



PROPERTY DESCRIPTION

Premier office suite available in the Oaks at Bluebonnet Office Park, located in Baton Rouge, Louisiana. Prime frontage on Bluebonnet Boulevard. The professional office space consists of large offices, multiple workrooms, a conference room, three (3) restrooms, and a breakroom.

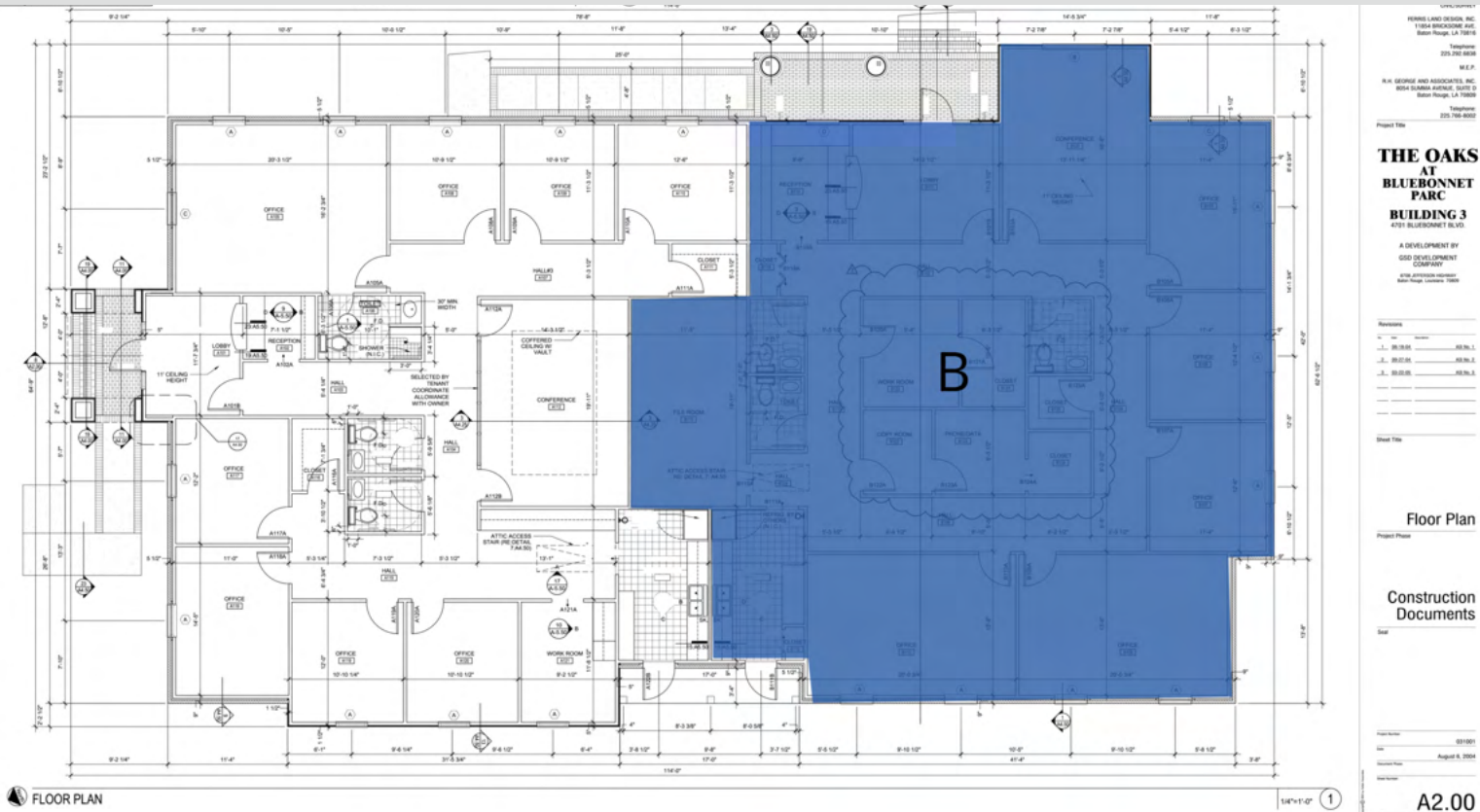
Located near the signalized intersection of Bluebonnet Boulevard and Oliphant Road, the subject property is south of Jefferson Highway and north of I-10. Ideal location for professional office users in the Bluebonnet / Jefferson corridor.

PROPERTY HIGHLIGHTS

- New flooring and paint throughout the suite
- Located near major corridors: Interstate 10 (I-10), Interstate 12 (I-12), and Airline Highway (Highway 61)
- Nearby Baton Rouge Health District which includes Baton Rouge General Medical Center and Our Lady of the Lake Medical Center

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	3,200 SF
Building Size:	9,014 SF



AVAILABLE SPACES

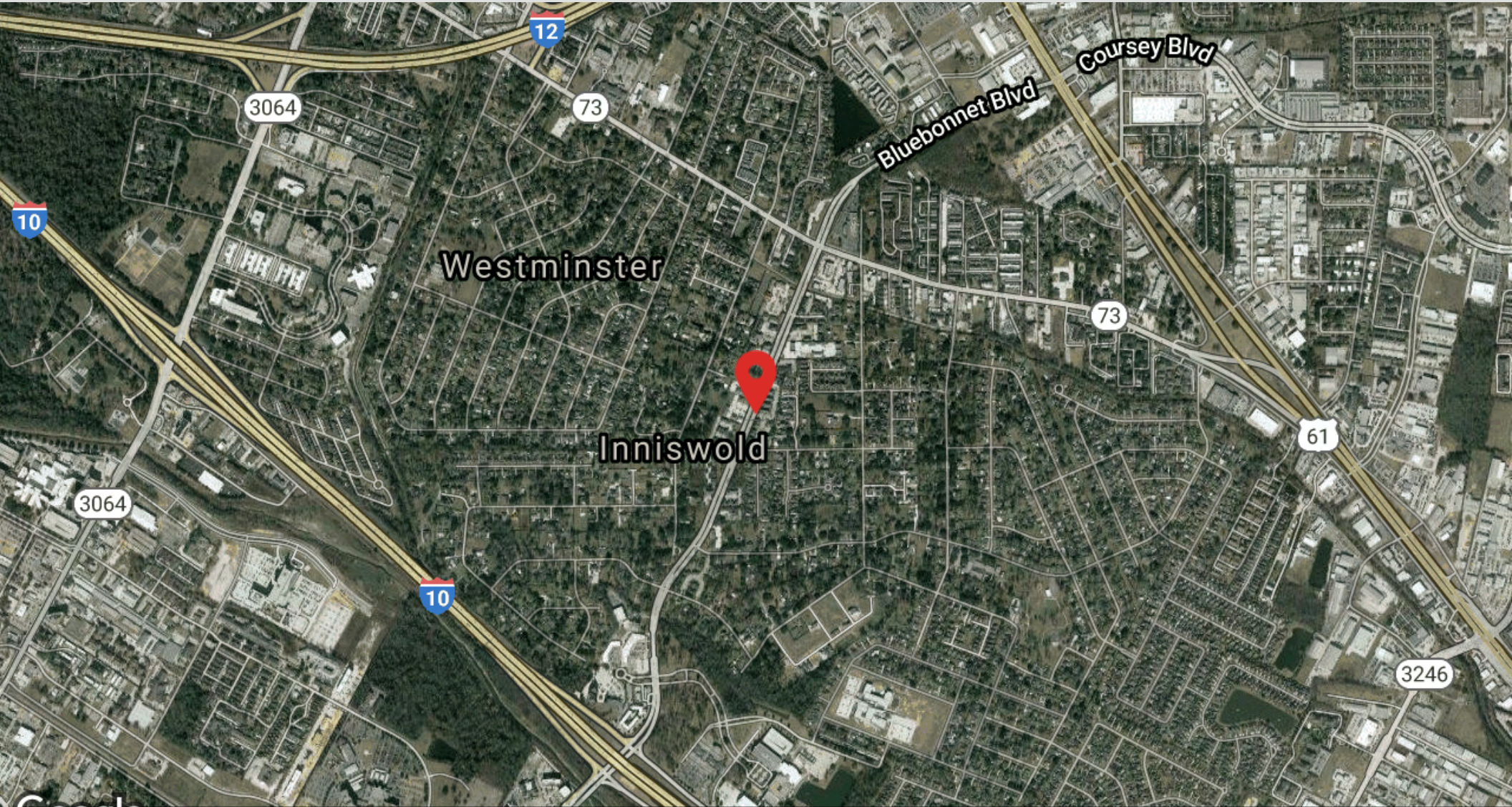
SUITE	SIZE	TYPE	RATE	DESCRIPTION
B	3,200 SF	Modified Gross	\$18.00 SF/yr	5 Offices, Conference, Bullpin, Workroom, Kitchen, and 3 Restrooms



OAKS AT BLUEBONNET OFFICE PARK

4701 BLUEBONNET BLVD BATON ROUGE, LA 70809

Office Building For Lease



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BATON ROUGE, LA



STATE CAPITOL BUILDING

BATON ROUGE ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth-largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university, and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation. The Port of Greater Baton Rouge is the 10th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.

LOCATION DETAILS

Population	229,493 (2020 Census)
Metro Population	870,569 (2020 Census)
Parish	East Baton Rouge
Nearest Airport	Baton Rouge