



# ORTHODONTIC OFFICE FOR LEASE IN BLUEBONNET BUSINESS CORRIDOR

5015 BLUEBONNET BLVD BATON ROUGE, LA 70809



FOR LEASE

**LEASE RATE: \$15.00 SF/YR (\$5122.50/MO)**

**±4,098 SF**

- Baton Rouge's most coveted professional corridor
- Formerly occupied by an orthodontic office
- Monument signage available
- NNN lease type

**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

- 5015 Bluebonnet Blvd offers the rare opportunity to situate your business along Baton Rouge's most coveted professional corridor.
- Formerly occupied by a orthodontic office, the space would be suitable for a variety of other medical or professional office uses.
- Monument signage available directly along highly-traveled Bluebonnet Blvd.
- Located in the desirable Estancia office park.
- Excellent proximity to I-10, the Mall of Louisiana, Perkins Rd, and several major thoroughways.
- NNN lease type. NNN fees estimated at \$5.25 PSF.

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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS



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# AERIAL PHOTOS



**CONTACT:**

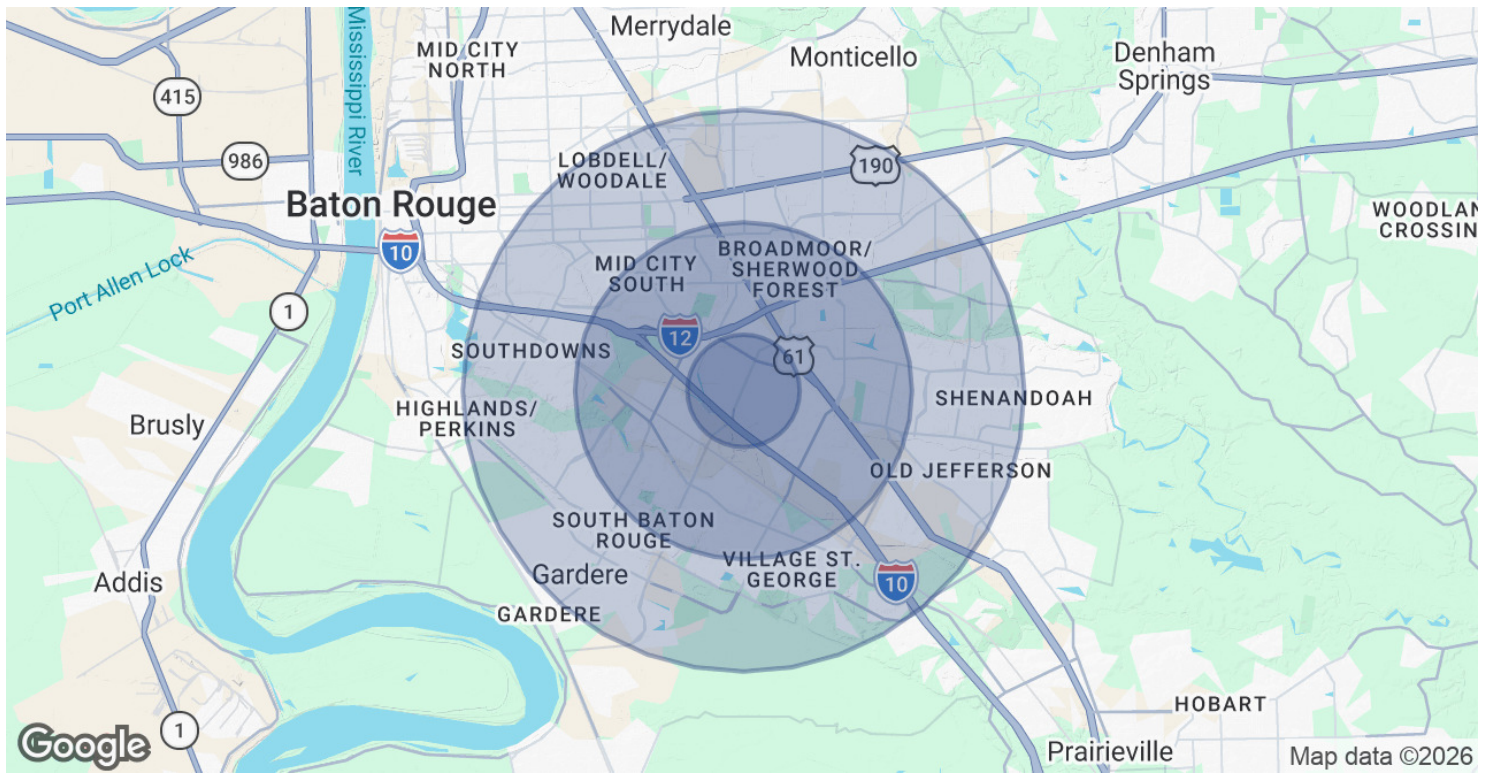
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,461	72,784	183,195
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,529	33,315	78,927
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$110,621	\$102,529	\$99,979
Average House Value	\$319,392	\$356,302	\$351,241

2020 American Community Survey (ACS)

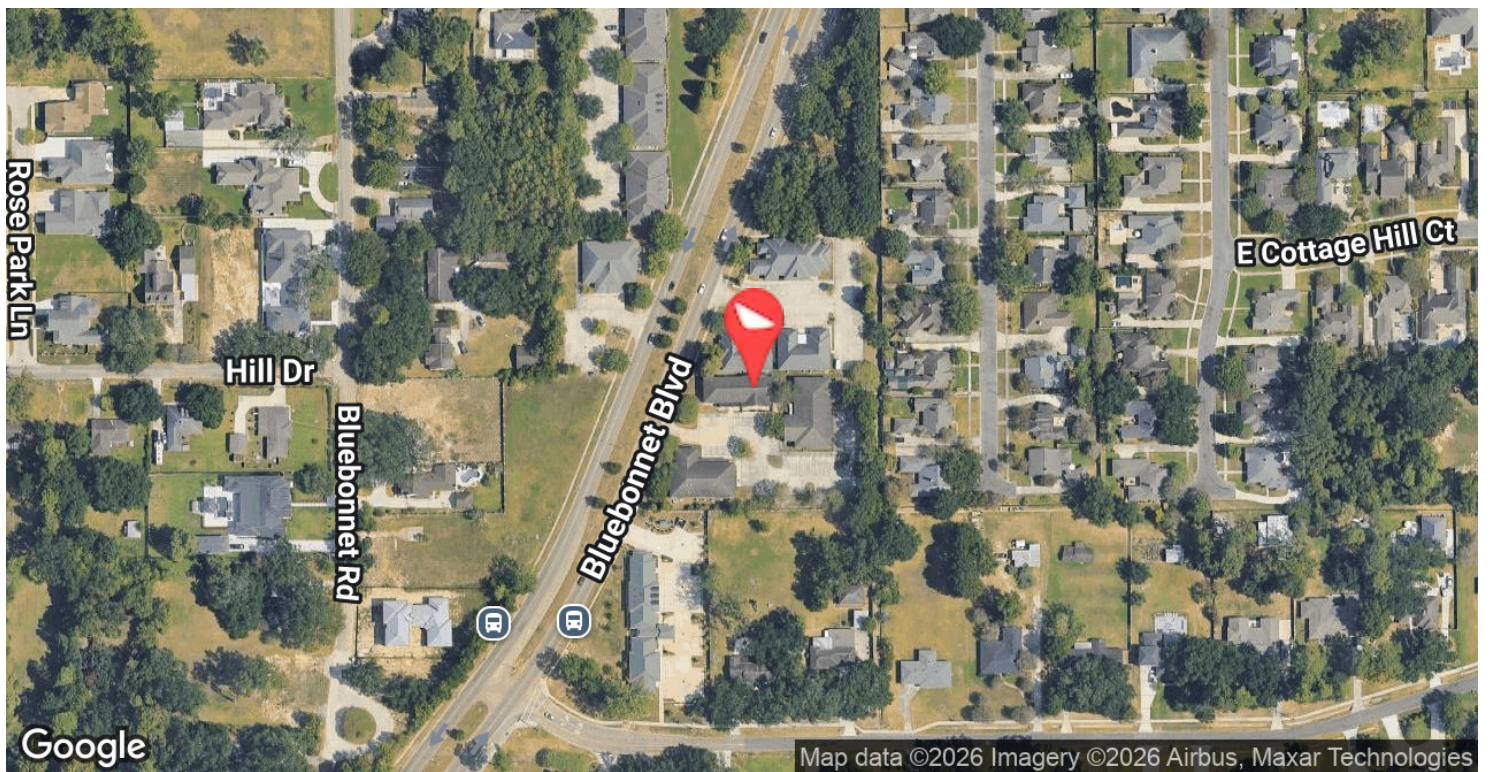
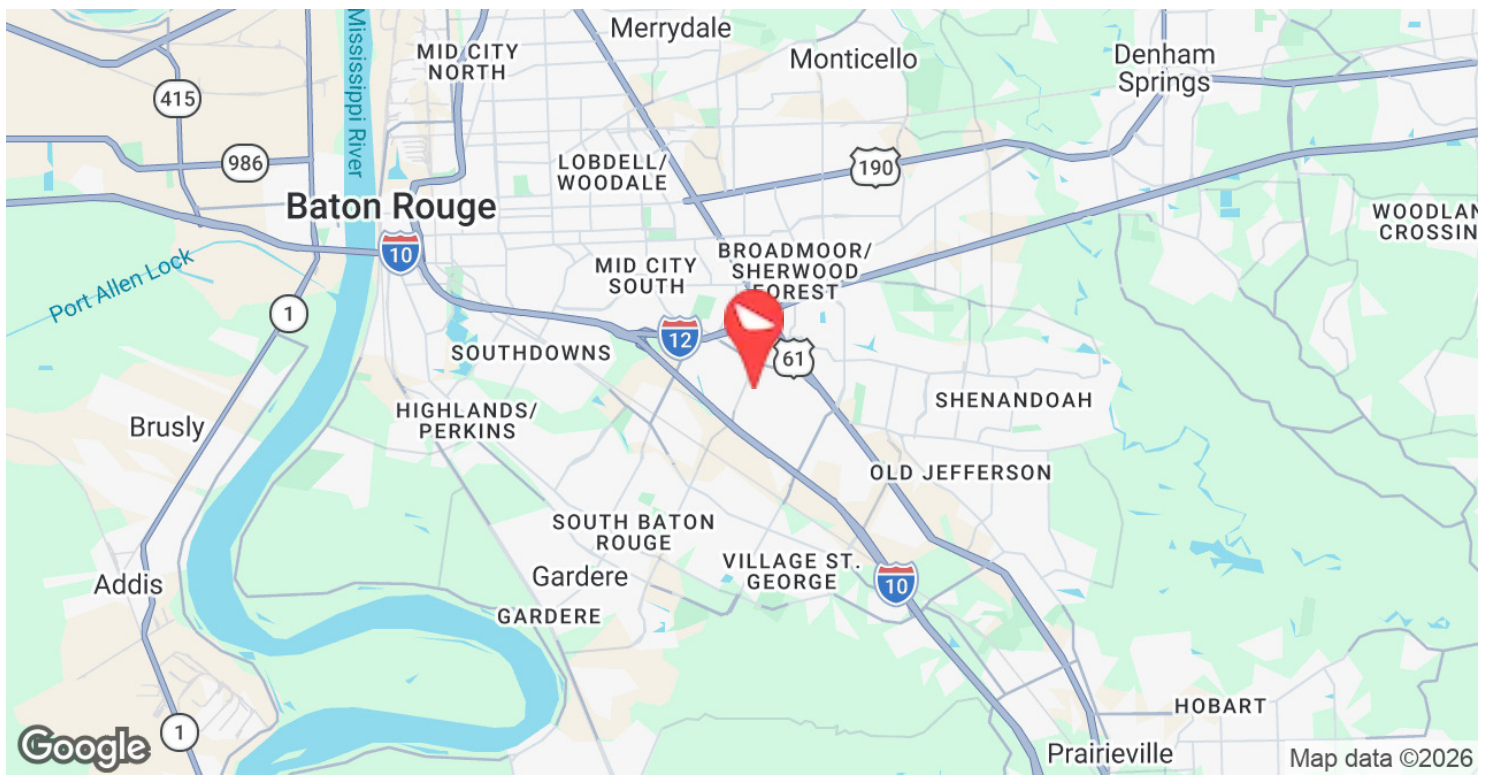
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# LOCATION MAP



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