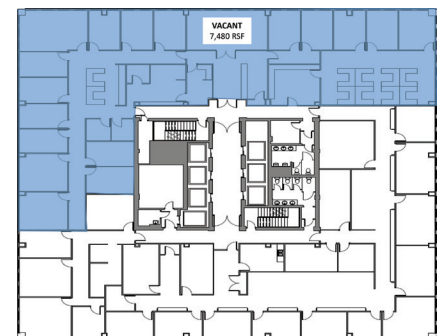
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