

SUMMARY

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite 600 2,702 SF

PROPERTY DESCRIPTION

Westminster Office Park, located in Baton Rouge, LA, is an office development consisting of professional and medical office buildings. The park is located in the Bluebonnet Blvd./Jefferson Hwy. office corridor. The garden offices include Class A interior finishes with ten (10') foot ceilings, ample parking, and monument signage fronting Jefferson Hwy.

PROPERTY HIGHLIGHTS

- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet, I-10 / I-12, Airline Hwy., Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals

LEASE RATE

- \$22 SF/yr NNN
- \$4 PSF Nets
- Term: 60 Months

BUILDING INFO

- Building Size: 5,274 SF



SUMMARY

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
8,322	75,482	211,839



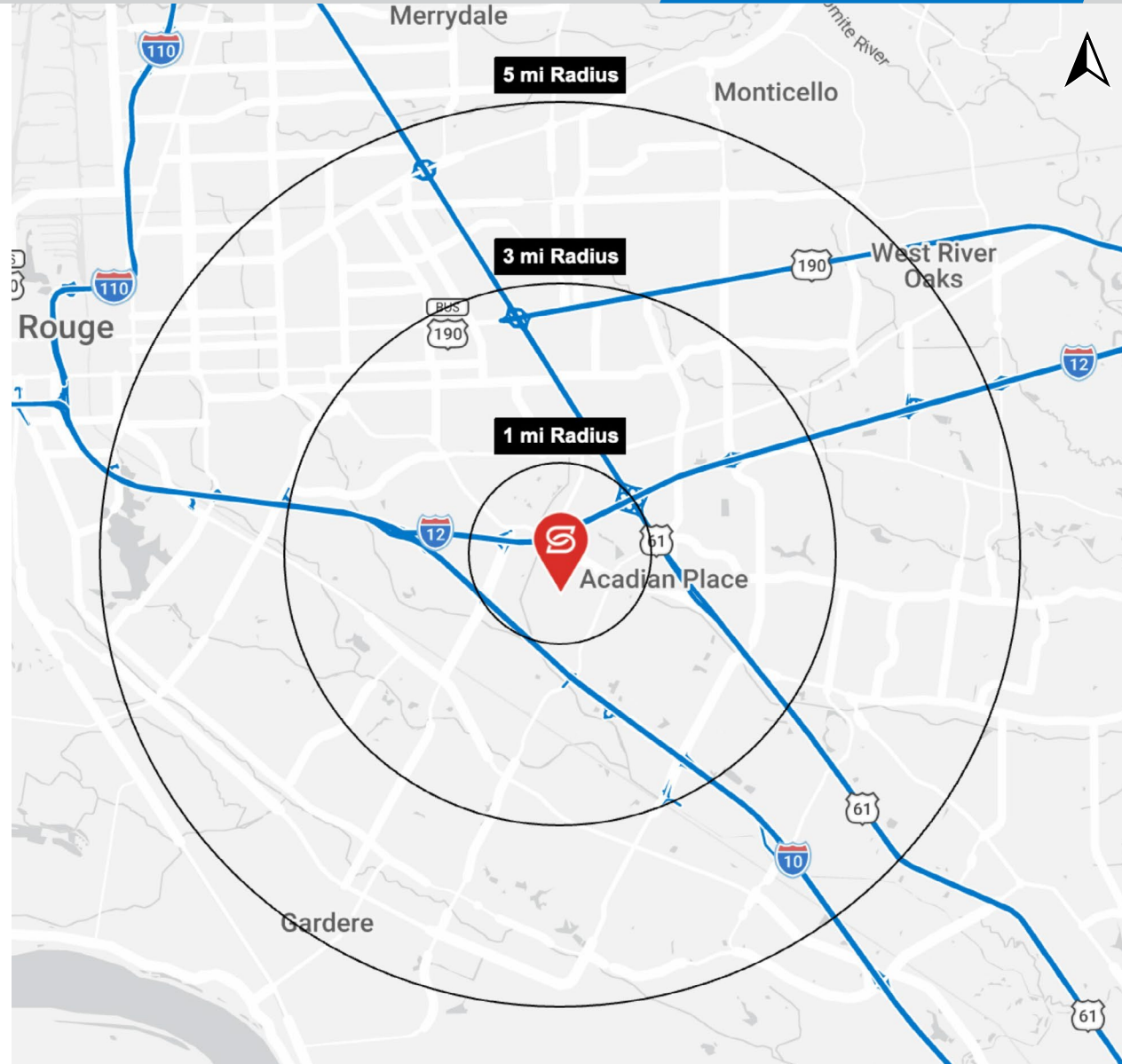
AVG. HH INCOME

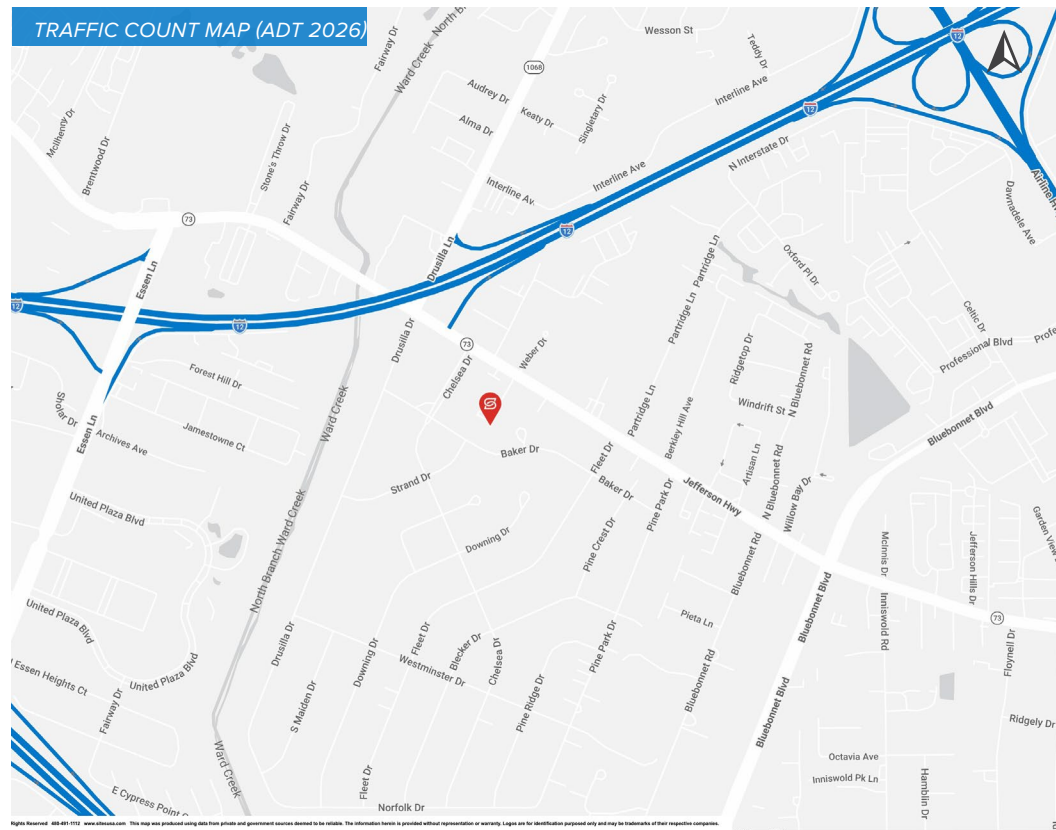
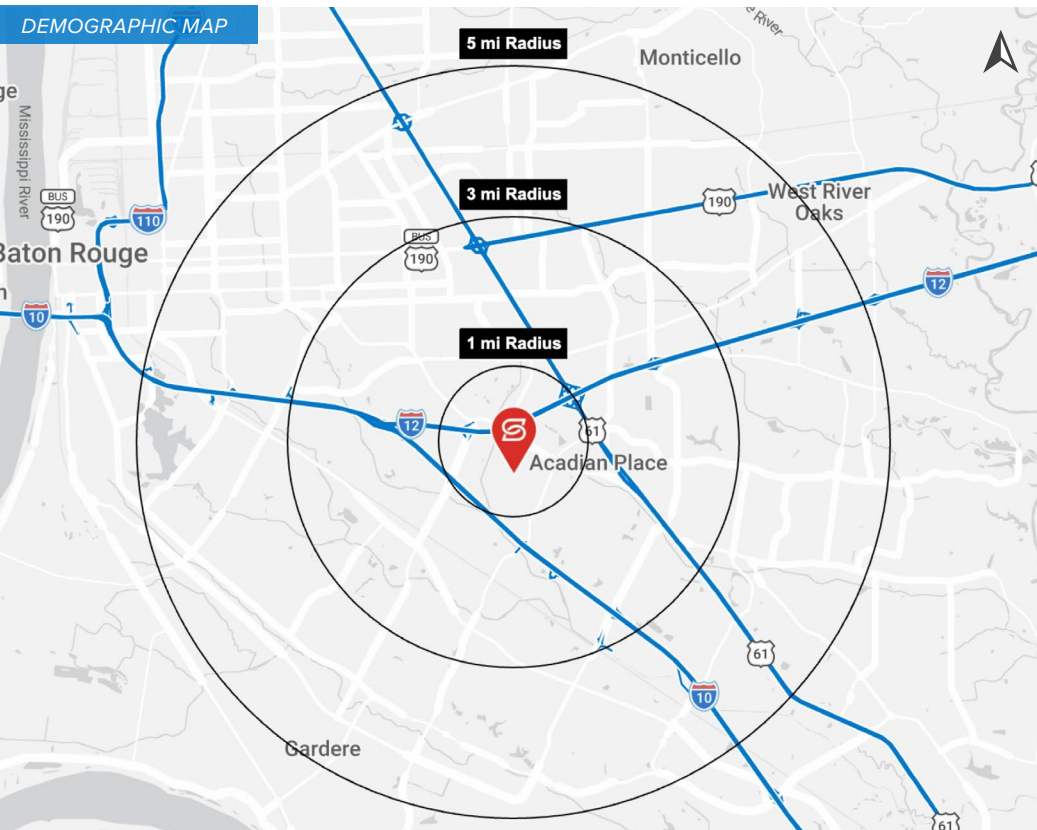
1 MILE	3 MILE	5 MILE
\$118,328	\$116,439	\$111,764



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,209	34,758	90,615





2026 DEMOGRAPHICS



	1 MI	3 MI	5 MI
POPULATION	8,322	75,482	211,839



	1 MI	3 MI	5 MI
AVG. HH INCOME	\$118,328	\$116,439	\$111,764



	1 MI	3 MI	5 MI
HOUSEHOLDS	4,209	34,758	90,615