

Direct General Office Building

10225 Florida Boulevard, Baton Rouge, LA



OFFICE PROFILE

Location: 10225 Florida Blvd, Baton Rouge, LA
70815

Size: 90,898 RSF

Plot Size: 4.94 Acres

Stories: 8

Floor Size: 10,946 RSF

Interest: 100% fee simple

Year Built: 1967

WAREHOUSE PROFILE

Location: 10225 Florida Blvd, Baton Rouge, LA
70815


Size: 11,482 RSF

Stories: 1


Eaves: 16 feet

HVAC: Yes

Year Built: 1967

 225-766-1269

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Office Building Exterior:

FOUNDATION

Reinforced monolithic concrete slab supported by drilled and reinforced concrete filled perimeter footings and pilings.

STRUCTURE

Reinforced concrete and steel frame supported by formed concrete and steel columns; upper floors are lightweight concrete over metal decking and steel joists.

EXTERIOR WALLS

Marble sheets bolted to the structure with slate inserts under fixed plate glass windows in aluminum frames. The first floor has an arch façade covered with painted stucco and ceramic tile.

WINDOWS

Clear, insulated glass in mill-finished aluminum frames is provided at the office building. The windows were re-sealed and wet-glazed in 1995. Clear, insulated glass in aluminum storefront systems is provided at the entrances.

ROOF STRUCTURE

A mineral surfaced asphalt roll roofing system is applied over rigid insulation at the upper and elevator penthouse roofs (circa 2000). A multi-ply, gravel ballasted asphalt roofing system is applied over rigid insulation at the low roof (circa 1930). All roofs typically slope to interior roof drains with overflow scuppers. There is a covered walkway that extends through the rear parking lot that has a flat roof covered with felt and tar.

EXTERIOR DOOR

Metal framed glass at front, rear and side entries. There are metal clad exterior service doors.

PARKING

There are approximately 310 parking spaces (Ratio 3:1,000 RSF) located in front and to the rear of the building. Eight of the spaces are designated as disabled accessible. The parking lot and drives are paved. A covered walkway extends into the rear parking lot to provide shelter.

PARKING

There are approximately 310 parking spaces (Ratio 3:1,000 RSF) located in front and to the rear of the building. Eight of the spaces are designated as disabled accessible. The parking lot and drives are paved. A covered walkway extends into the rear parking lot to provide shelter.

LANDSCAPING

Native trees and grass lawns are provided along the perimeter of the buildings and property containing an irrigation system.

FENCE

A chain link fence is provided at the west, north and east property lines. Chain link fencing and gates secure the warehouse buildings.

YARD LIGHTING

Ten 30' high metal light standards set in concrete pedestals and scattered around the site for yard security lighting.

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Office Building Interior

WALL COVER

Concrete and/or plaster in hallways, painted drywall, vinyl wall over drywall. The partitions in the first floor main corridor are marble panels. The eighth floor has some elaborate wood and décor wood accents. Restrooms have some ceramic wall coverings.

FLOOR COVER

The primary floor covering is commercial grade carpeting. The central hallways have terrazzo floors and the restrooms have ceramic. The first floor entry lobby has late flooring.

BAY SPACING

Bay spacing throughout the office building varies from approximately 25 feet by 25 feet to by 20 feet 20 feet.

CEILINGS

Suspended acoustical in metal grids with recessed fluorescent lighting. Most offices have nine foot ceilings. The central hallways have eight foot ceilings.

DOORS

Glass and aluminum, single leaf storefront -type doors are provided on the building entrances. Most interior doors are solid wood in metal frames. Stairwell entry doors are fire retardant metal doors in metal frames.

ELEVATORS

There are three adjacent electric passenger elevators located near the rear of the building. Each elevator has a 3,300 pound capacity and each elevator serves all eight floors in the building.

STAIRS

Two stair towers with concrete filled metal pan construction and steel pipe railings are utilized in the office building. The towers are not pressured and are enclosed in fire-rated construction. Access to the roof level is provided at one stair tower.

LIGHTING

Lighting fixtures for the office spaces are typically 2 -by-4 foot lay-in fluorescent units.

HVAC SYSTEM

Central forced air chiller and boiler system. The office building is cooled by a pipe, chilled water system originating from two chillers located on the first floor mechanical room. Chilled water is generated by two original centrifugal, 183 -ton chillers of Worthington manufacture. Air handlers are located on the first, fourth, sixth and eighth floors.

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ELECTRICAL

A pad-mounted, diesel fuel emergency generator is located east of the office building. Power is supplied to a 480/277 -volt main switchboard located in the first floor mechanical room of the building. The fire pump, fire alarm panel, phone systems and emergency lighting are on the emergency power system. And exterior ground mounted 125 KW diesel generator provides back up power for the building in case of an emergency or power outage.

PLUMBING

The restrooms are in a stack system with one men's and one women's restroom per floor. The average restroom has five fixtures. The eighth floor executive offices have a restroom that includes a shower and large lavatory. The water main serves the fire pump and the domestic water system. Domestic water pumping is galvanized iron with branch copper lines. Waste piping is cast iron.

WATER HEATERS

There are two 40-gallon, natural gas fired water heaters that provide portable water, located in the first floor of the mechanical room.

ALARM SYSTEM

The office building is equipped with a fire alarm panel, smoke detectors, pull stations and audible/visible alarm devices. Air handling units are equipped with heat sensors that shut off the units.

FIRE PROTECTION

Each floor of the building is equipped with heat sensitive sprinkler heads. There are battery operated fire and smoke alarms as well as battery operated



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WAREHOUSE

SMALL WAREHOUSE

The 1,440 square foot warehouse is located adjacent to the larger warehouse. The building is metal structure on concrete slab and contains 12 foot eaves, two roll up garage type doors are suspended acoustical fixtures.

LARGE WAREHOUSE

The 12,000 square foot warehouse is located at the rear of the site. The building is a class "S" metal steel framed and metal building.

Construction

Reinforced Concrete

Lighting

Two-tube 8-foot fluorescent lighting fixtures

Floor

Reinforced Concrete Slab

Insulation

Vinyl backed insulation in walls and ceilings

Frame

Tapered Steel I-beams and channel steel rafters
And purlins

Warehouse Doors

Two roll up overhead doors

Wall and Roof Cover

Pre-engineered metal panels

Interior Walls

Gypsum board on metal stud framing

Eaves

16 feet

Restrooms

Two Restrooms

Ventilation

Ridge Vents

Dock

Concrete loading dock on one side of the
Building

Drainage

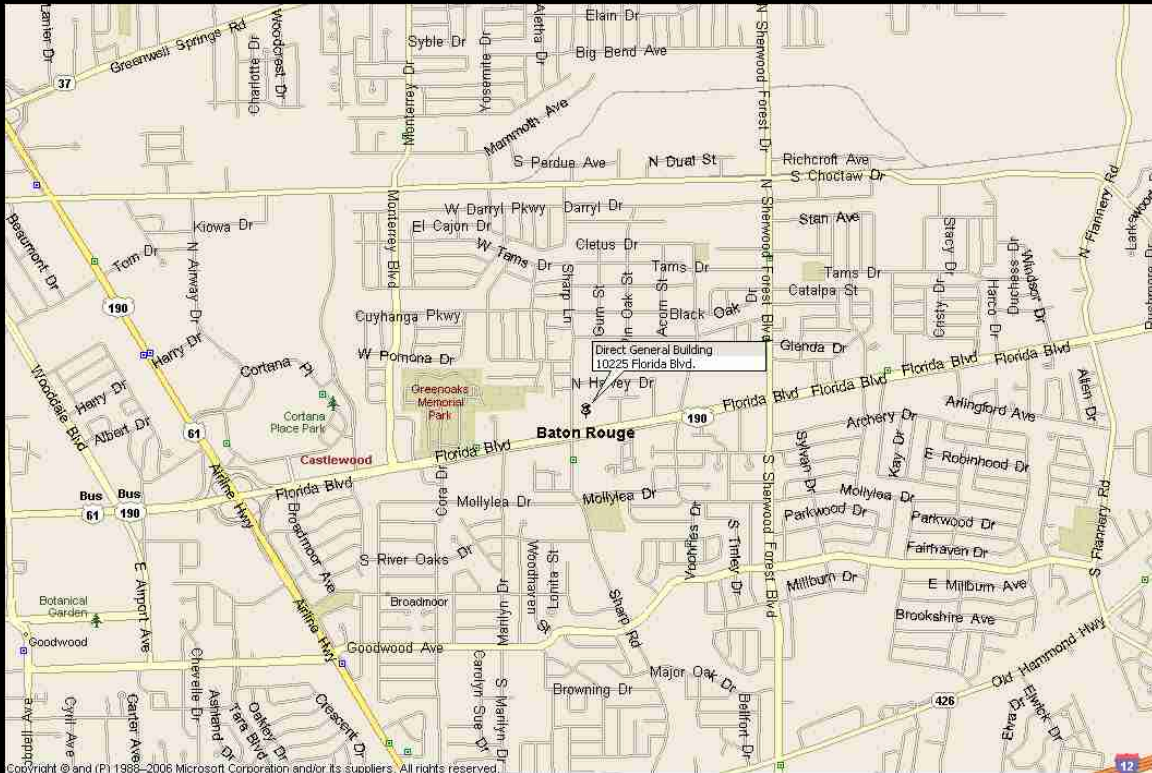
Gutters and down spouts

Floor Cover

Sealed concrete

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BATON ROUGE, LA

Baton Rouge, a city spread over an area of 60 square miles, has served as the capital of Louisiana since 1842 and is the headquarters for all branches of parish, state, and federal government. As a result, government is one of the city's largest employers, providing jobs for almost one-fifth of the workforce. Measured in parishes rather than counties, Louisiana is the only state in the Union that bases its civil laws on the old Napoleonic Code of France. The nine-parish region has 34 industrial and commercial parks with 4,806 total acres. Twenty-nine of the sites are located in the Baton Rouge MSA with over 4,386 acres. As the farthest inland deep-water port on the Mississippi River, Baton Rouge serves as a major center of commercial and industrial activity. Baton Rouge has emerged to rank as America's 70th largest

Metropolitan Statistical Area (MSA). Top employers in the Baton Rouge market are Exxon, SHAW, Louisiana State University, Southern University, Baton Rouge Parish, Turner Industries, Georgia Gulf Corporation, DOW Chemical, BASF, and Amedisys, to name a few. The well-known hospitality and vigor of Baton Rouge are the result of a unique population which attracts a tourist industry of 1.9 million visitors a year.



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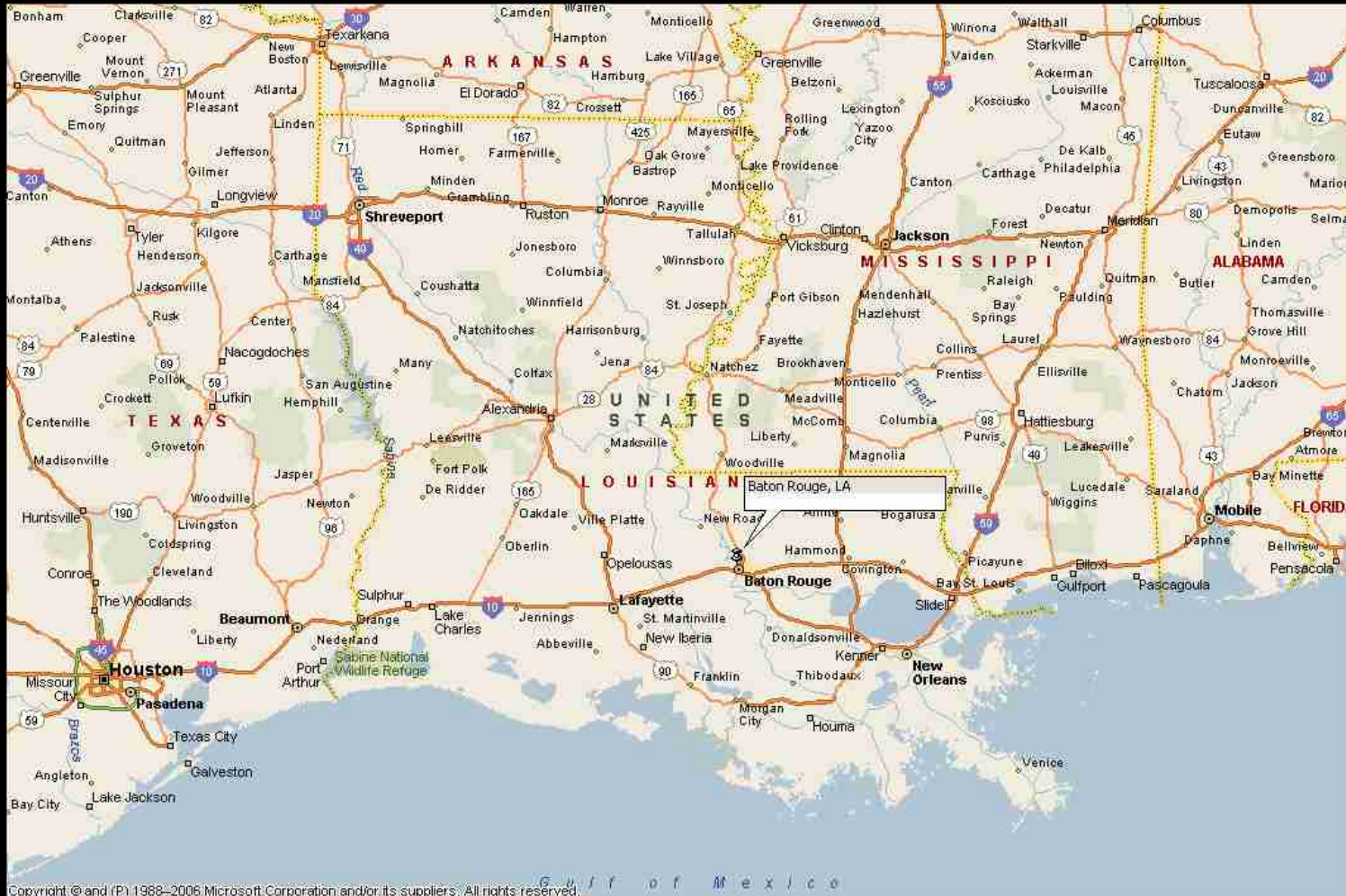
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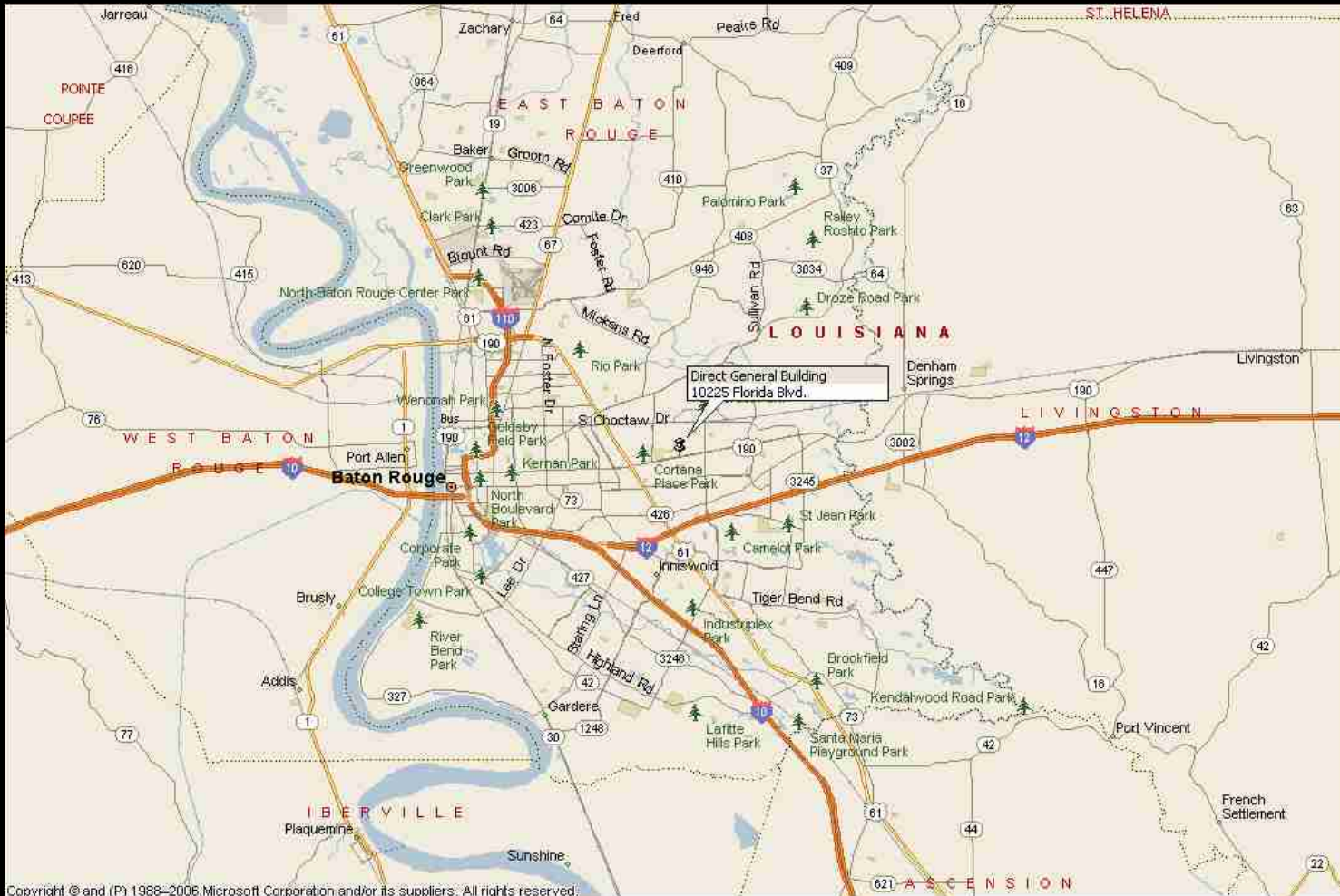


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Beau Box - bbox@beaubox.com
Charlie Colvin - ccolvin@beaubox.com
Grey Mullins - gmullins@beaubox.com

2137-A Quail Run, Suite B (70808)
PO Box 66865 (70896)
Baton Rouge, LA

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225-766-1988

 www.beaubox.com