



PRIME OFFICE SUITES FOR LEASE IN THE HEALTH DISTRICT

5745 ESSEN LANE BATON ROUGE, LA 70810



FOR LEASE

LEASE RATE: \$15 SF/YR

±2,442 - 15,930 SF | 3 SUITES AVAILABLE

- Prime office space in a two-story building
- Multiple access points and ample dedicated parking
- ±0.5 mile from OLOL Regional Medical Center and minutes from I-10 and I-12
- Nearby retail includes Ichiban, Sushi Masa, Salad Station, 7Brew, McDonald's, and SoLou

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 5745 Essen Lane offers prime office space in a two-story building with excellent exposure to $\pm 71,000$ daily traffic.
- The property includes three available suites– Suite 105 ($\pm 2,442$ SF) on the first floor with a private entrance, Suite 200 ($\pm 15,930$ SF) on the second floor, and Suite 212 ($\pm 4,806$ SF) on the second floor. The building features multiple access points and ample dedicated parking.
- Positioned just ± 0.5 mile from Our Lady of the Lake Regional Medical Center and minutes from I-10 and I-12, this property benefits from a central location in the Baton Rouge Health District.
- Nearby retail amenities include Ichiban, Sushi Masa, Salad Station, 7Brew, Benny's, McDonald's, SoLou, Olive n Twist, and more.

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SUITE 105



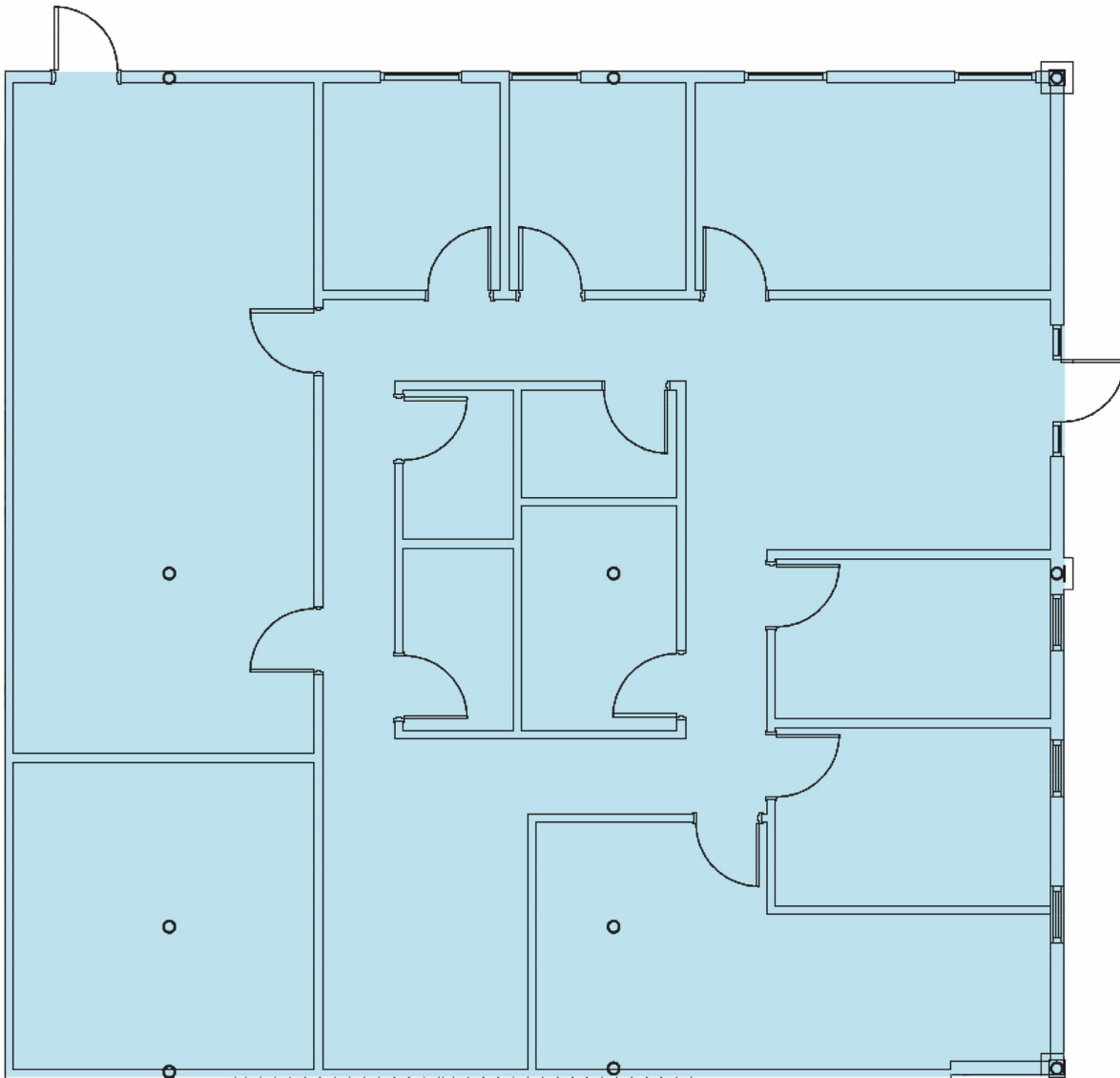
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SUITE 105



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SUITE 200



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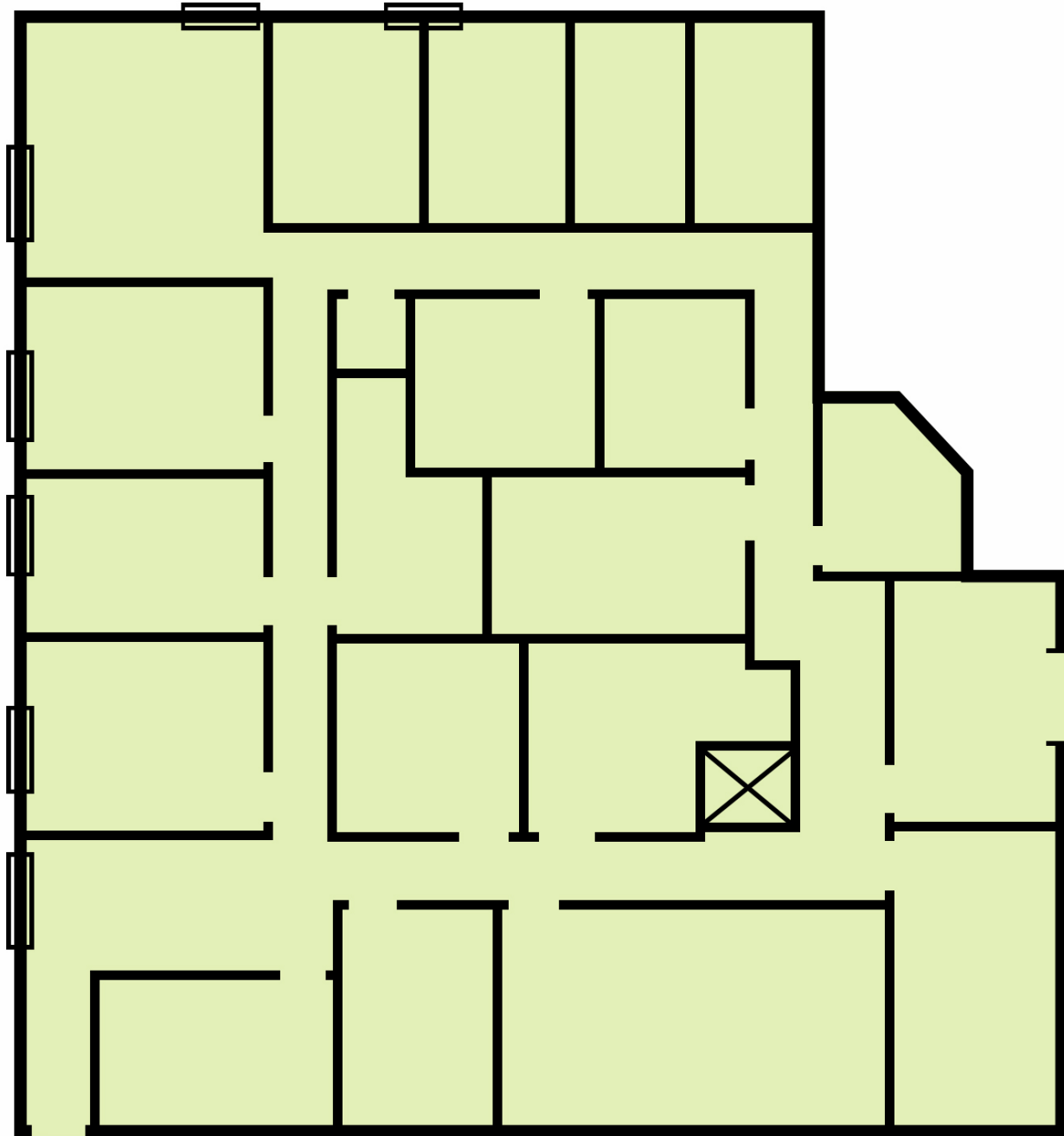
SUITE 212



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SUITE 212



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ADDITIONAL PHOTOS



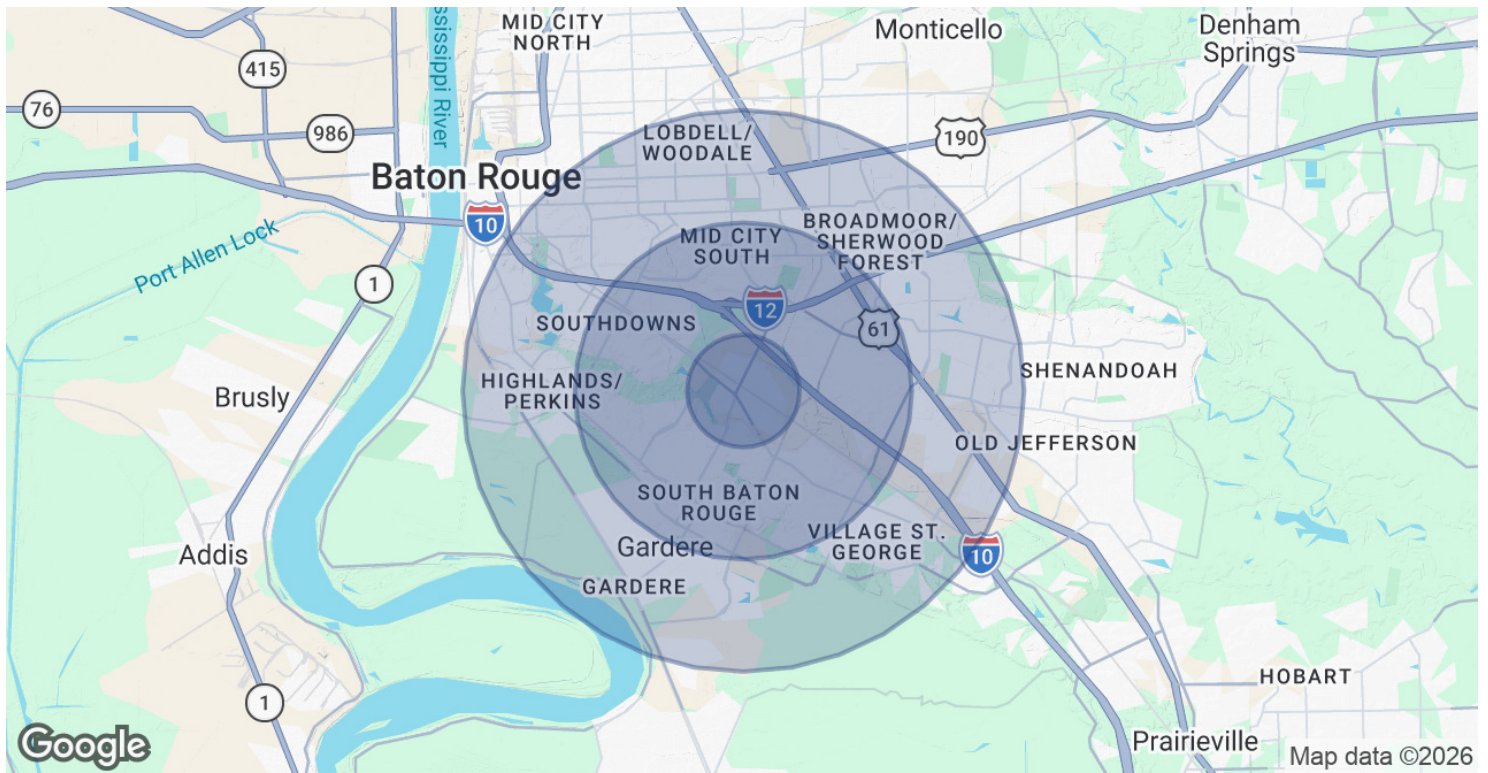
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,413	66,433	178,679
Average Age	42	41	39
Average Age (Male)	40	40	37
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,286	30,609	78,038
# of Persons per HH	2	2.2	2.3
Average HH Income	\$90,181	\$110,318	\$95,961
Average House Value	\$371,672	\$428,107	\$368,708

2020 American Community Survey (ACS)

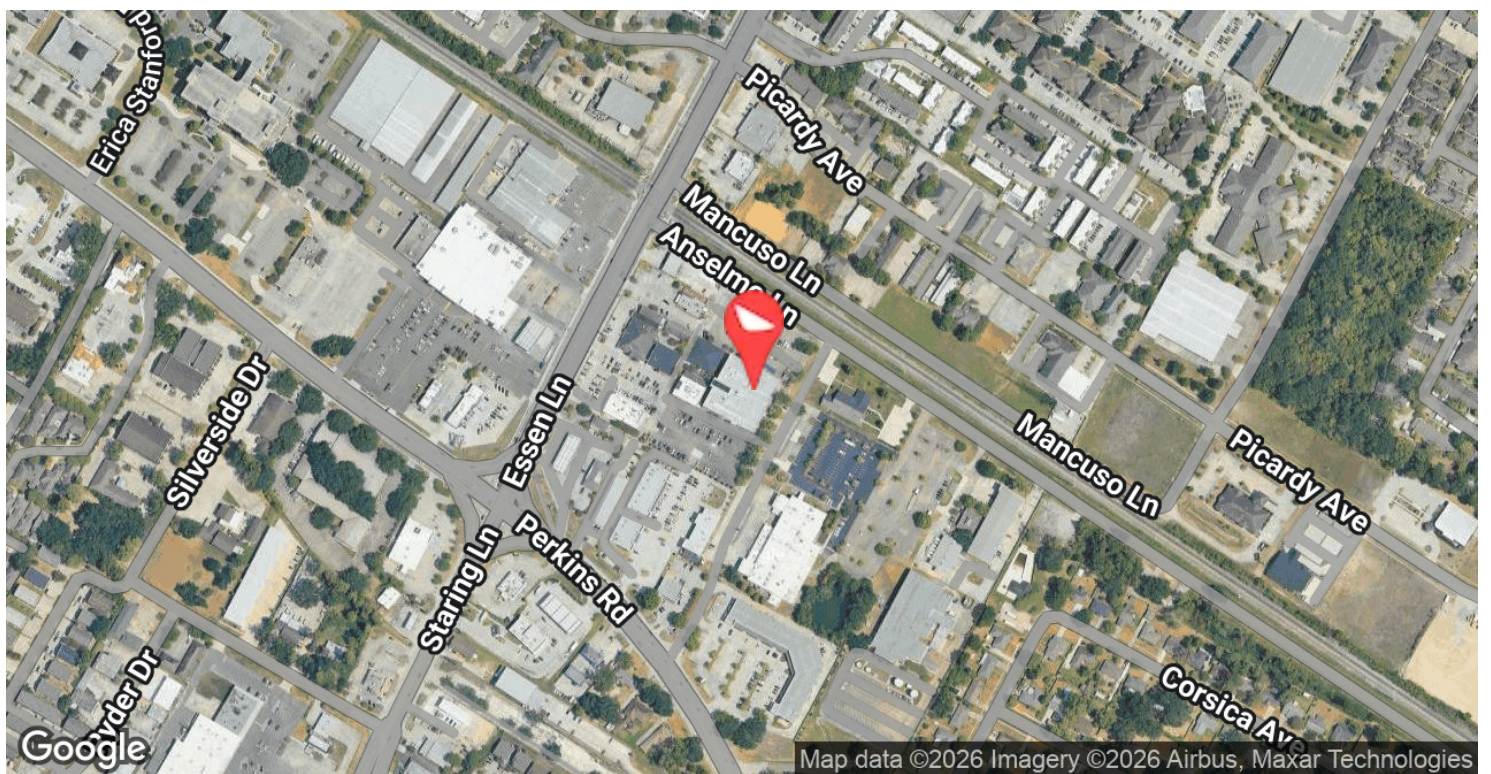
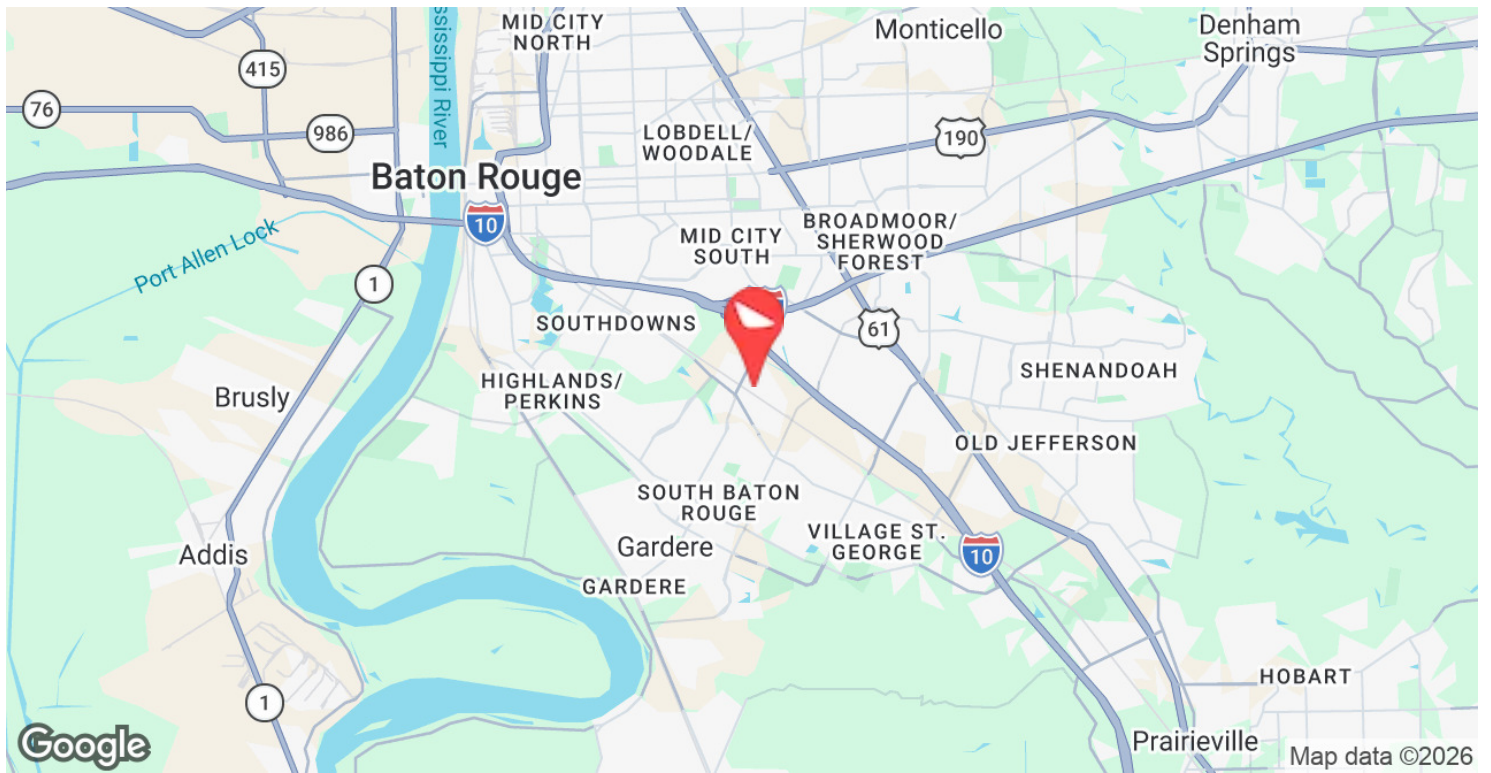
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LOCATION MAP



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