



PROPERTY DESCRIPTION

Professional Office Suite for lease located at 2223 Quail Run Dr., in Baton Rouge, LA. Suite C-1 offers 1,071 square feet of well-appointed first floor office space in the established Quail Run Office Condominium park, a quiet, professionally landscaped setting tucked just off Perkins Road. The space features a functional, professional layout with a dedicated reception office near the entry, three private offices, a kitchenette with built-in bookcase, and a private restroom. The configuration is well suited for a solo medical practitioner, small specialty practice, attorney, accountant, financial advisor, therapist, or small business user looking for a turnkey professional address with the privacy of a low-density office park and the convenience of one of South Baton Rouge's most active corridors.

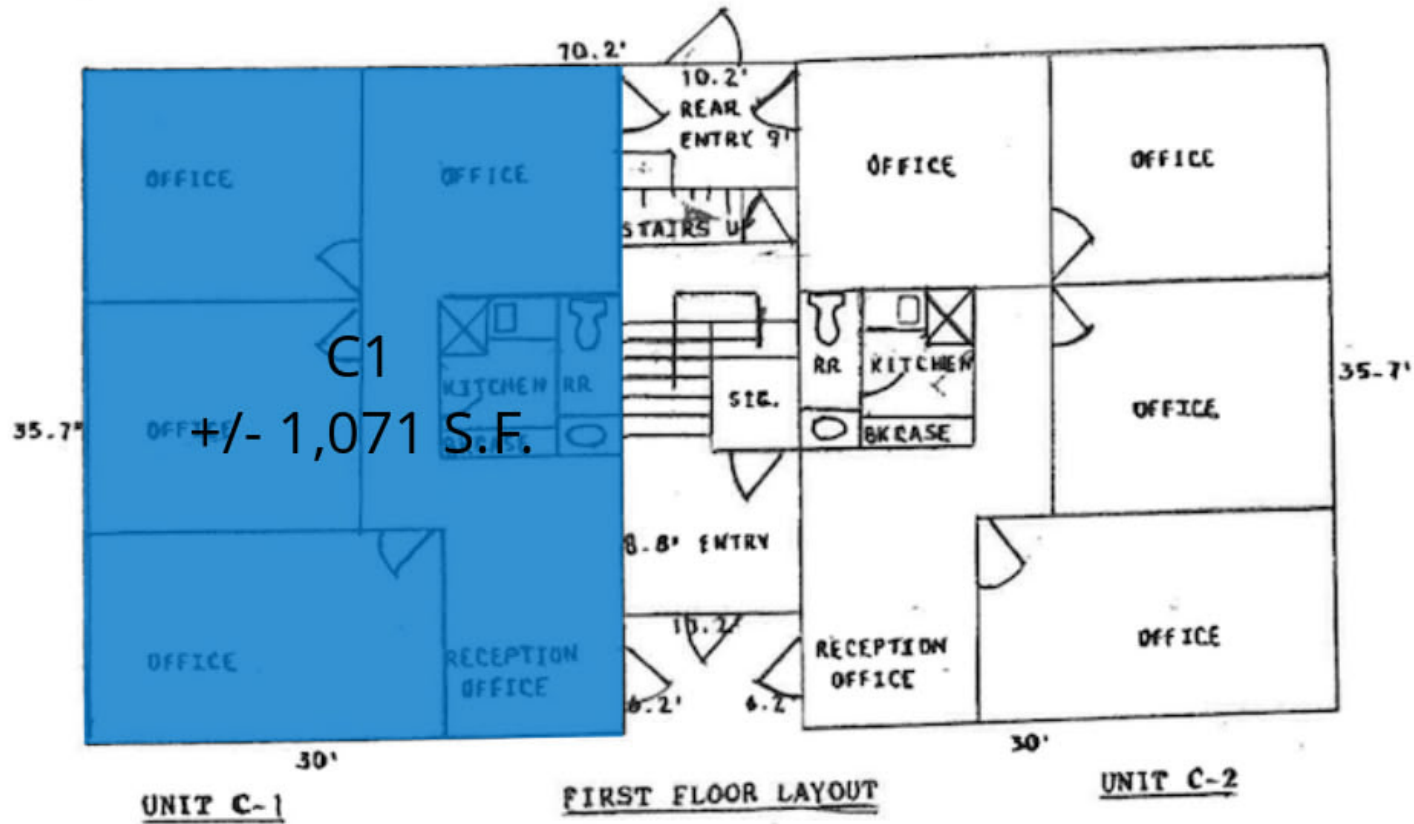
The Quail Run Drive office park sits in the heart of South Baton Rouge's medical corridor, including and is near to Pennington Biomedical Research Center, Baton Rouge Clinic, Our Lady of the Lake Hospital, Mary Bird Perkins Cancer Center, & Baton Rouge General Bluebonnet. With the Essen Lane interchange at I-10 roughly one mile away and Perkins Road, College Drive, and Bluebonnet Boulevard all within immediate reach, the park offers strong connectivity to downtown, I-12, Midcity, and LSU.

PROPERTY HIGHLIGHTS

- Office park is located in the heart of South Baton Rouge's medical corridor and the area's top healthcare providers
- Perkins Road frontage with traffic counts of approximately 30,000 vehicles per day
- One mile from the Essen Lane interchange at Interstate 10 providing great connectivity
- Deep amenity base nearby: Rouzan TND, Perkins Rowe, Towne Center, and BREC's Health Loop linear park

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Condo Fee:	\$225.00/Month
Available SF:	1,071 SF
Building Size:	3,579 SF

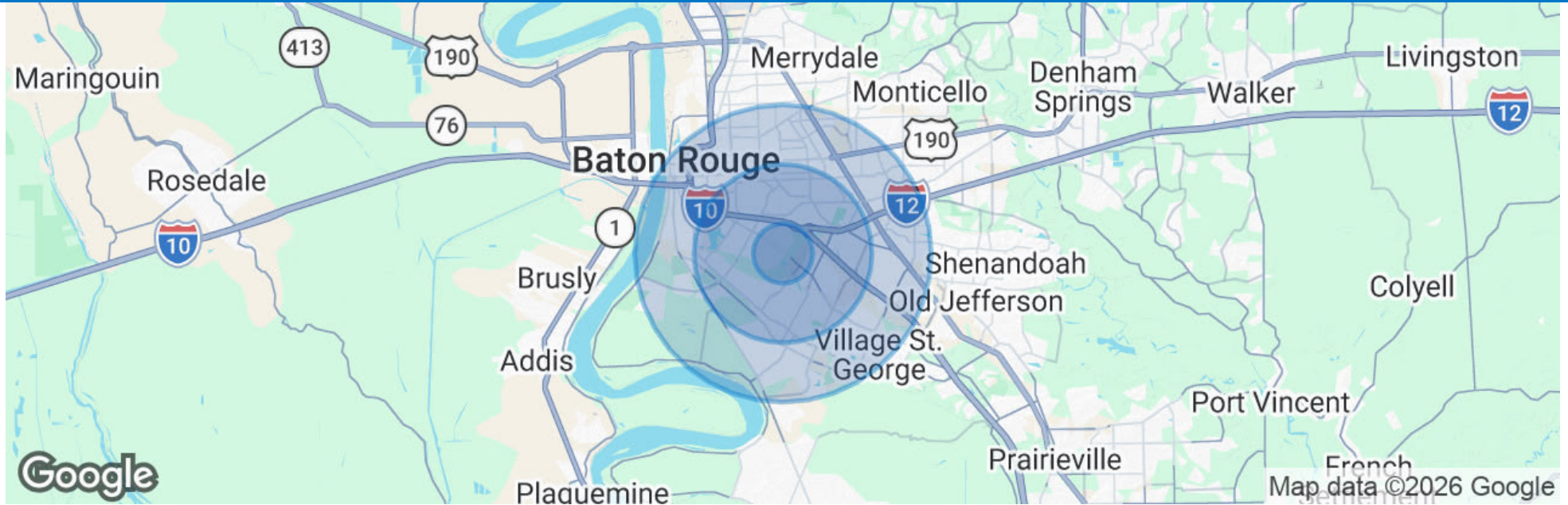


SUITE	TENANT	SIZE	TYPE	RATE	CONDO FEE
C1	Available	1,071 SF	Modified Gross	\$17.00 SF/yr	\$225.00/Month









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,714	70,394	197,945
Average Age	45.2	37.4	34.8
Average Age (Male)	45.5	37.8	34.9
Average Age (Female)	45.7	38.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,990	30,523	81,575
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$173,351	\$117,008	\$93,706
Average House Value	\$492,443	\$398,550	\$329,678

2023 American Community Survey (ACS)