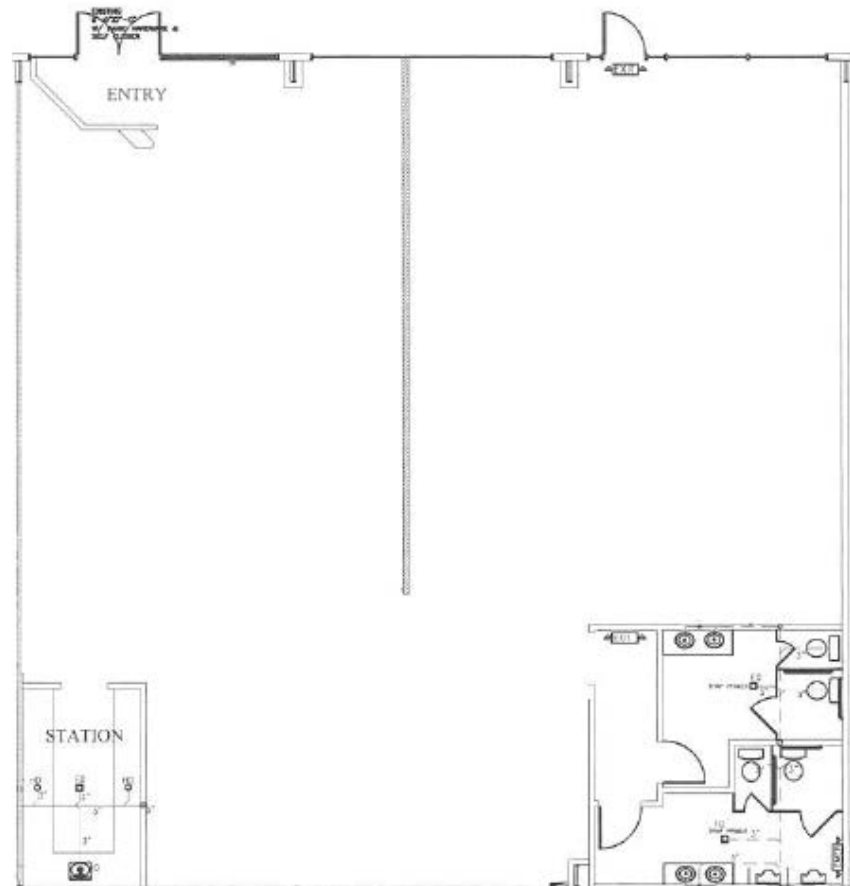


TOTAL SF AVAILABLE:
3,600 SF

KEY PLAN
NOT TO SCALE

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 sq. ft. recently completed retail/office building anchored by 216,720 SF Barringer Foreman Technology Park
- Suite sizes from 1,200 square feet
- Great visibility, high traffic counts, abundant parking



RETAIL SPACE

RETAIL BUILDING

14111 Airline Highway 33,600 SF



SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDING

14111 Airline Highway 26,800 SF

SINGLE-STORY OFFICE SPECIFICATIONS

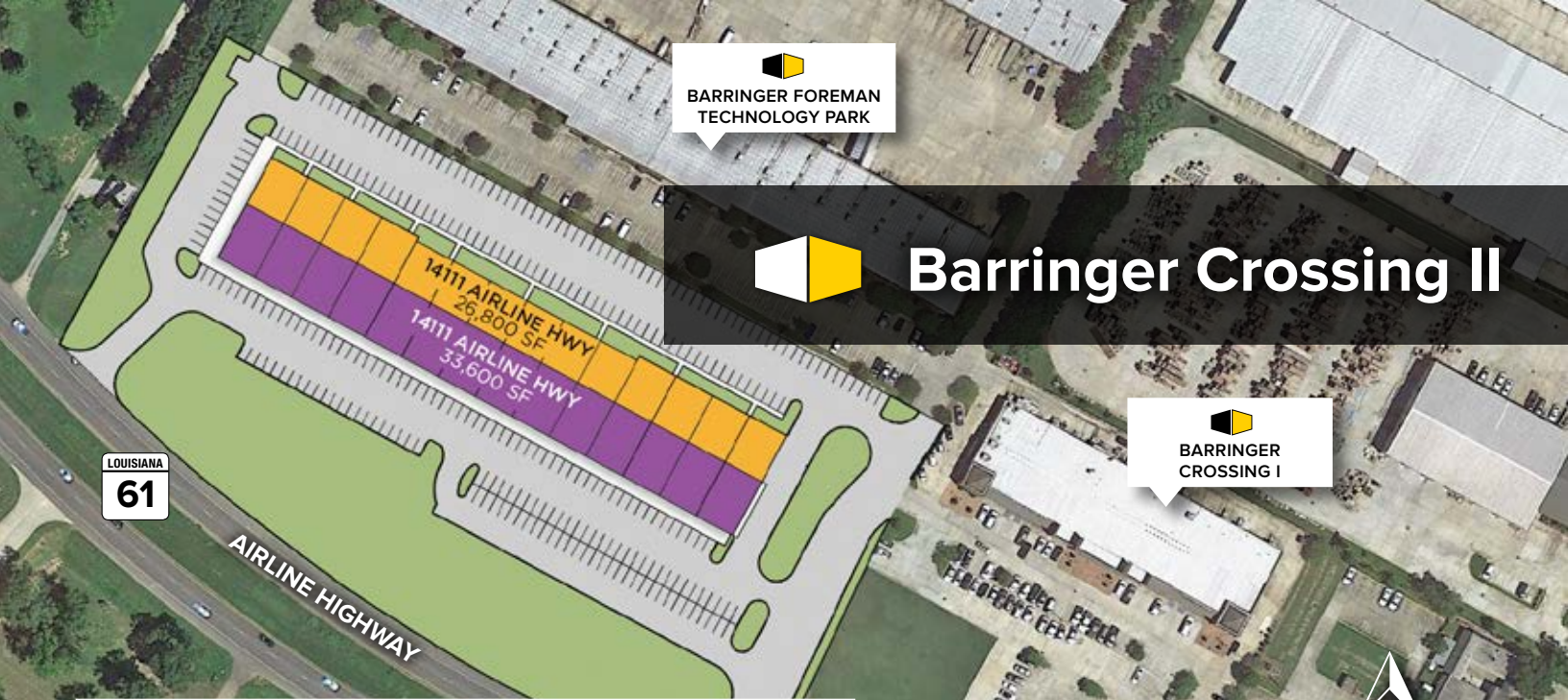
Suite Sizes	1,800 SF and up
Ceiling Height	10 ft.
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	Brick on metal, stucco
Zoning	M1

**BARRINGER FOREMAN
TECHNOLOGY PARK**



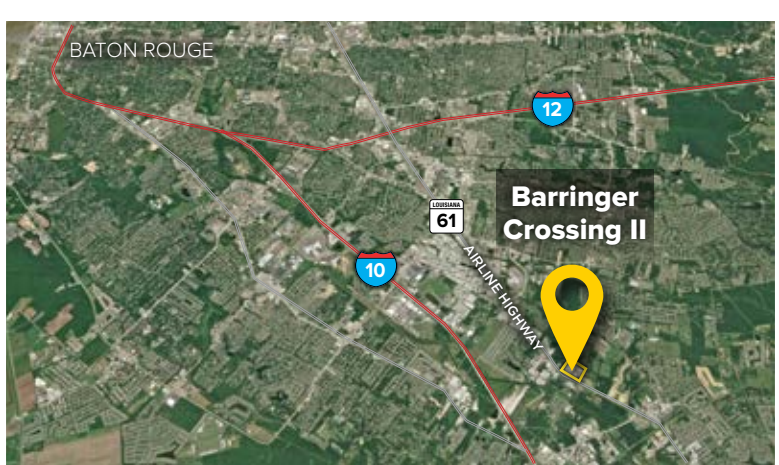
Barringer Crossing II

**BARRINGER
CROSSING I**



LOUISIANA
61

AIRLINE HIGHWAY



TRAFFIC COUNT

Airline Highway - 29,624 vehicles per day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,614	44,644	115,176
Avg. Household Income	\$116,472	\$108,306	\$96,915

Distances to:

- Downtown Baton Rouge15 miles
- Downtown New Orleans70 miles
- Interstate 10 at Highland Road..... 2 miles
- Interstate 10 at Seigen Lane3 miles
- Interstate 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 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

For additional leasing information or to schedule a tour, contact:

Todd Pevey *Regional Partner*
 225.571.1002
 tpevey@sjpi.com



6473 Highway 44, Suite 201, Gonzales, LA 70737
 225.257.4821 | SJPI.COM
 CO | MD | NV | PA | LA | UT | VA | WI

Follow us on social media
 @stjohnprop

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs.
 12/16