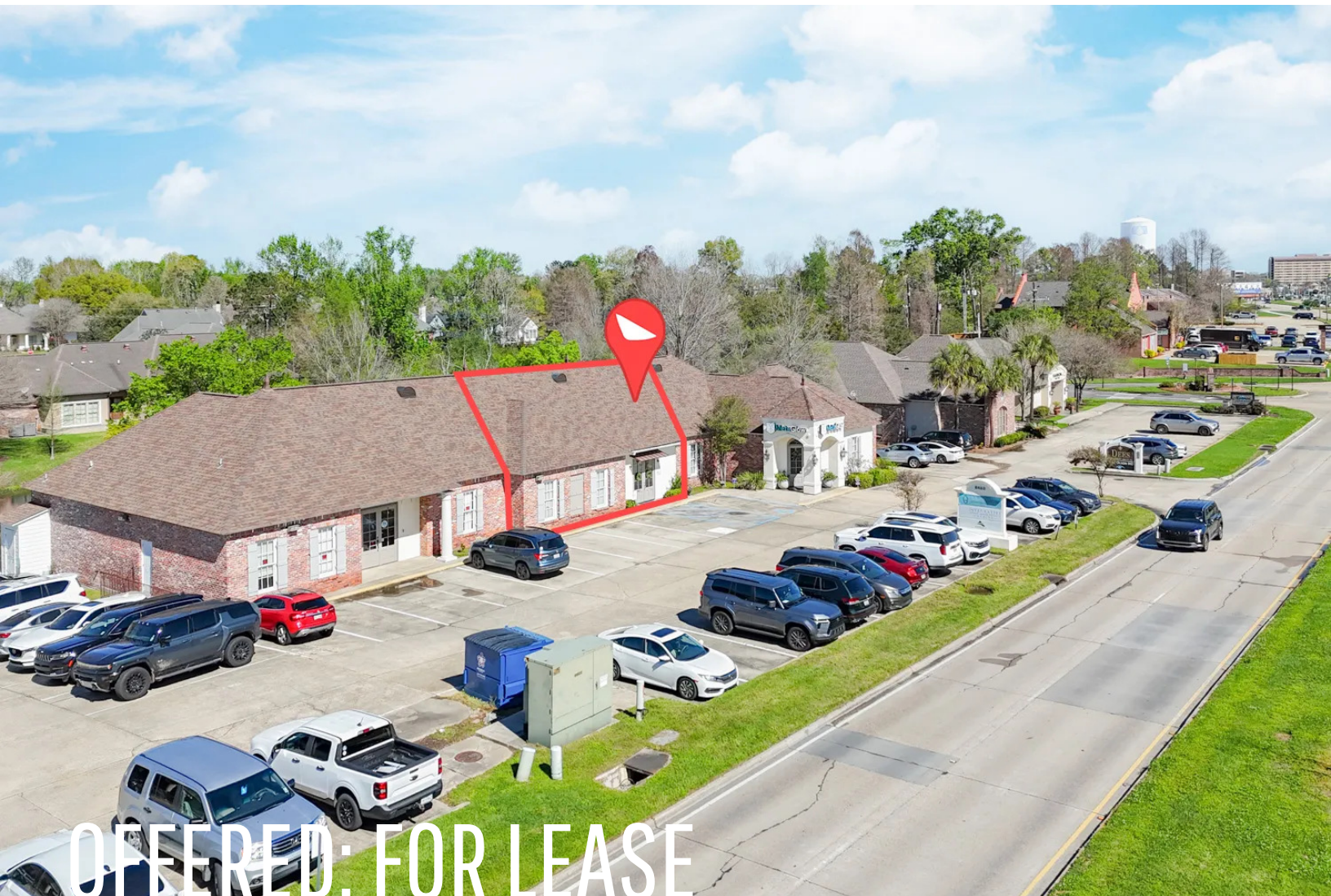




CLASS A OFFICE SUITE IN BLUEBONNET MEDICAL/BUSINESS CORRIDOR

8460 BLUEBONNET BLVD SUITE B BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$3,079.25 PER MONTH

±1,857 SF | MODIFIED GROSS LEASE

- Between Perkins Rd and Highland Rd – Medical / business sector of Bluebonnet Blvd
- Ample Parking, Picturesque rear-view, Highly visible Monument Signage
- Tenant covers utilities, interior janitorial, data and communications
- Suite will be available September 1, 2026.

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 8460 Bluebonnet Blvd Suite B presents a ±1,857 SF office suite perfectly located along the medical & business sector of Bluebonnet Blvd. Located between Perkins Rd and Highland Rd, this Class A building gives you convenient access to Baton Rouge General, Perkins Rowe, and the new development at Highland.
- The suite has ample parking in front and on the side of the building and features a picturesque rear-view overlooking the Woodlake Subdivision lakes.
- A recent light renovation gives this office suite a professional look that is ready to impress all visiting clients or patients.
- The property enjoys a ±5 minute access to and from I-10.
- Tenant covers utilities, interior janitorial, data and communications. Suite will be available September 1, 2026.

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INTERIOR PHOTOS

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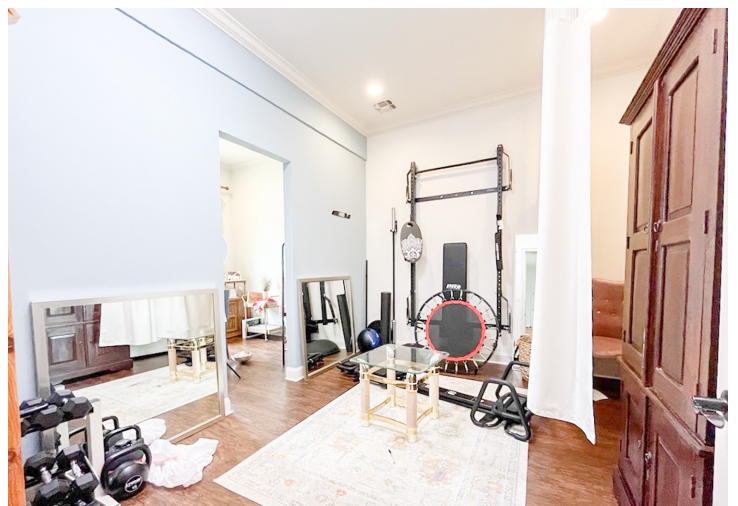
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AERIAL PHOTOS

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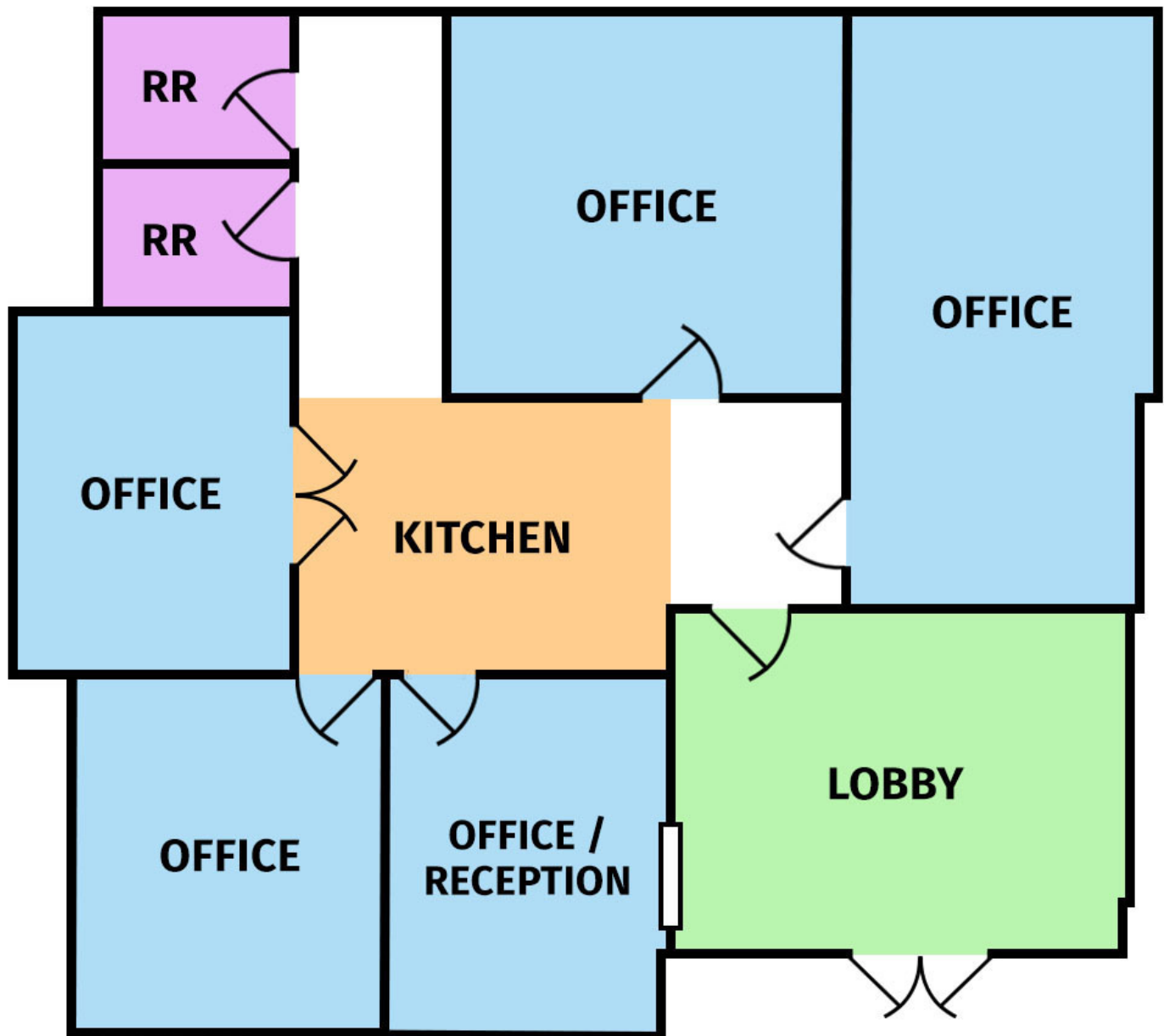
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FLOORPLAN

8460 BLUEBONNET SUITE B – ±1,857 SF

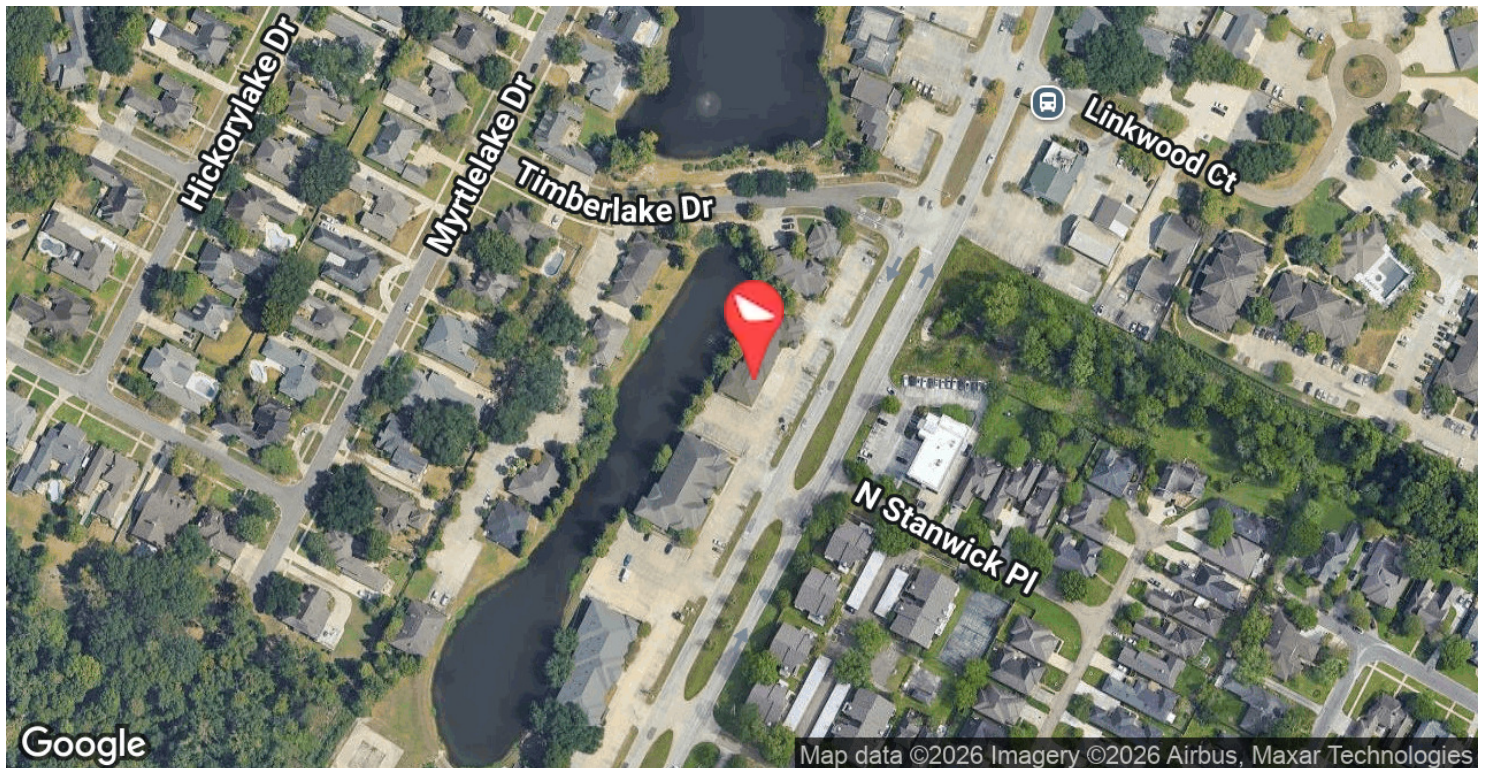
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LOCATION MAP

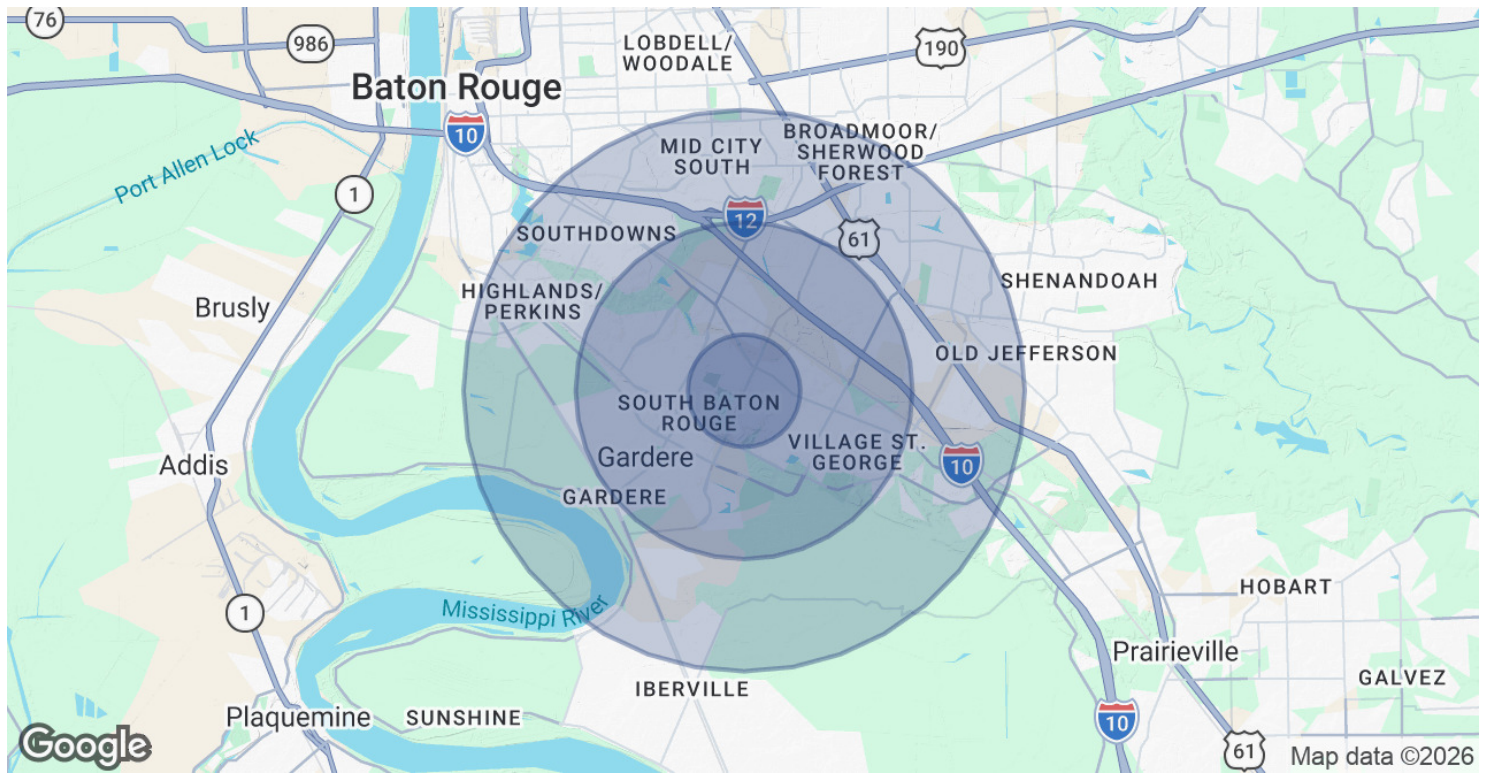
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,134	62,336	144,084
Average Age	46.0	38.0	36.3
Average Age (Male)	45.6	37.8	35.8
Average Age (Female)	45.8	38.9	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,304	24,772	59,553
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$129,628	\$119,724	\$114,989
Average House Value	\$365,653	\$358,749	\$375,131

* Demographic data derived from 2020 ACS - US Census

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