

One American Place

301 MAIN ST
BATON ROUGE, LA 70801



 CORPORATE REALTY

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NOTES



AMENITIES



ON-SITE MANAGEMENT TEAM

A professional on-site team, including an on-staff maintenance team, is available to handle any issues and inquiries. Hours are Monday-Friday, 7:00 am - 6:00 pm, and Saturday, 8:00 am - 1:00 pm. 24-hour courtesy guards are also available.



FOOD OPTIONS

There are two on-site restaurants, Subway and Smoothie King. Additionally the building is within a few blocks of numerous coffee shops and other restaurants.



ON-SITE PARKING

One American Place offers secured, covered contract parking in the building garage.



ON-SITE STORAGE

Storage units, located in the building sublevel, are available for lease at market rates.



GREEN SPACE

There is a lush outdoor green space adjacent to the building which can be enjoyed by tenants.





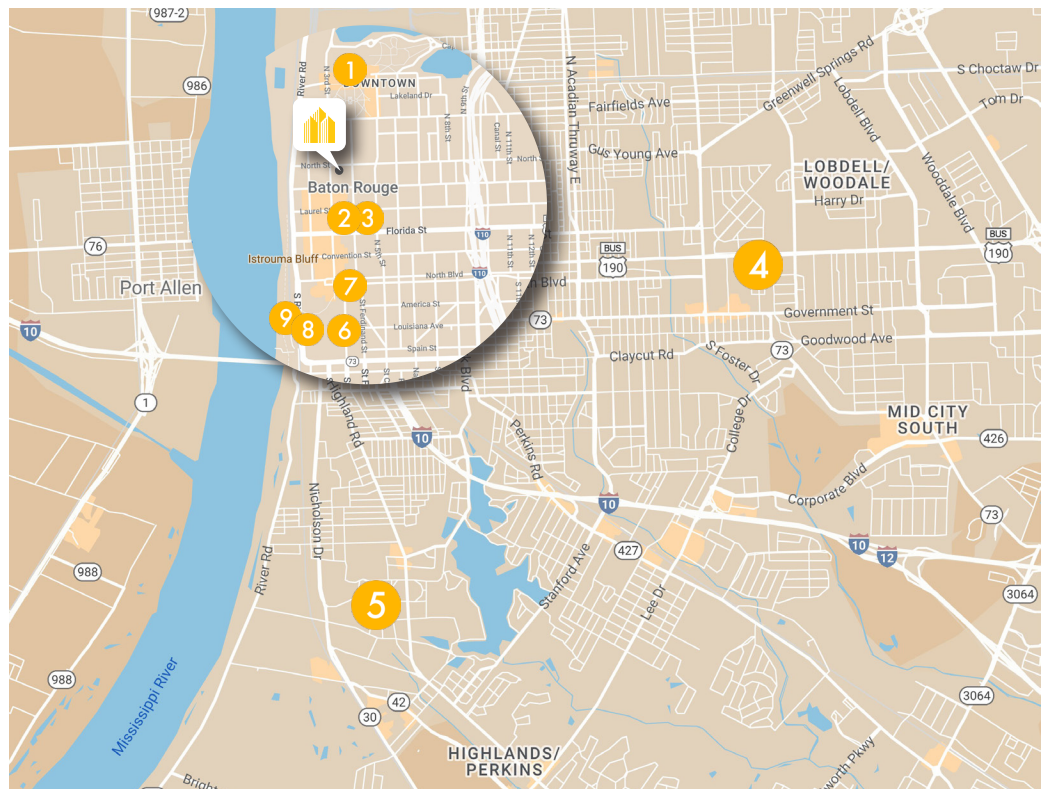
LOCATION

One American Place is a premier office location in Baton Rouge. The distinctive, glass-clad Class-A building towers over the city at more than 330,000 sf, making it the tallest office building in downtown Baton Rouge and the second tallest building in the city. It provides spectacular views of downtown and the Mississippi River.

Due to its favorable location, the building attracts a variety of tenants, including law firms, governmental offices, and more. Tenant finishes range from classical to contemporary, and a space planner is available to help with space needs. The building also offers high-end common space with renovated lobbies, common areas, bathrooms, and elevators.

It is conveniently located two blocks from both the Mississippi River and the Louisiana State Capitol, five blocks from City/Parish buildings, and surrounded by state and federal agencies. It is easily accessed from I-110 and serviced by Capital Area Transit System (CATS).

-  **ONE AMERICAN PLACE**
-  Louisiana State Capitol
-  Chase North Tower
-  450 Laurel St
-  5700 Florida Blvd
-  Louisiana State University
-  Raising Cane's River Center
Performing Arts Center
-  19th Judicial District Courthouse
-  Raising Cane's River Center
-  Riverfront Plaza & City Dock





BUILDING DETAILS

LOCATION

The block is bound by Main Street, North 3rd Street, North Street, and North 4th Street in the heart of the Main Street Historic District of Downtown Baton Rouge.

YEAR BUILT/RENOVATED

1974 / 2003

ARCHITECT

Broussard Thaddeus Perkins and Will

NUMBER OF FLOORS

24

BUILDING SIZE

333,364 rsf

Common area factor: 7.44% single tenant, 15.29% multi-tenant

FLOOR SIZE

Approximately 14,372 rsf

OPERATING EXPENSES

2022 estimated operating costs: \$8.91

ACCESS

The building and garage are accessible 24/7. Lighting and electricity shall be provided to the premises for the same, including holidays, at no additional cost.

SECURITY

On-site, uniformed guards available 24/7 and a 24-hour electronic card system is in place for accessing the building.

ELEVATORS

There are 7 passenger elevators and 1 freight elevator within the building. There are also two dedicated elevators providing parking access.

ON-SITE STORAGE

Storage units, located in the building sublevel, are available for lease at market rates.

HVAC HOURS

Monday - Friday: 7:00 am - 6:00 pm

Saturday: 8:00 am - 1:00 pm

PARKING

1:1,000 rsf

SP Plus Parking manages the garage, which has a total of 410 spaces, or 1:1,000 rsf. Each space is \$103 per month.

PUBLIC TRANSPORTATION

Capital Area Transit System (CATS) runs directly by the building.

BUILDING AMENITIES

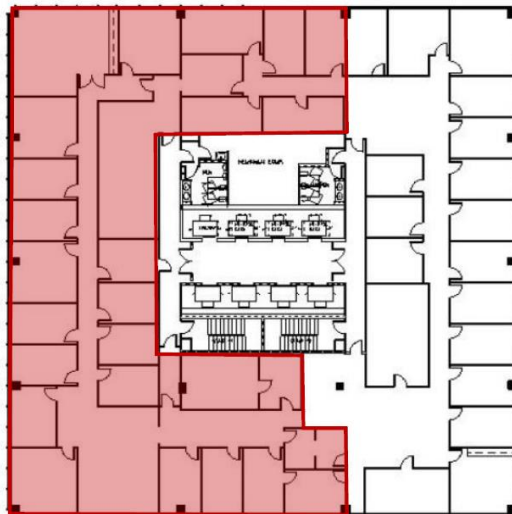
On-site management team, 24/7 courtesy guards, and abundant secured on-site parking. The building features high quality finishes. Adjacent to the State Capitol complex, near federal and state agencies, and surrounded by restaurants, shops, businesses, and more in the heart of Downtown Baton Rouge.

TELECOM/DATA PROVIDERS

AT&T, Cox, Level 3 Communications

LEASING DETAILS

STANDARD FLOOR PLATE



FOR LEASING INFORMATION, PLEASE CONTACT



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CORPORATE REALTY

Corporate Realty, Inc. is a full-service commercial real estate company with offices in New Orleans and Baton Rouge that represents properties throughout the Gulf South and clients throughout the world.

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