

OFFICE BUILDING FOR LEASE

2645 O'Neal Lane - Building B, Ste B

Baton Rouge, LA 70816

Presented By:

Johnny Blount

Commercial Advisor

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PROPERTY HIGHLIGHTS

- 1,725 SF available in a modern professional office building
- Prime location on O'Neal Lane less than 1 mile from Ochsner's O'Neal Campus
- Easy access to Interstate 12
- High daily traffic count exceeding 30,000 vehicles per day
- Strong surrounding tenant mix including Ochsner, Pelican Credit Union, Baton Rouge General Physicians, and more
- Excellent office park visibility and street presence
- Surrounded by dense residential neighborhoods and national retailers
- Well-suited for medical, professional, or general office use
- Growing submarket with strong demographics and recent area improvements

PROPERTY DESCRIPTION

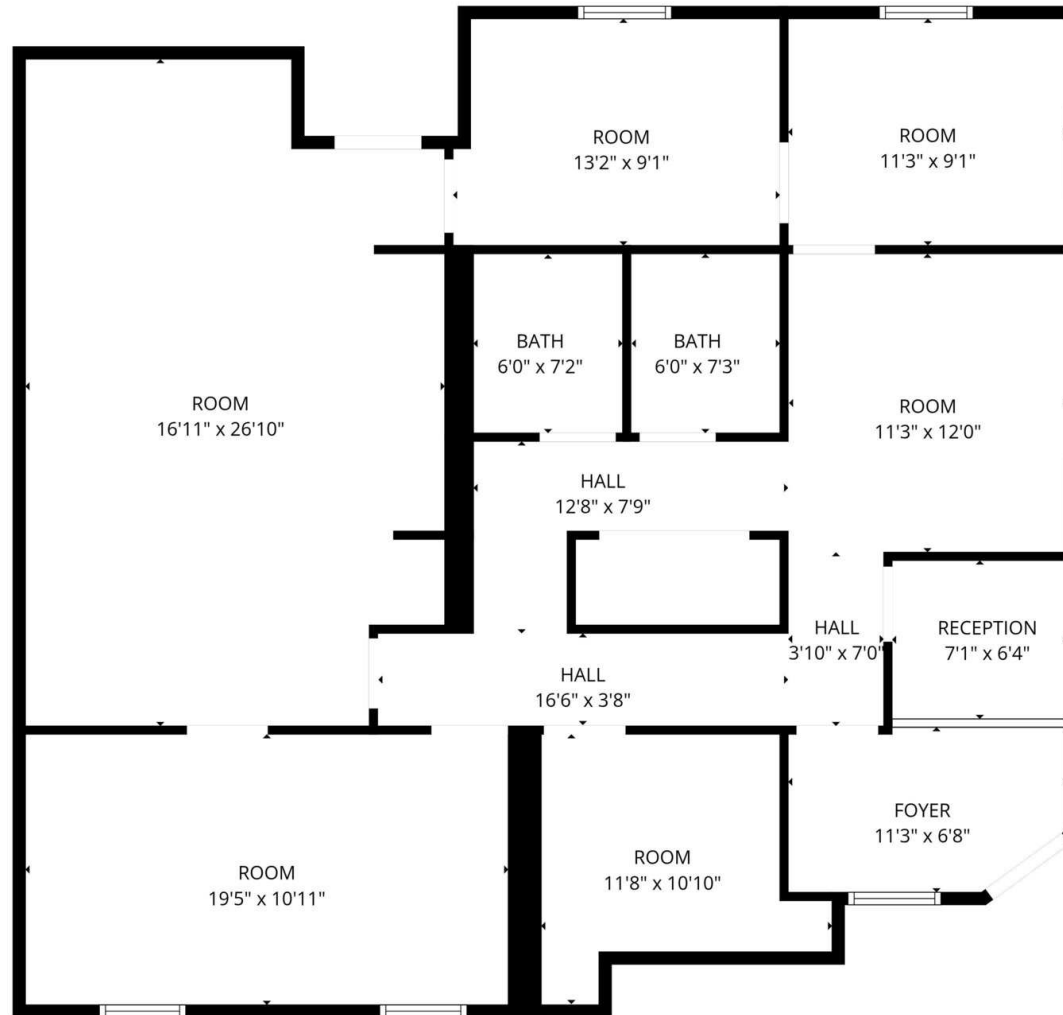
This prime 1,725 SF office suite is located in a high-visibility professional complex along the bustling O'Neal Lane corridor in Baton Rouge. Situated less than one mile from Ochsner's O'Neal Campus and offering quick access to Interstate 12, the property is positioned in one of the area's strongest and fastest-growing medical and professional submarkets.

The suite is ideally suited for medical practices, professional offices, or service-oriented businesses. It benefits from excellent street presence, over 30,000 vehicles passing daily, and immediate proximity to dense residential neighborhoods, national retailers, and established service providers. Recent area upgrades have further enhanced this corridor's appeal and long-term potential.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,725 SF

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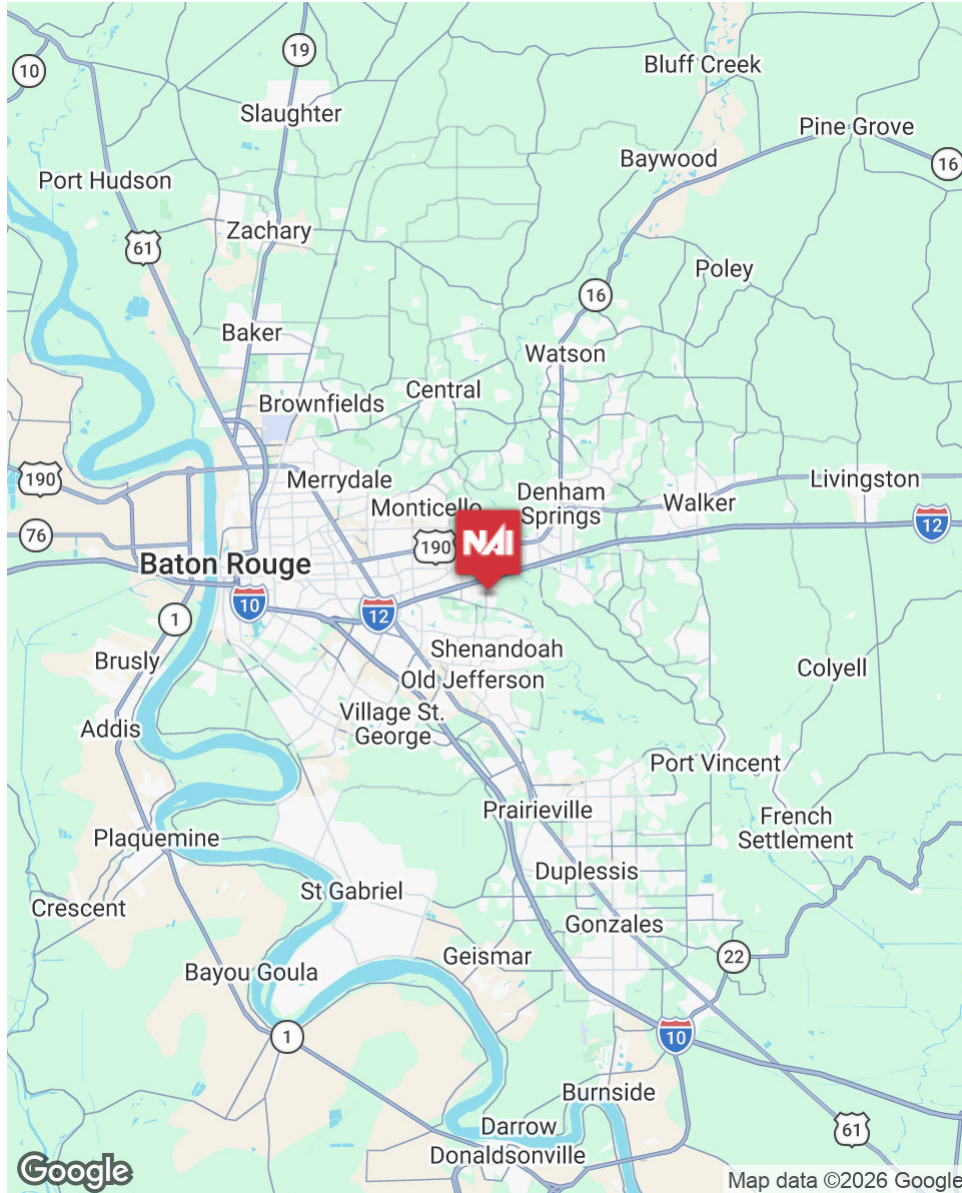


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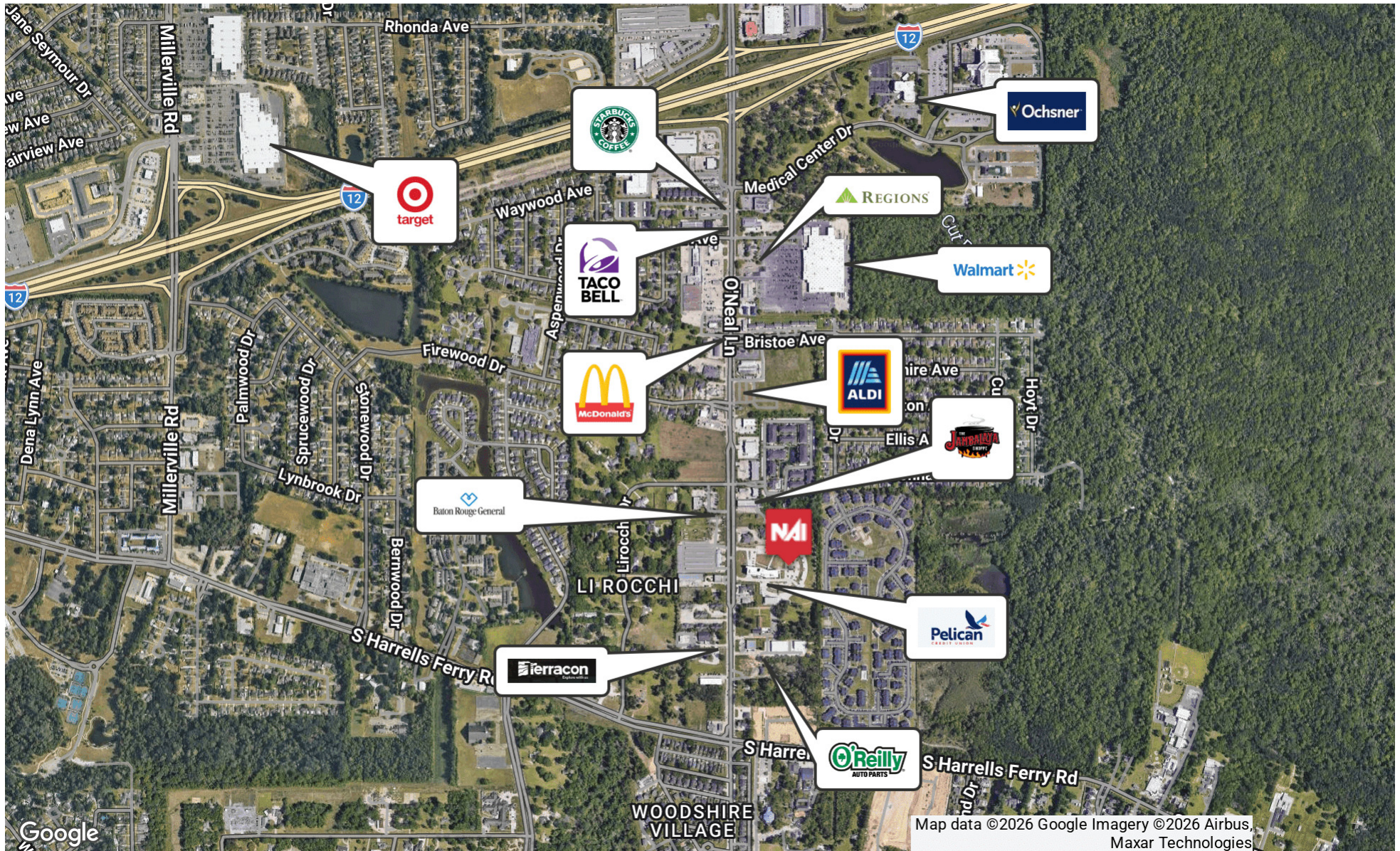
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