



PROFESSIONAL OFFICE SPACE ON SIEGEN NEAR PERKINS

9063 SIEGEN LANE, SUITE A BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$18 SF/YR (\$6,900/MO)

±4,600 SF | MODIFIED GROSS

- Frontage along Siegen Lane with monument signage
- Seconds from Siegen Lane and Perkins Road intersection
- Ability to divide into two suites for flexible occupancy
- Proximity to surrounding retail/residential hotspots

CONTACT:

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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 for lease, 9063 Siegen Lane, Suite A presents a professional office opportunity with direct frontage along Siegen Lane.
- The ±4,600 SF space is well-suited for a variety of office users, and can be divided into two suites to accommodate tenant requirements.
- The property is located seconds from the Siegen Lane and Perkins Road intersection and is situated ±2 miles south of I-10, providing convenient access to surrounding areas, and benefits from proximity to established retail such as Town and Country Shopping Center.
- This offering provides a flexible, well-located office space with proximity to dense residential neighborhoods and strong visibility in one of South Baton Rouge's established commercial areas.
- Modified Gross lease type.

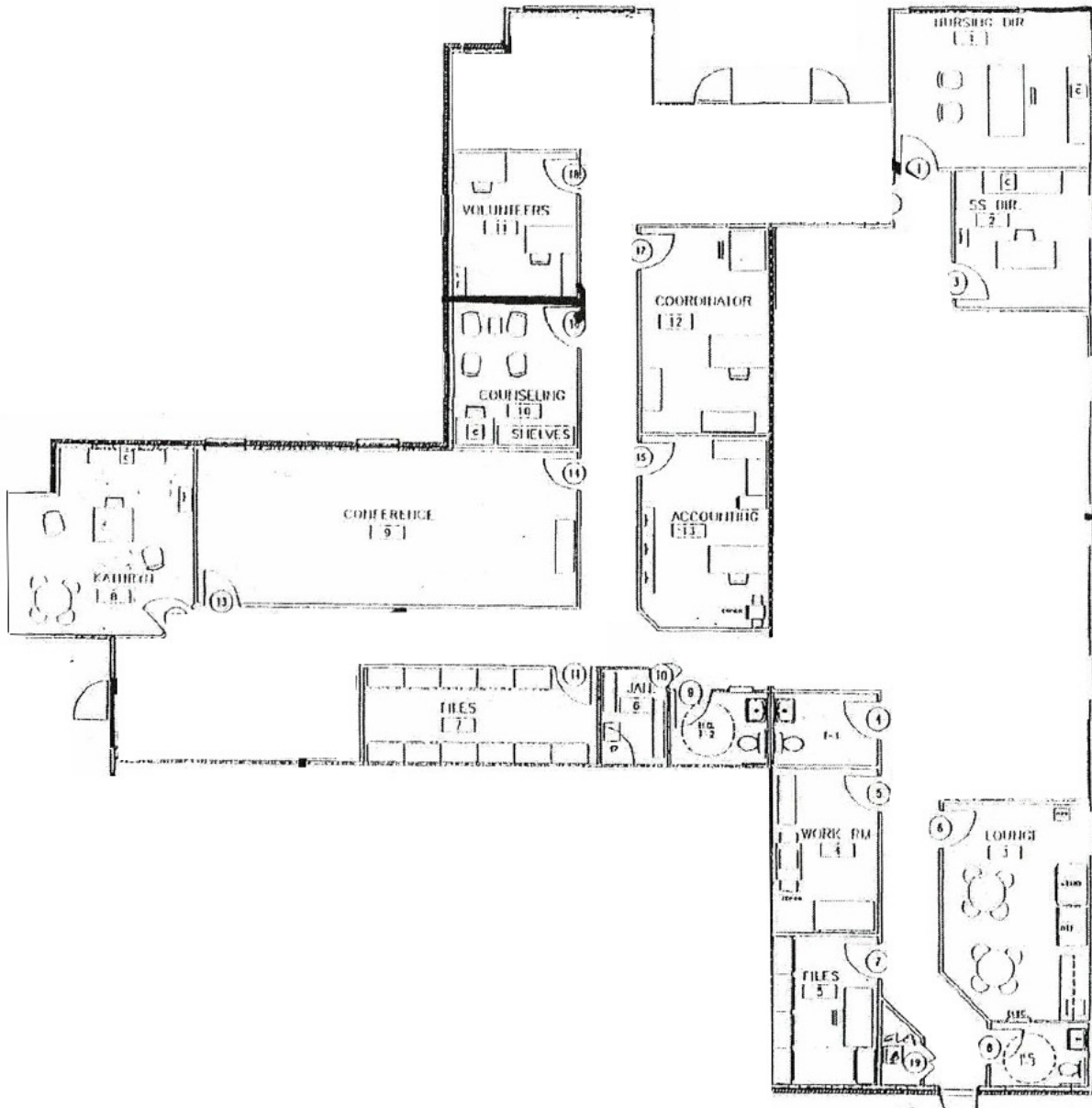
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FLOOR PLAN



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EXTERIOR PHOTOS



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AERIAL PHOTOS



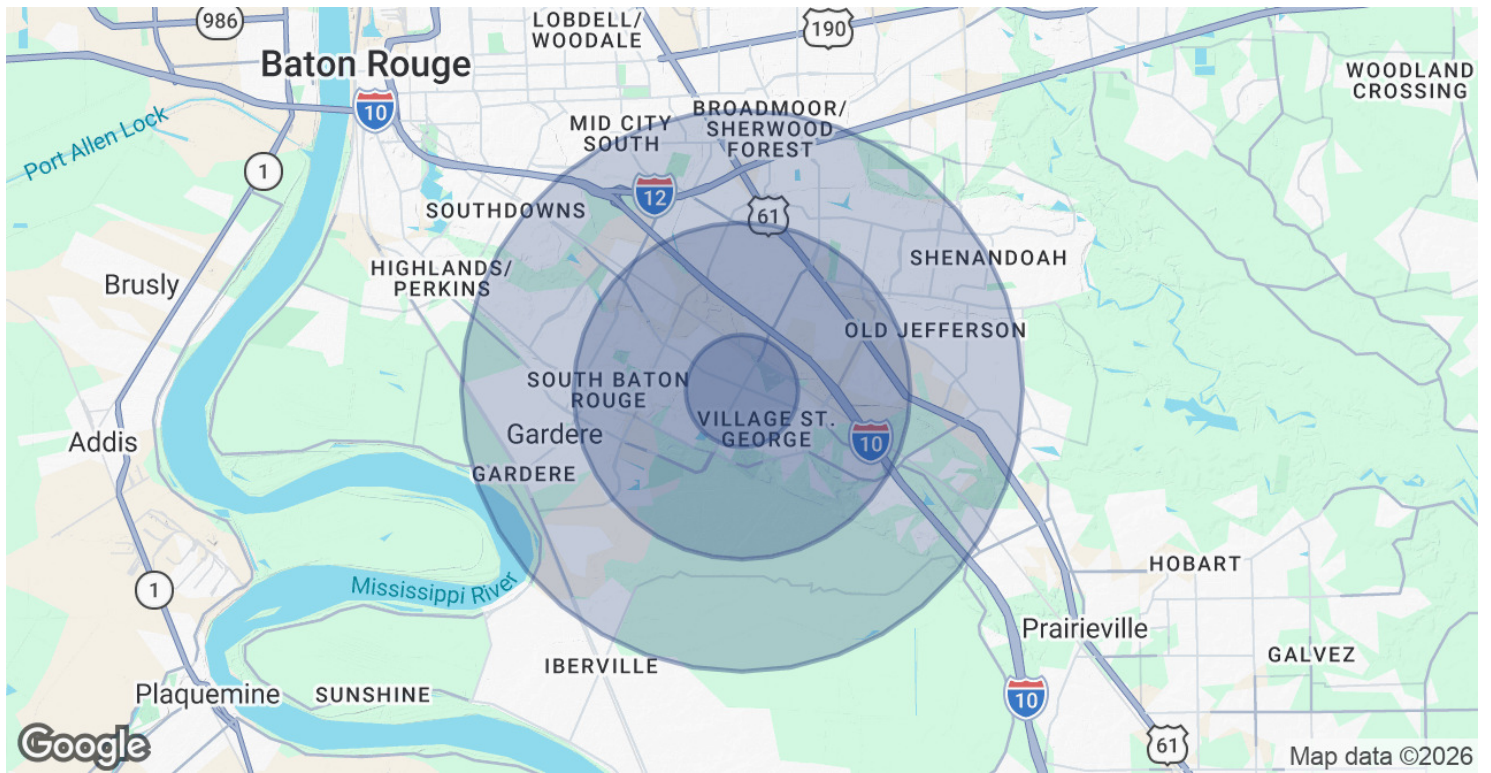
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,672	52,178	137,244
Average Age	40.4	38.7	38.1
Average Age (Male)	37.2	37.3	37.5
Average Age (Female)	43.0	39.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,014	20,670	56,153
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$130,423	\$126,447	\$121,494
Average House Value	\$399,889	\$383,644	\$365,916

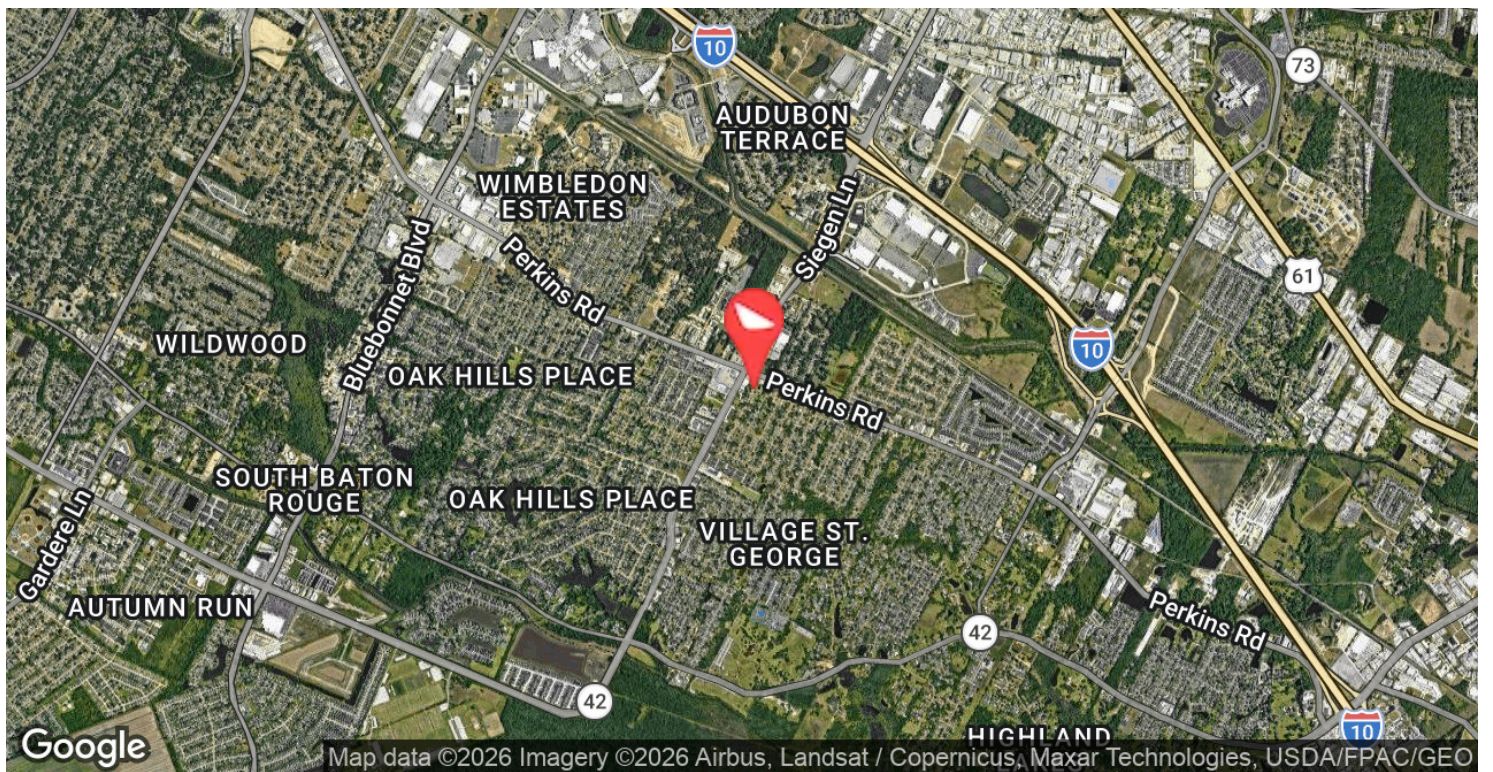
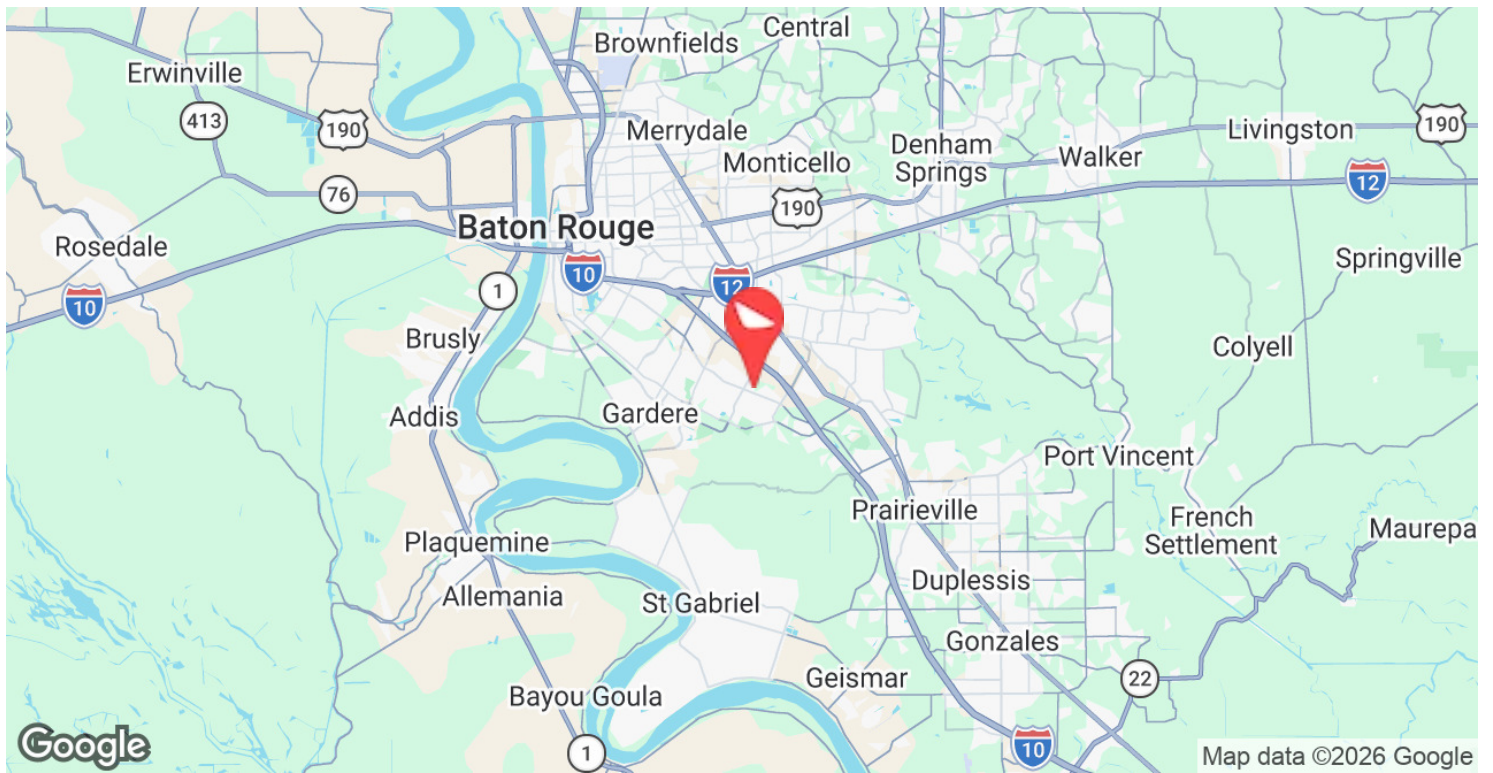
2023 American Community Survey (ACS)

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LOCATION MAP



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