



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

\$11.50 SF (NNN)



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/Yr (NNN)
TOTAL SF:	12,513 SF
Office/Warehouse:	8,633 SF
Covered Canopy:	3,880 SF
Zoning:	M-1

PROPERTY OVERVIEW

- Large Office / Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Perfect for Additional Space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, and Distribution



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COMPLETE PROPERTY HIGHLIGHTS

- Large Office / Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Perfect for Additional Space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, and Distribution

- 12,513 SF Total Leasable Space
- 8,633 SF Office/Warehouse
- 3,880 SF Canopy Space
- M-1 zoning, Light Industrial
- Renovated in 2015, including HVAC
- Fully Insulated Warehouse
- Secure Fenced in Yard
- Large Reception Area
- Large Kitchen / Break Area
- Large Lockable Storage Cage for Equipment, Instruments
- 36 Parking Spaces
- Zoned M-1 (Light Industrial)

- Tenant responsible for Taxes, Insurance, Maintenance, Utilities, Janitorial

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AERIAL
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\$11.50 SF (NNN)



**3,880 SF
Covered
Canopy**

**8,633 SF
Office-
Warehouse**

.852 Acre Lot



Google

Map data ©2024 Imagery ©2024 Airbus

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AERIAL OVERVIEW: HEALTH DISTRICT OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

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Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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BATON ROUGE HEALTH DISTRICT MAP OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

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BATON ROUGE HEALTH DISTRICT / 2015 MASTER PLAN / FUTURE STREET AND LANDSCAPE FRAMEWORK PLAN*



* Street network updated from Master Plan to reflect planned construction of streets in and around the new Our Lady of the Lake Children's Hospital (OLOLCH) campus.

BATON ROUGE HEALTH DISTRICT
Infrastructure Implementation Plan

2018 EXPANDED DISTRICT

Map provided courtesy Baton Rouge Health District: www.brhealthdistrict.com

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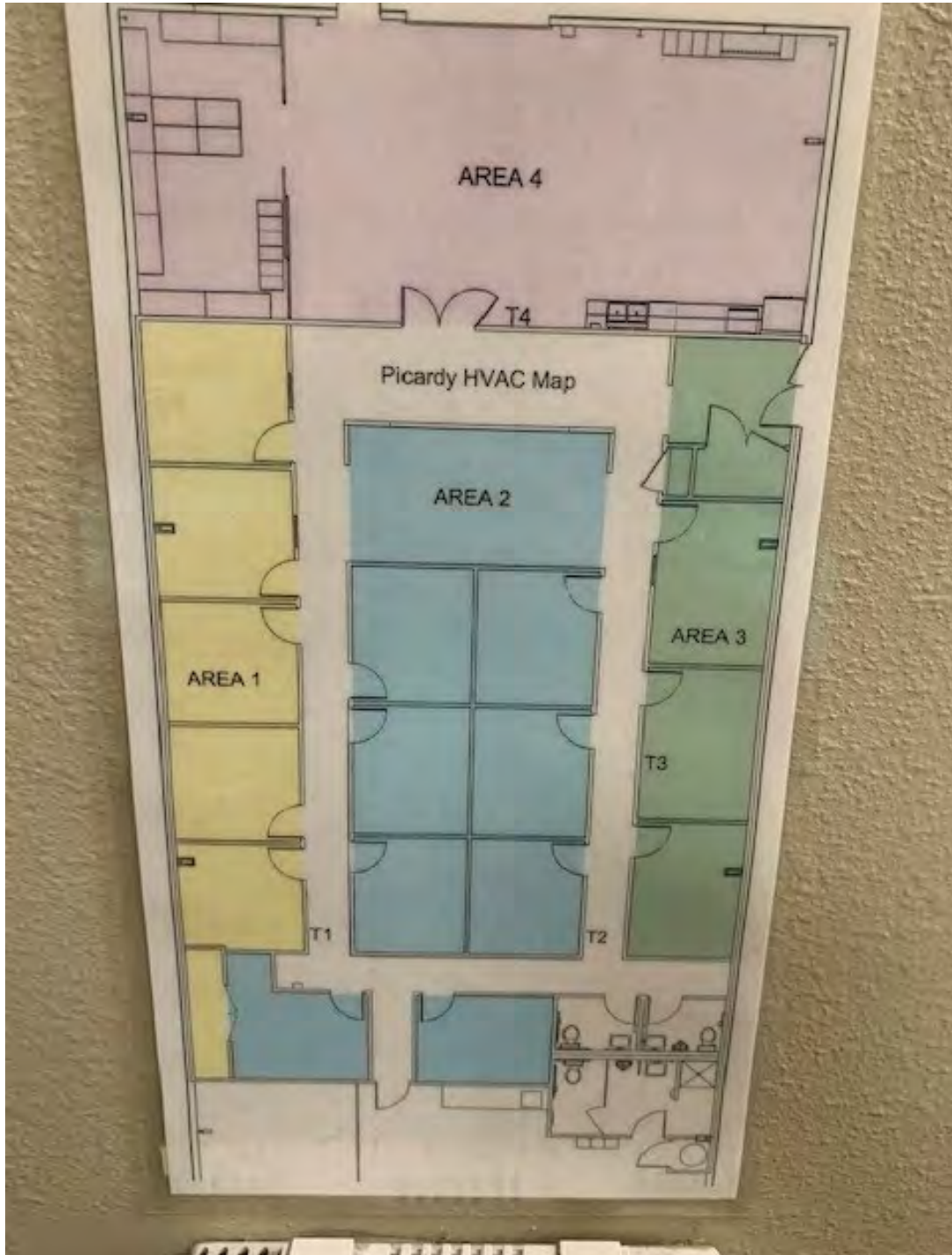


SAURAGE ROTENBERG™
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FLOOR PLAN OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

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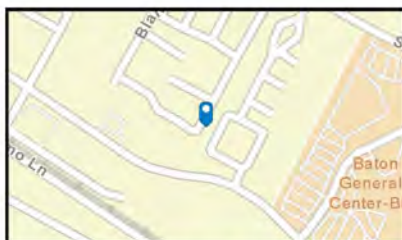
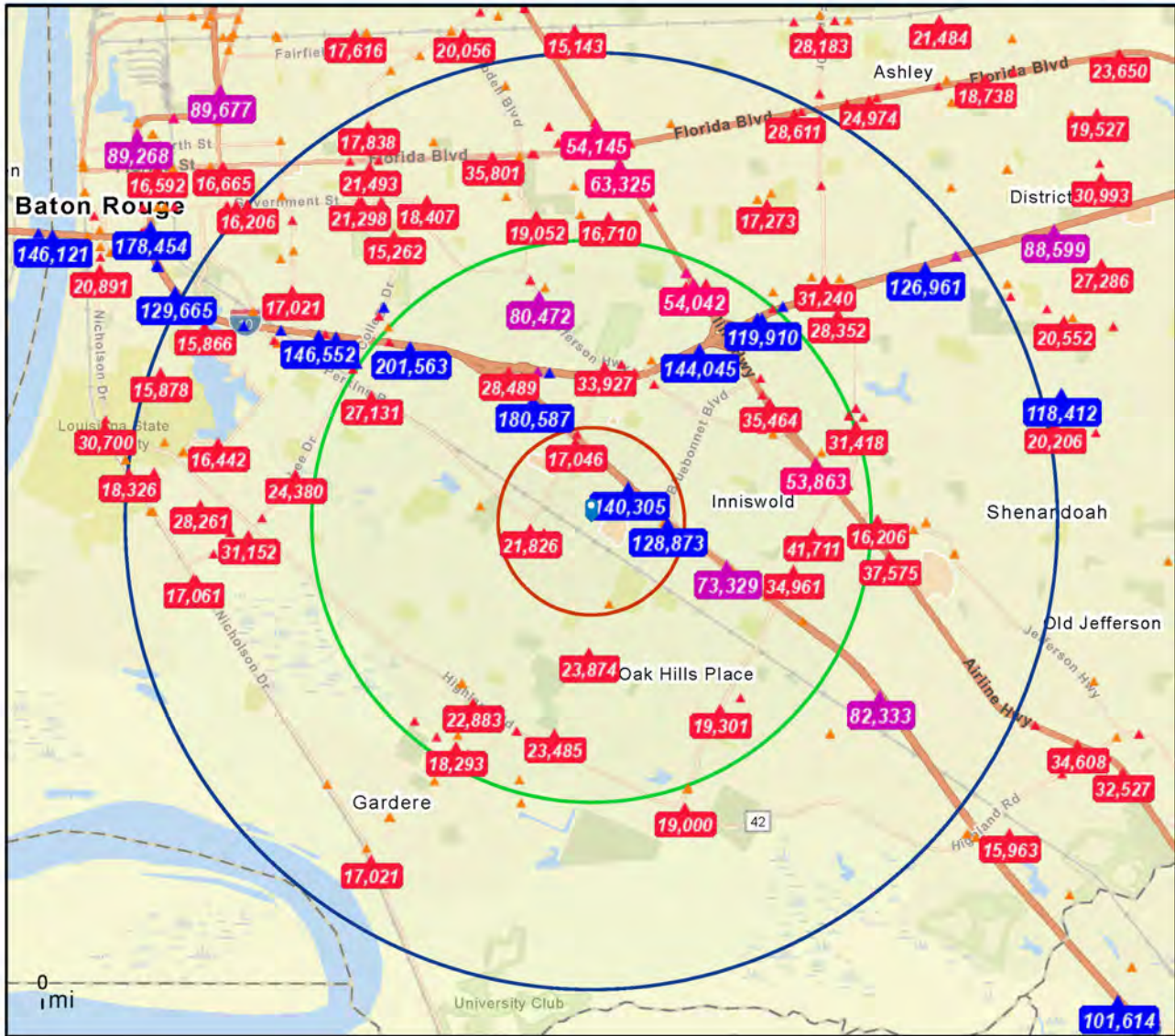


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TRAFFIC COUNT MAP OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

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DRIVE TIME MAP OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

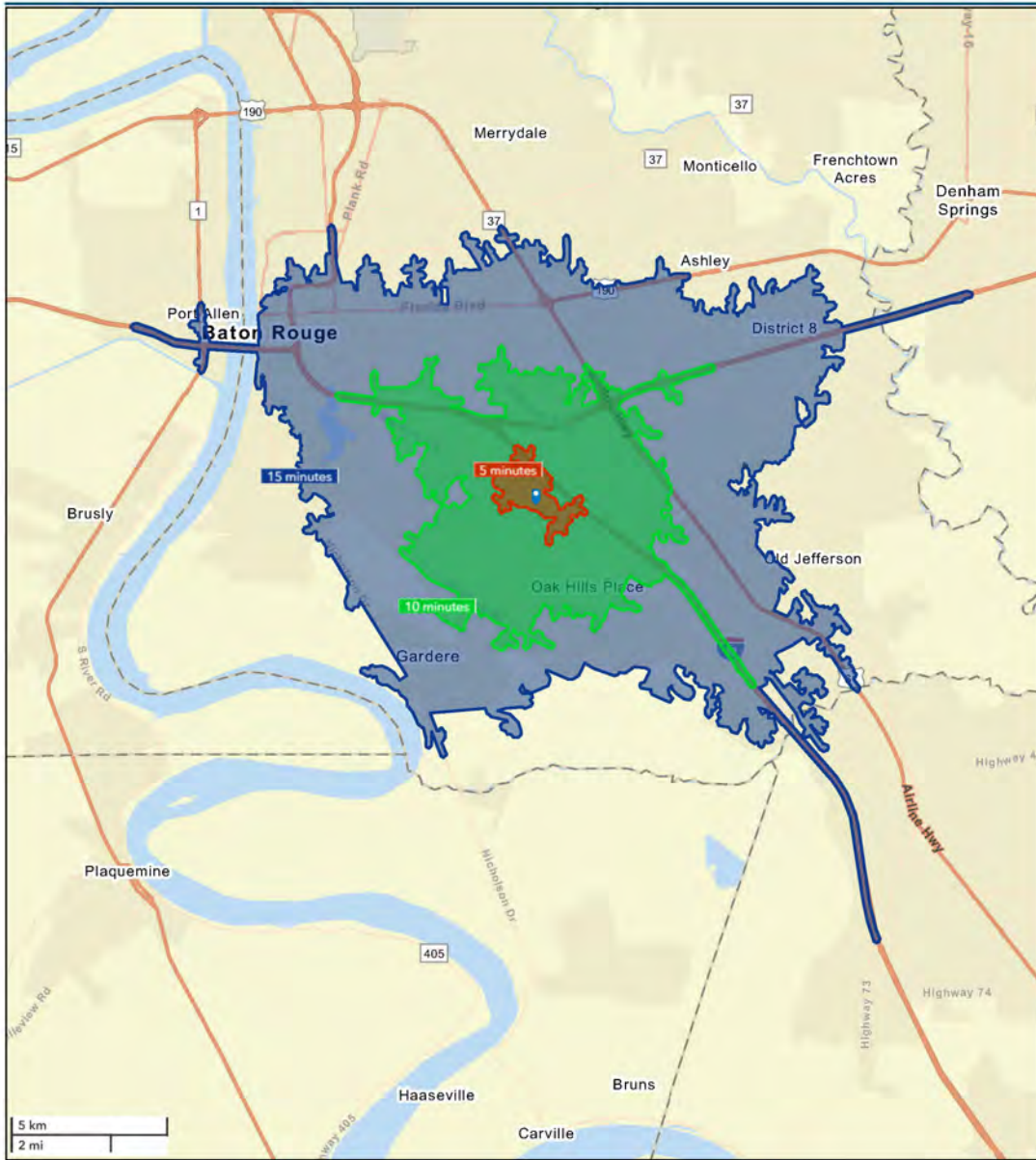
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

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Drive Time Map: 5, 10, 15 Minutes

8377 Picardy Ave., Baton Rouge, LA 70816



January 19, 2024

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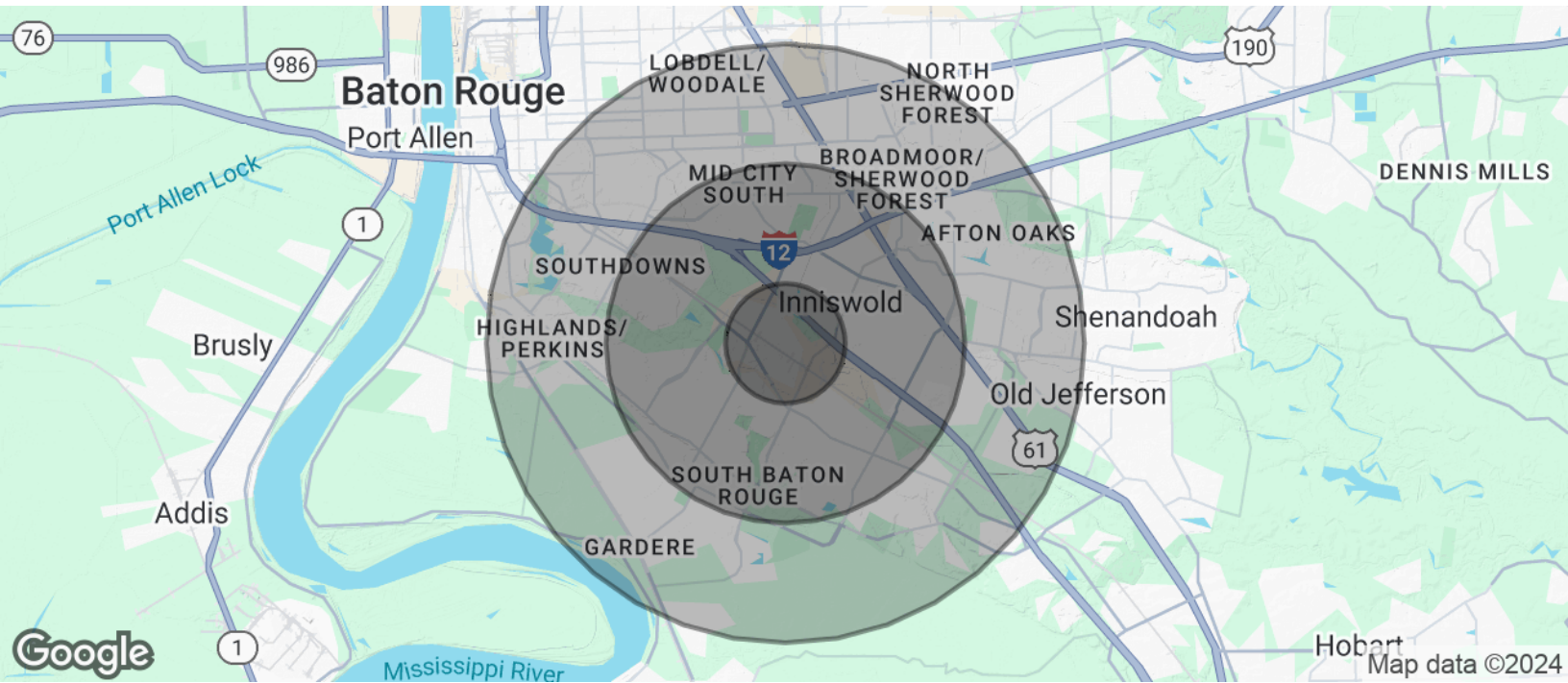
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,489	64,136	182,861
Average Age	40.2	39.4	37.5
Average Age (Male)	44.2	38.7	36.1
Average Age (Female)	40.8	40.2	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,797	31,724	89,254
# Of Persons Per HH	2.0	2.0	2.0
Average HH Income	\$63,117	\$89,794	\$80,958
Average House Value	\$199,370	\$244,342	\$227,484

2020 American Community Survey (ACS)

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