



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 SF/yr (NNN)
<b>Building Size:</b>	154,499 SF
<b>Available SF:</b>	16,255 - 82,291 SF
<b>Lot Size:</b>	7.69 Acres
<b>Year Built:</b>	1963
<b>Renovated:</b>	2023
<b>Zoning:</b>	A4
<b>Market:</b>	Baton Rouge
<b>Submarket:</b>	East Baton Rouge

## PROPERTY OVERVIEW

Rare opportunity to lease a former behavioral health hospital in Baton Rouge, LA. The subject property consists of 154,499 sq. ft +/- of medical space and administrative suites. Over half of the facility has undergone extensive renovations including new life and fire safety equipment, HVAC, electrical, and plumbing upgrades, as well as anti-ligature hardware, new flooring, and a host of additional improvements.

The two-story medical facility was recently leased to Avenues Recovery and consists of 69 rooms boasting a capacity of 147 beds. The remaining space in the medical facility is large enough to be subdivided into two (2) or three (3) separate units depending on the needs of operators. Additional amenities include conference rooms, indoor basketball court and gym, group therapy rooms, private office space, medical exam rooms, reception areas, and nurses' stations. Additional land available for future development.

Located off College Drive in Baton Rouge, the subject property has great visibility from I-10. It is located in the heart of Baton Rouge and is surrounded by other area hospitals that make up the medical corridor of Baton Rouge.



## ABOUT THE PROPERTY & RECENT IMPROVEMENTS

- Prime location in the heart of Baton Rouge, LA
- Surrounded by hotels, restaurants, grocery stores, and residential rooftops
- Strategically located adjacent to I-10 with convenient access to College Drive and Perkins Road
- Ideal users include psychiatric hospitals, assisted living, skilled nursing, and other health/medical clinics
- Original construction 1963 | Renovated 2023
- Overhaul of existing HVAC and mechanical systems
- Sub-surface drainage and site grading in recreational areas adjacent to the subject property
- New ceiling grids and tiles
- New flooring throughout the hospital
- New elevator installed
- Broken/damaged windows replaced | Windows resealed for weather
- Staff quarters include restrooms and showers
- On-site barber shop and salon
- On-site pharmacy | On-site x-ray room
- Quiet rooms | Movie rooms | Multiple conference rooms throughout the facility
- Ample parking 100+ parking spaces available
- Additional land available for future development
- Three (3) points of ingress/egress | Main entrance to hospital/behavioral health, administrative entrance, and additional entrance between the subject property and adjacent hotels

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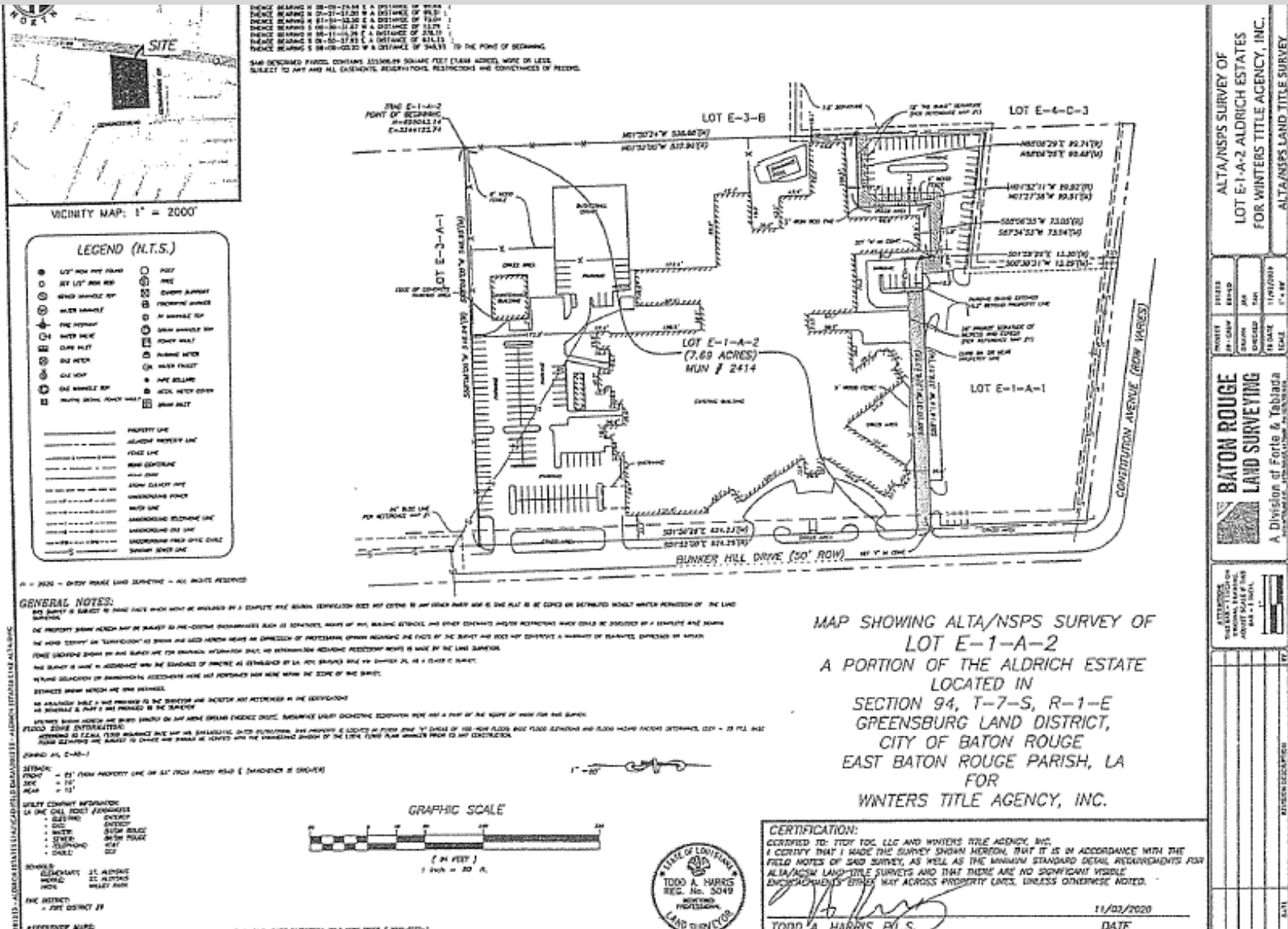
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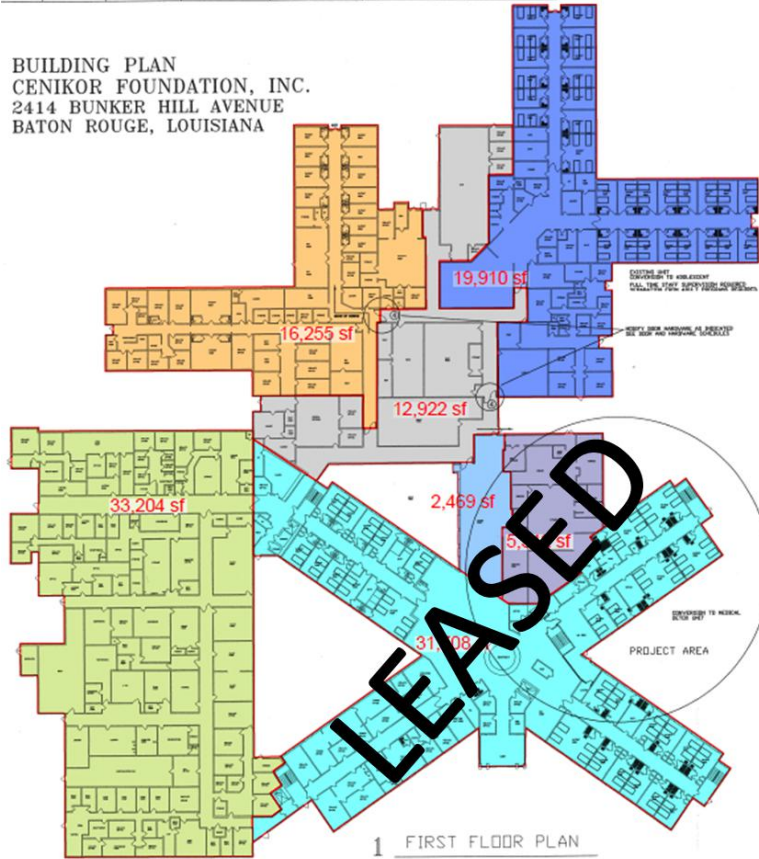
**CERTIFICATION:**  
 I, TODD A. HARRIS, P.L.S., AND WINTERS TITLE AGENCY, INC. CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AS WELL AS THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND-TITLE SURVEYS AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY.

TODD A. HARRIS, P.L.S. 11/03/2020  
 DATE

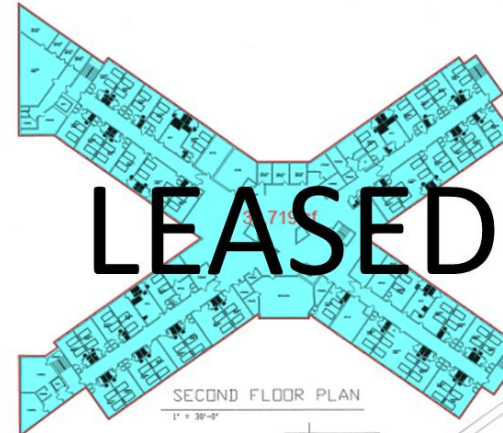
## 2 SCHEDULE OF FINISHES

ITEM #	SPACE	FLOOR	TRIM	WALLS	CEILING	HEIGHT	NOTES
100	DAY ROOM	VCT	COVE RUBBER BASE	PAINT EXISTING	SUSPENDED ACOUSTIC	8'-0"	
102	NET USED						
103	LABORRY	VCT	COVE RUBBER BASE	PAINTED GYP BOARD	PAINT EX GYPSUM BOARD	8'-0"	
104	NET USED						
105	OFFICE	VCT	COVE RUBBER BASE	PAINT EXISTING	PAINT EX GYPSUM BOARD	8'-0"	
106	NET USED						
107	SUPPLY	VCT	COVE RUBBER BASE	PAINT EXISTING	SUSPENDED ACOUSTIC	8'-0"	
108	EQUIPMENT	N O	V D R K				
109	PATIENT ROOM	N O	V D R K				
110	PATIENT ROOM	N O	V D R K				
111	PATIENT ROOM	N O	V D R K				
112	PATIENT ROOM	N O	V D R K				
113	PATIENT ROOM	N O	V D R K				
114	OFFICE	VCT	COVE RUBBER BASE	PAINT EXISTING	PAINT EX GYPSUM BOARD	8'-0"	
115	BATHROOM	VCT	COVE RUBBER BASE	PAINT EXISTING	PAINT EX GYPSUM BOARD	8'-0"	
116	OFFICE	VCT	COVE RUBBER BASE	PAINT EXISTING	PAINT EX GYPSUM BOARD	8'-0"	
117	CORRIDOR	VCT	COVE RUBBER BASE	PAINT EXISTING	SUSPENDED ACOUSTIC	8'-0"	

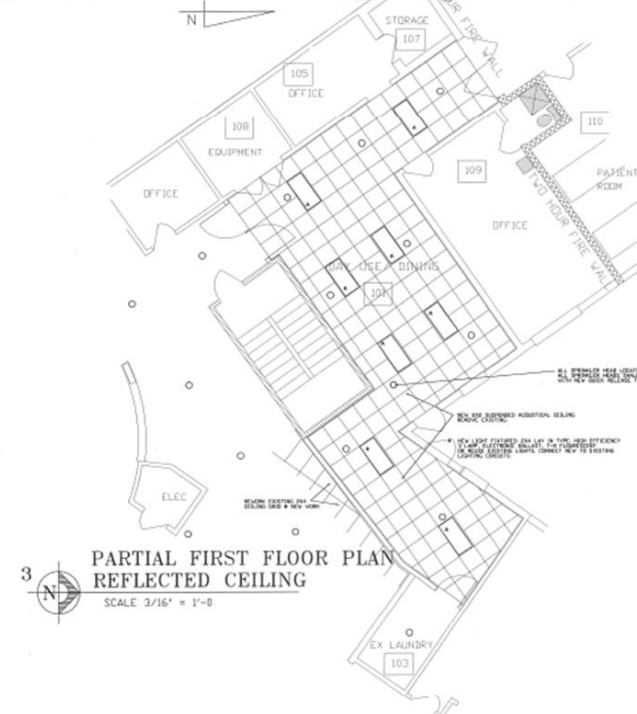
BUILDING PLAN  
CENIKOR FOUNDATION, INC.  
2414 BUNKER HILL AVENUE  
BATON ROUGE, LOUISIANA



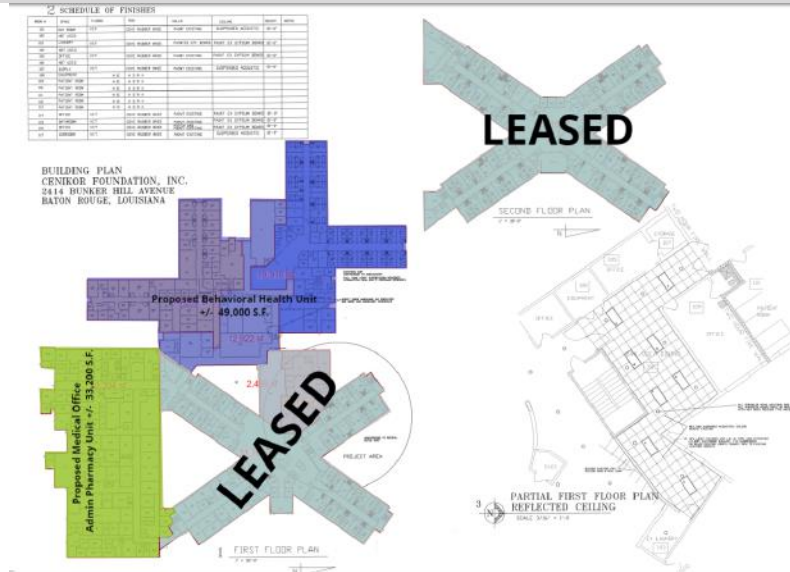
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SECOND FLOOR PLAN  
SCALE 1" = 30'-0"



PARTIAL FIRST FLOOR PLAN  
REFLECTED CEILING  
SCALE 3/16" = 1'-0"



## LEASE INFORMATION

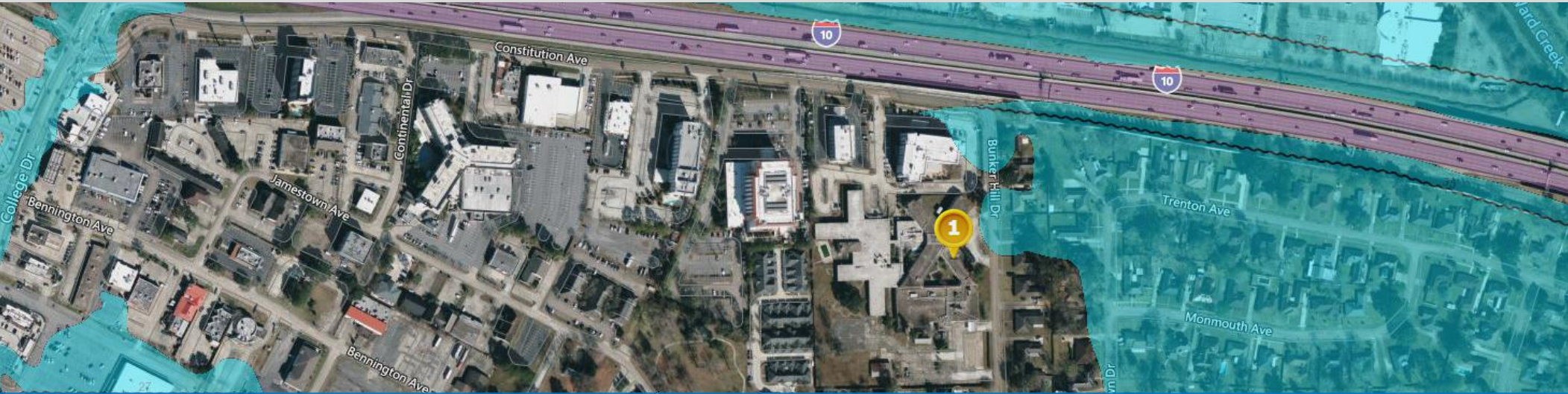
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	120 months
<b>Total Space:</b>	16,255 - 82,291 SF	<b>Lease Rate:</b>	\$16.00 SF/yr

## AVAILABLE SPACES

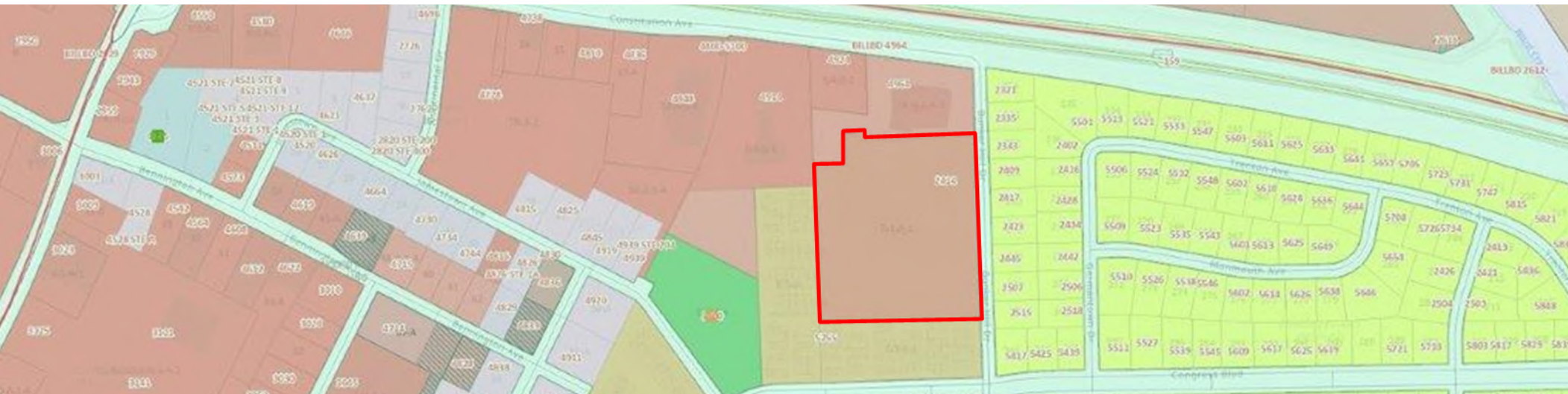
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Behavioral Health Unit - 1st & 2nd Floor	Avenues Recovery Center of Baton Rouge	72,208 - 154,499 SF	NNN	-
Outpatient   Pharmacy   Admin   Staff Unit	Available	33,204 - 82,291 SF	NNN	\$16.00 SF/yr
Mental Health Unit 1	Available	32,832 - 82,291 SF	NNN	\$16.00 SF/yr
Mental Health Unit 2	Available	16,255 - 82,291 SF	NNN	\$16.00 SF/yr

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Flood Zone Map



Zoning Map

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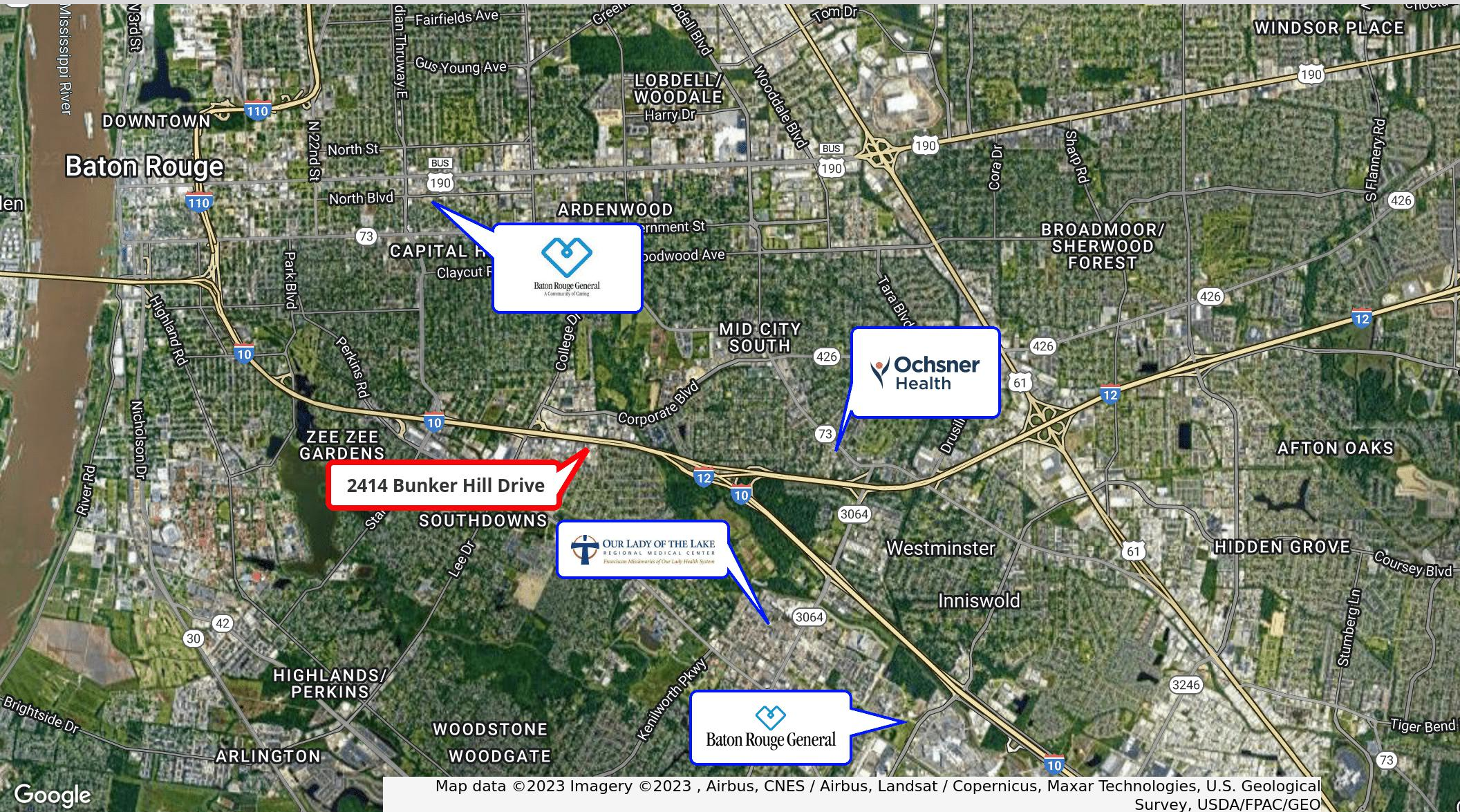
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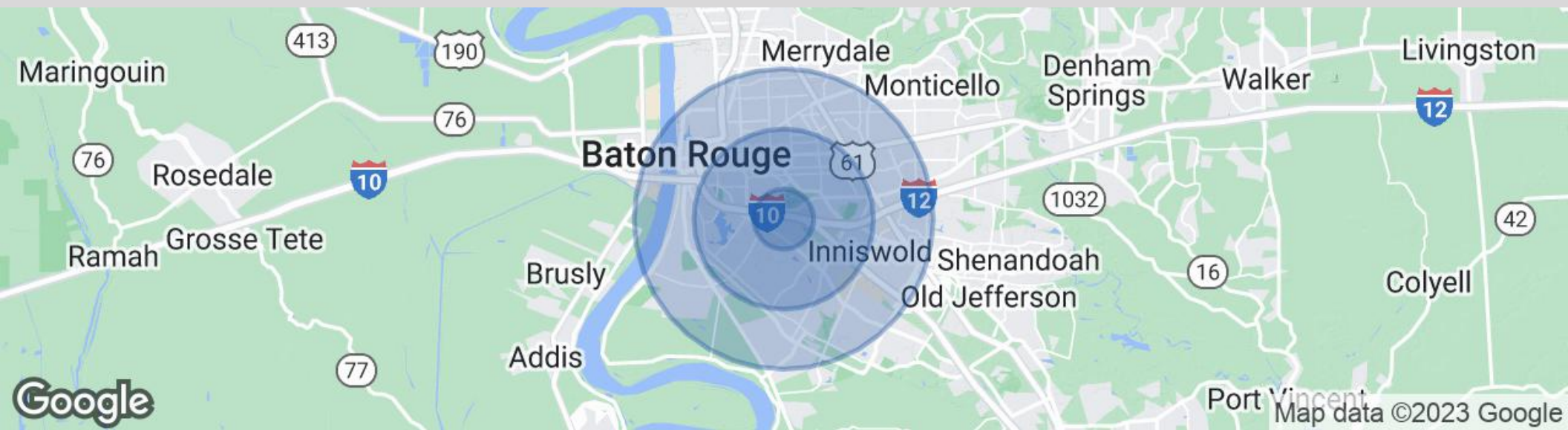
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,302	81,155	194,933
Average Age	41.7	37.9	36.3
Average Age (Male)	38.1	37.5	35.2
Average Age (Female)	43.1	38.2	37.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,024	41,212	97,551
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$86,843	\$85,352	\$67,249
Average House Value	\$231,099	\$237,305	\$191,789

\* Demographic data derived from 2020 ACS - US Census

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## / AREA OVERVIEW /

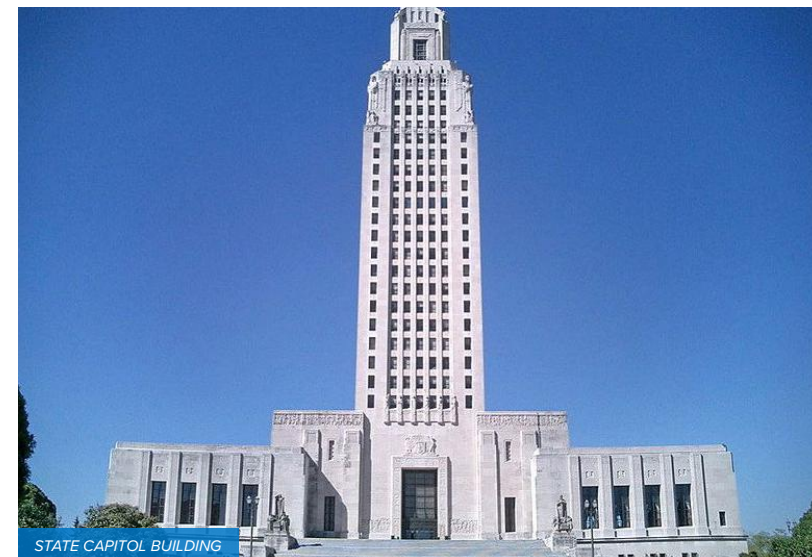
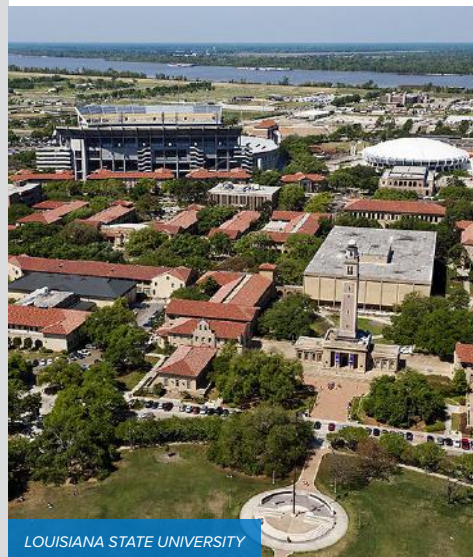
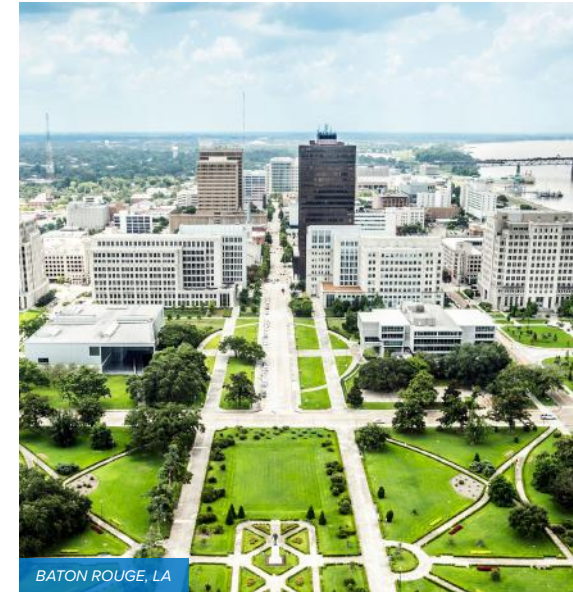
### LOCATION OVERVIEW

#### BATON ROUGE MSA 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 state's flagship university and the largest institution of higher education. 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 8th-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.



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