

OFFICE BUILDING FOR LEASE
JANUARY 2023

HIDE PARK @ BLUEBONNET

4700 BLUEBONNET BLVD
BATON ROUGE, LA

stirling



HIDE PARK
4710-4760
Bluebonnet Boulevard



PROPERTY DESCRIPTION

Office lease opportunity in Hide Park located on Bluebonnet Blvd. in the heart of Baton Rouge's garden office corridor. This office park consists of a variety of professional and medical office users. This is now a rare opportunity to have a build-to-suit lease option in this highly coveted corridor. THE LEASE RATE IS SUBJECT TO CONSTRUCTION COSTS.

The garden offices include Class A interior finishes with ten (10') foot ceilings, ample parking, and monument signage fronting Bluebonnet Blvd.

Building 4 is fully leased with construction starting in Q1 of 2023.
Building 6 is in the planning stages.

PROPERTY HIGHLIGHTS

- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet Blvd., I-10 / I-12, Airline Hwy., Siegen Ln., and Essen Ln.
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$1.00 PSF Annual Condo Fee

OFFERING SUMMARY

Lease Rate:	\$22.00 - 24.00 SF/yr (MG)
Available SF:	1,200 - 3,000 SF
Building Size:	3,000 SF



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 6-A	1,800 - 3,000 SF	Modified Gross	\$22.00 - 24.00 SF/yr
■ 6-B	1,200 - 3,000 SF	Modified Gross	\$22.00 - 24.00 SF/yr

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Office Building For Lease



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