



PROPERTY DESCRIPTION

Professional/medical office space for lease in Baton Rouge, Louisiana. The office is located on Jefferson Highway, just a few blocks east of the signalized intersection of Jefferson Highway and Highland Road. The office is +/- 2,500 sq. ft. and includes a lobby/waiting area, six (6) offices, large conference room, and file room. Construction was completed in 2022.

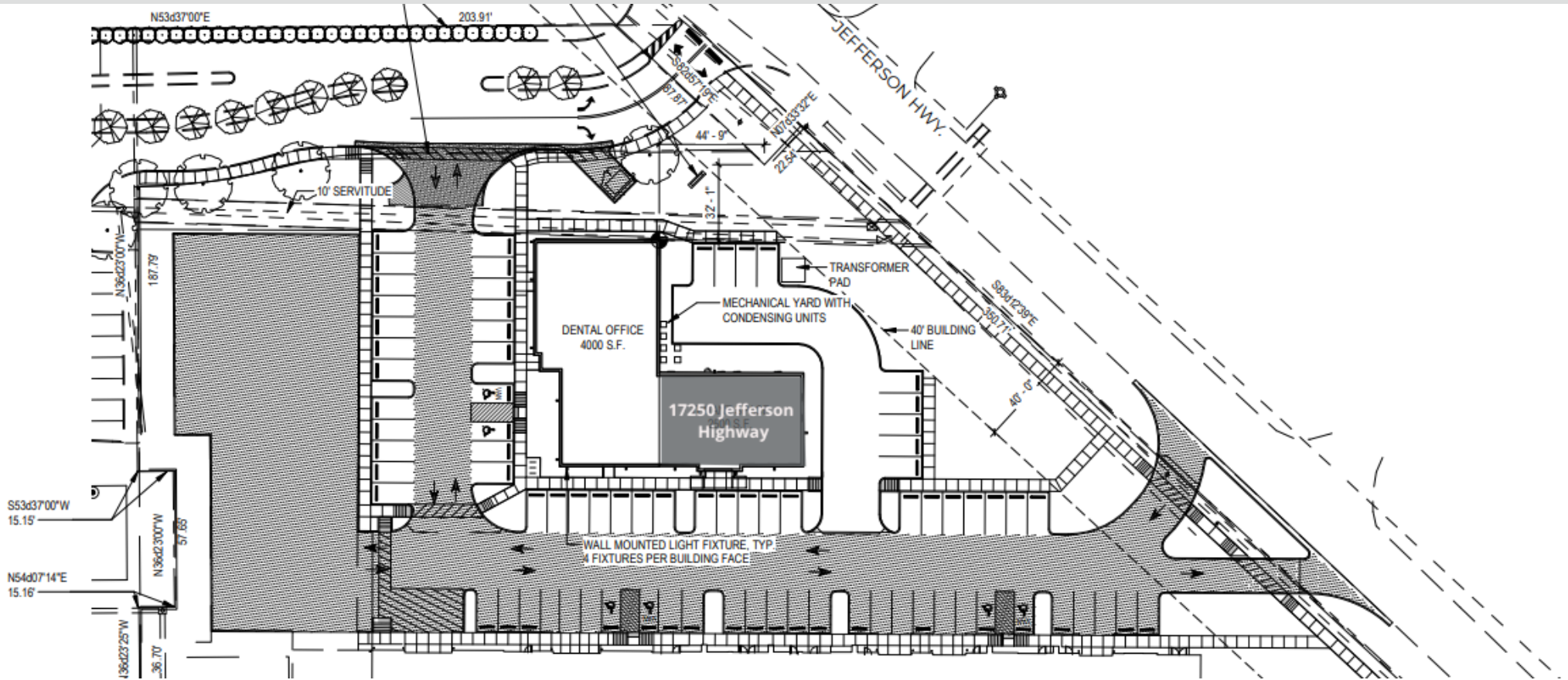
The office suite is adjacent to Premier Dental and is surrounded by a mix of garden offices, single and multi-family residential developments, medical users, schools, churches, and commercial/retail businesses. This location offers excellent access to Jefferson Highway, Highland Road, and Airline Highway. This brand-new office is ideal for professional office users and medical office users.

PROPERTY HIGHLIGHTS

- Professional/medical office space in Baton Rouge, LA
- Brand-new construction with Class A office finishes
- Excellent location near the intersection of Jefferson Highway and Highland Road
- Ideal office suite for professional office and/or medical office users

OFFERING SUMMARY

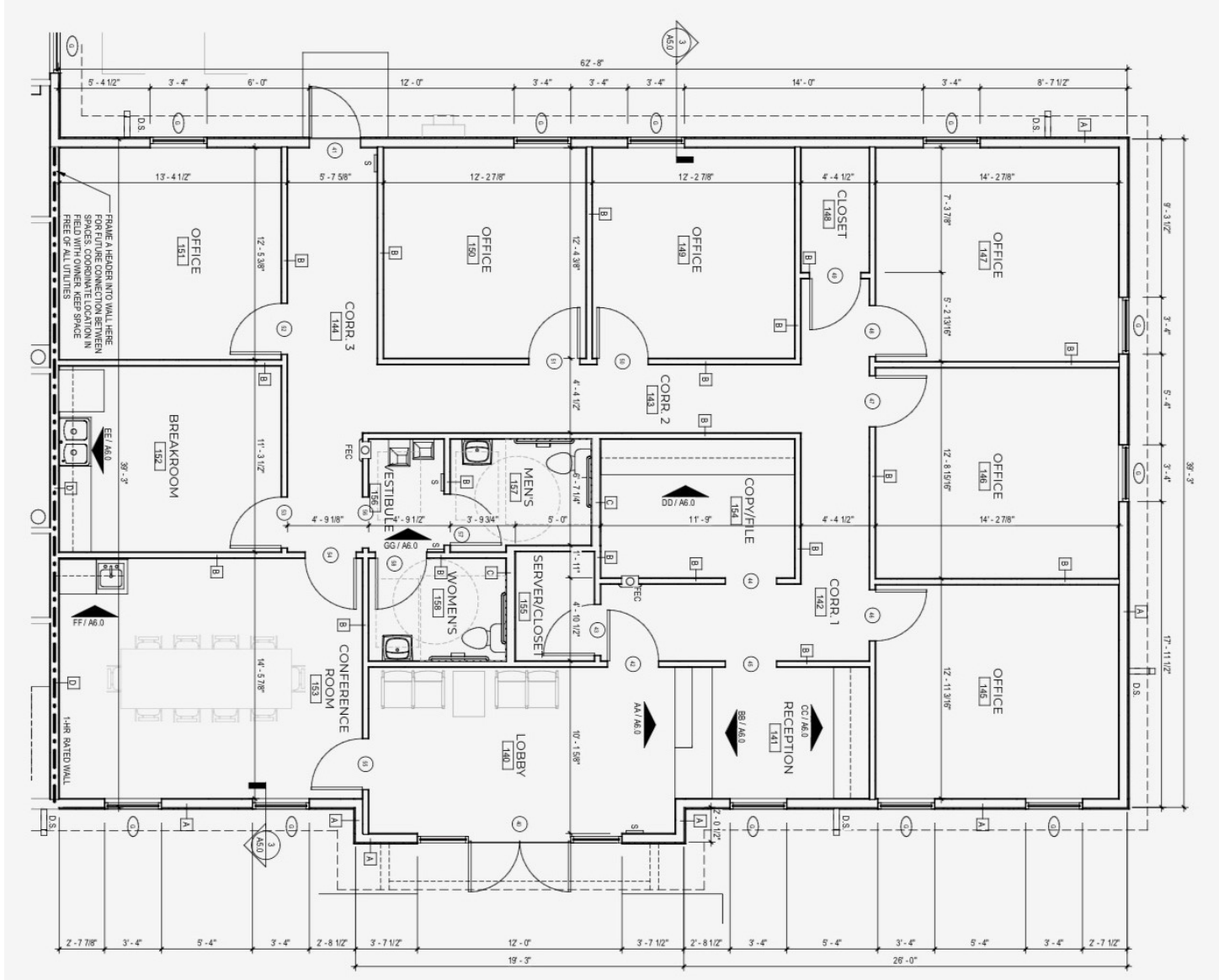
Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	2,500 SF
Lot Size:	1.5 Acres
Building Size:	6,500 SF



LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,500 SF	Lease Rate:	\$22.00 SF/yr

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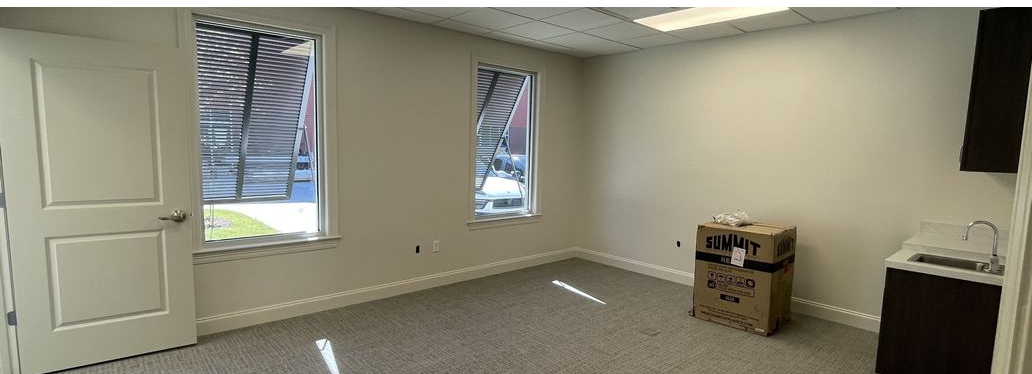
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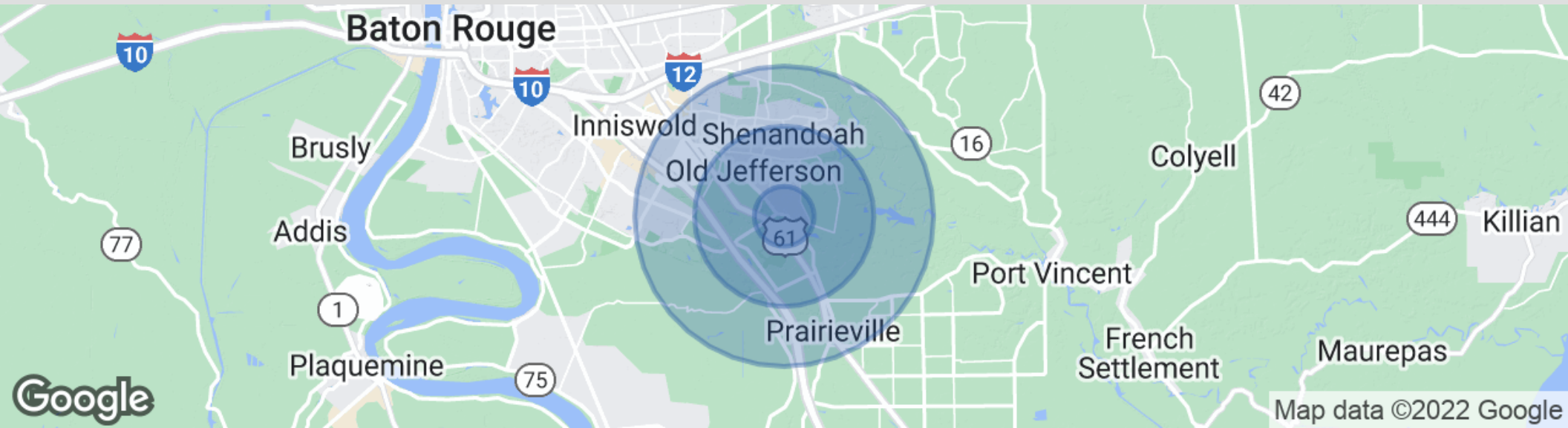
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,474	37,160	96,861
Average Age	34.1	38.0	38.6
Average Age (Male)	34.1	36.6	37.0
Average Age (Female)	33.8	38.0	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,132	13,900	39,381
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$98,374	\$116,285	\$104,829
Average House Value	\$251,663	\$295,735	\$274,371

* Demographic data derived from 2020 ACS - US Census

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