

Kentshire Court Office Building

OFFICE BUILDING FOR LEASE

10528 Kentshire Ct Baton Rouge, LA 70810

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY



Property Description

6,597 +/- SF freestanding, two-story professional office building presents an exceptional opportunity in one of Baton Rouge's most desirable office corridors. The first floor encompasses approximately 5,354 SF, with an additional 1,243 SF on the second floor—offering a functional layout suitable for a variety of professional users.

Situated within the established Bluebonnet Ridge Subdivision, the property is centrally positioned between Highland Road and Perkins Road in a high-density area of Baton Rouge. Located less than a quarter mile from Bluebonnet Boulevard, the site benefits from excellent connectivity to major U.S. and state highways, interstates, and heavily traveled local thoroughfares.

The well-maintained masonry construction provides strong curb appeal and a professional aesthetic, making it ideal for businesses seeking a quality working environment.

Offered under a NNN lease structure, with current property taxes and building insurance totaling approximately \$3.70 PSF. The current tenant will vacate by September 30, 2026.

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Offering Summary

Lease Rate:	\$14.30 SF/yr (NNN)
Available SF:	6,597 SF
Lot Size:	0.399 Acres
Building Size:	6,597 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,540	26,756	54,313
Total Population	7,822	62,367	126,798
Average HH Income	\$110,972	\$107,785	\$106,138



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LOCATION MAP



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ADDITIONAL PHOTOS



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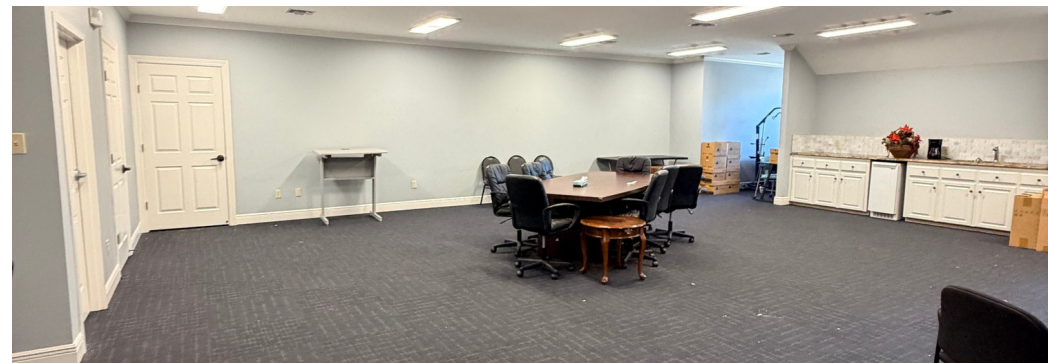
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INTERIOR PHOTOS



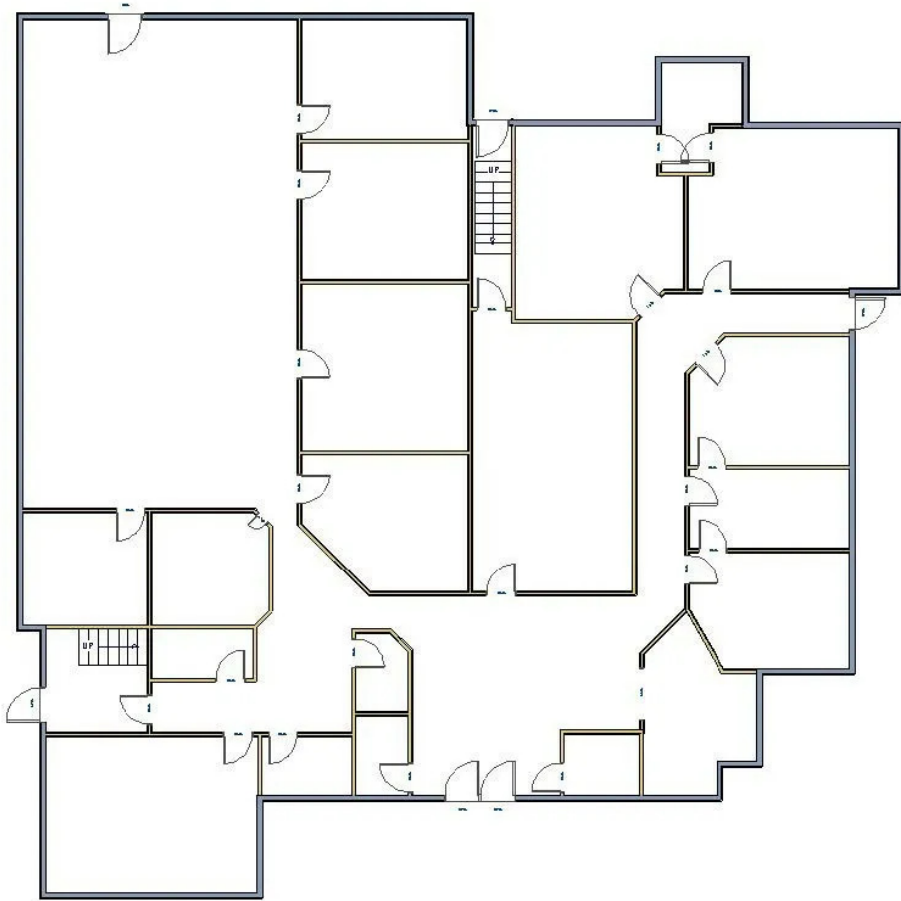
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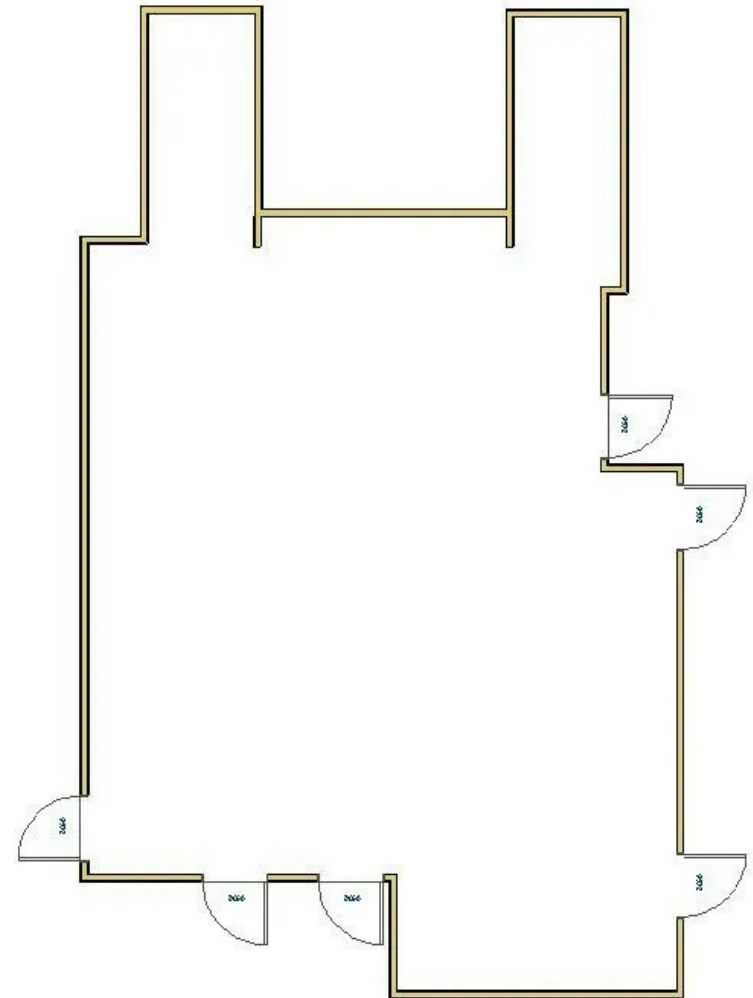


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FLOOR PLANS



First Floor



Second Floor

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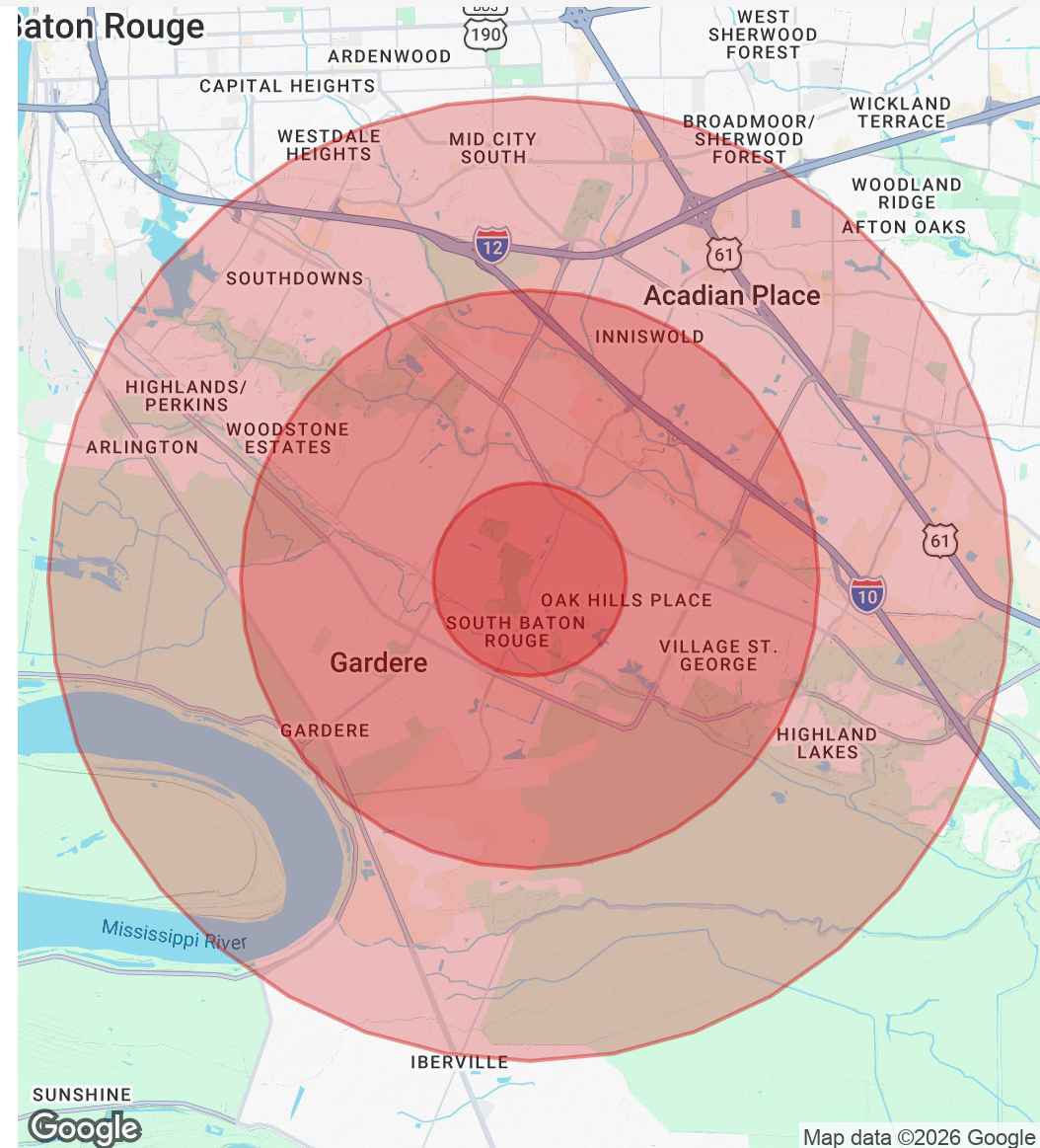
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,822	62,367	126,798
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,540	26,756	54,313
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$110,972	\$107,785	\$106,138
Average House Value	\$406,386	\$398,614	\$417,255

2020 American Community Survey (ACS)



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