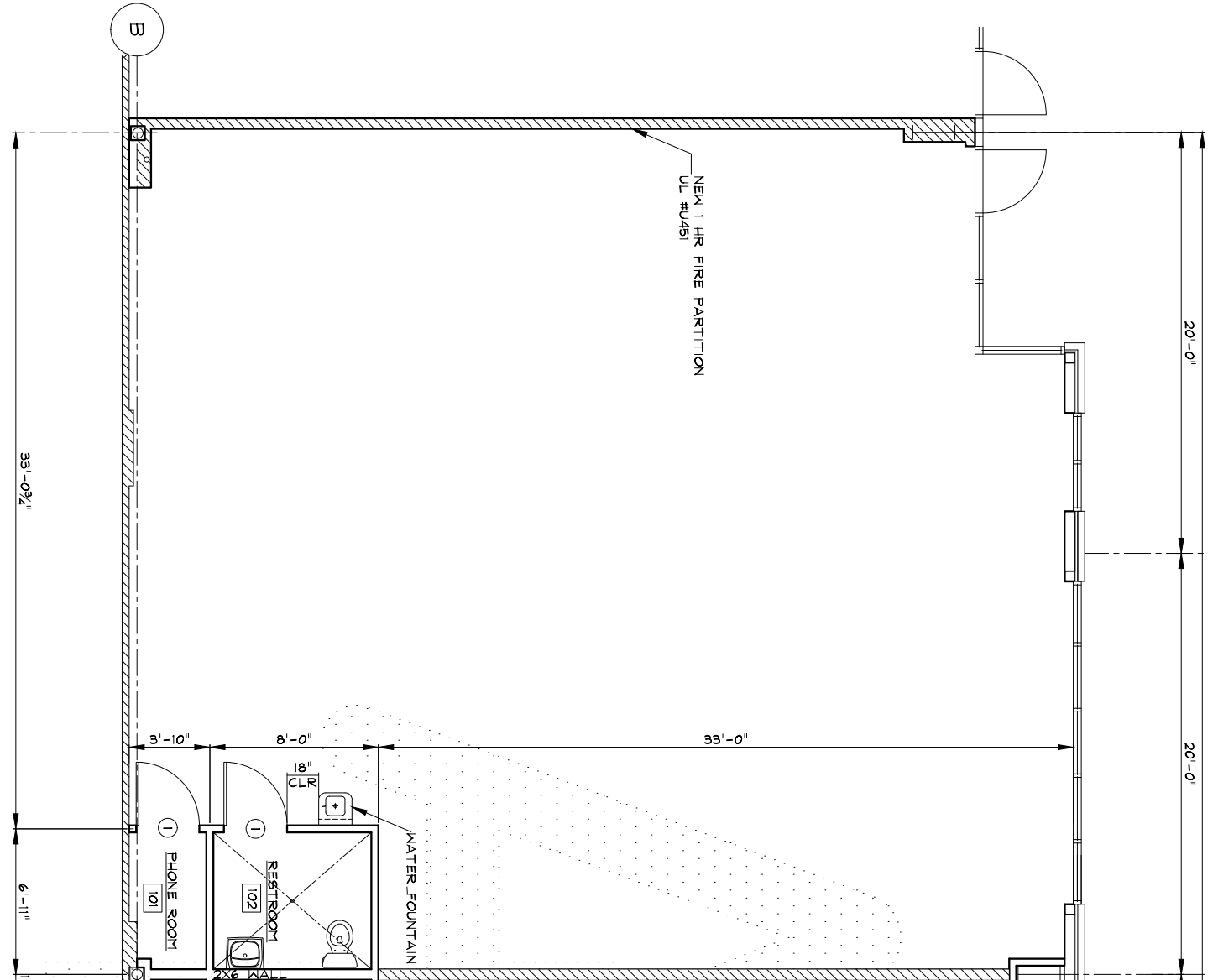


TOTAL SF AVAILABLE:
1,800 SF



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



RETAIL/OFFICE

Barringer Crossing II

14111 Airline Highway
Baton Rouge, LA 70817

- 60,400 square foot retail/office building anchored by 216,720 square foot Barringer Foreman Technology Park
- Suite sizes starting at 1,800 square feet
- Great visibility, high traffic counts and abundant free parking

For more information on Barringer Foreman Technology Park, visit: sjpi.com/barringer2

TRAFFIC COUNT

Airline Highway: 31,538 vehicles/day

I-10 at Siegen Lane: 65,596 vehicles/day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,089	47,731	117,000
Avg. Household Income	\$101,992	\$109,870	\$99,928



RETAIL SPACE

RETAIL BUILDING

14111 Airline Highway 33,600 SF



SINGLE-STORY OFFICE SPACE

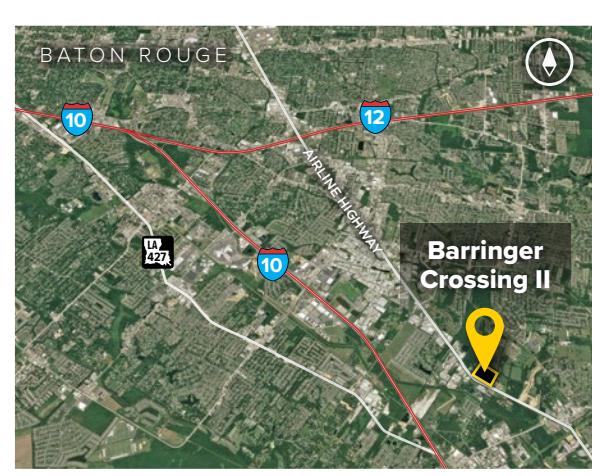
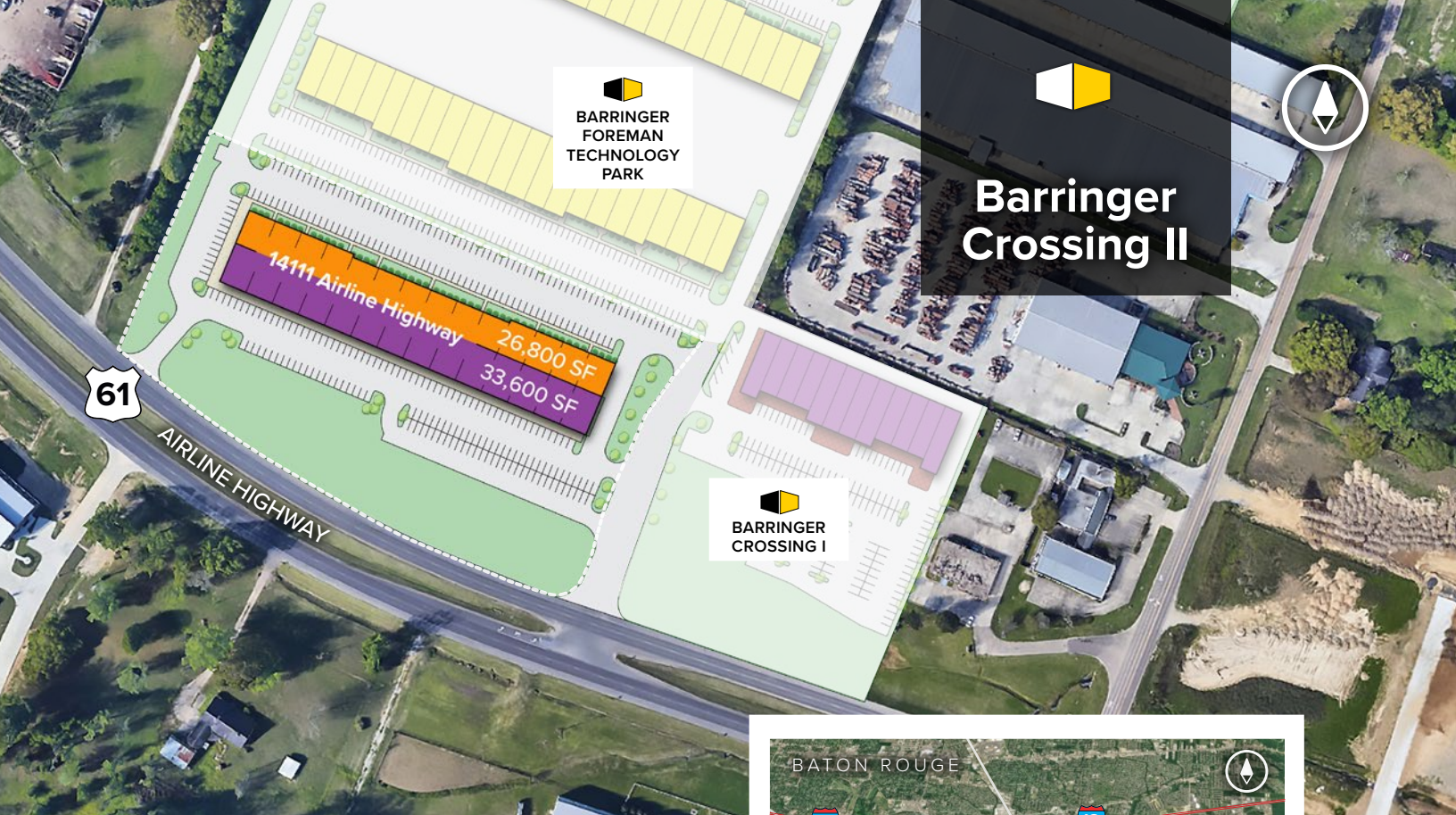
SINGLE-STORY OFFICE BUILDING

14111 Airline Highway 26,800 SF

OFFICE/RETAIL SPECIFICATIONS

Suite Sizes	1,800+ SF
Ceiling Height	10 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	
Office	Stucco
Retail	Brick
Zoning	M1





Distances to:

- Baton Rouge, LA (Downtown) 15 miles
- New Orleans, LA (Downtown) 70 miles
- I-10 at Highland Road 2 miles
- I-10 at Seigen Lane 3 miles
- I-12 at Airline Highway 5 miles
- New Orleans International Airport 60 miles
- Baton Rouge Metropolitan Airport 25 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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