



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



# RENOVATED OFFICE CONDO FOR LEASE HEART OF MEDICAL DISTRICT

**7423 Picardy Ave  
Baton Rouge, LA 70808**

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FOR LEASE  
**RENOVATED OFFICE CONDO AVAILABLE - HEART OF MEDICAL DISTRICT**  
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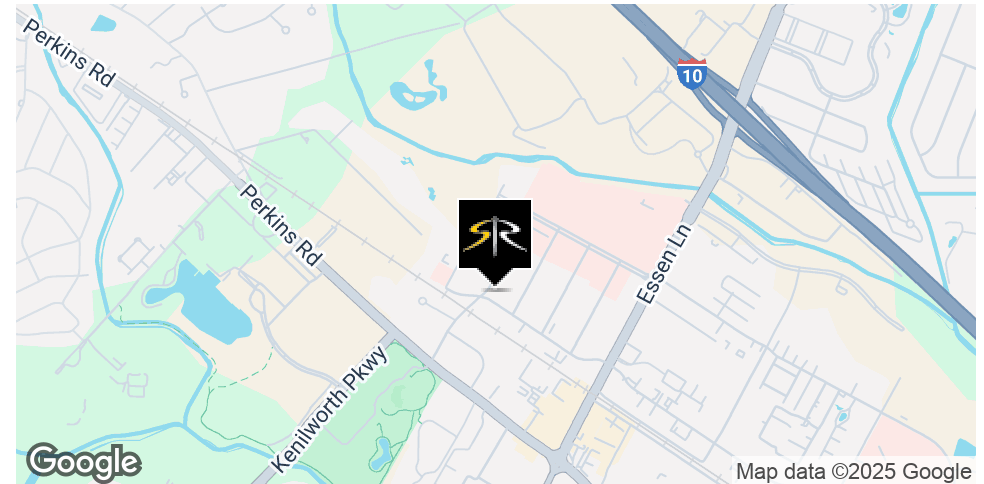


**OFFERING SUMMARY**

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	±12,000 SF
Available SF: Suite B	+/-2,000 SF

**PROPERTY OVERVIEW**

- Renovated First Floor Office Condo Available For Lease in the heart of the Baton Rouge Medical District
- Ideal location for anyone seeking central location and easy access to Medical Industry, or surrounding area



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### PROPERTY HIGHLIGHTS

- Renovated Office Condo Available in the heart of the Baton Rouge Medical District
- First Floor Office Condo Suites B +/- 2,000 SF
- Reception/Lobby
- Private Offices
- 2 Restrooms
- Hard Corner of Picardy Ave. and Dijon Dr.
- Private Offices
- Kitchenette
- Ample Parking
- ADA Compliant
- 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 road
- Excellent Interstate Access to I 10 via or I 12 via Essen Lane
- Ideal location for anyone seeking central location and easy access to Medical Industry, or surrounding area



Play Video

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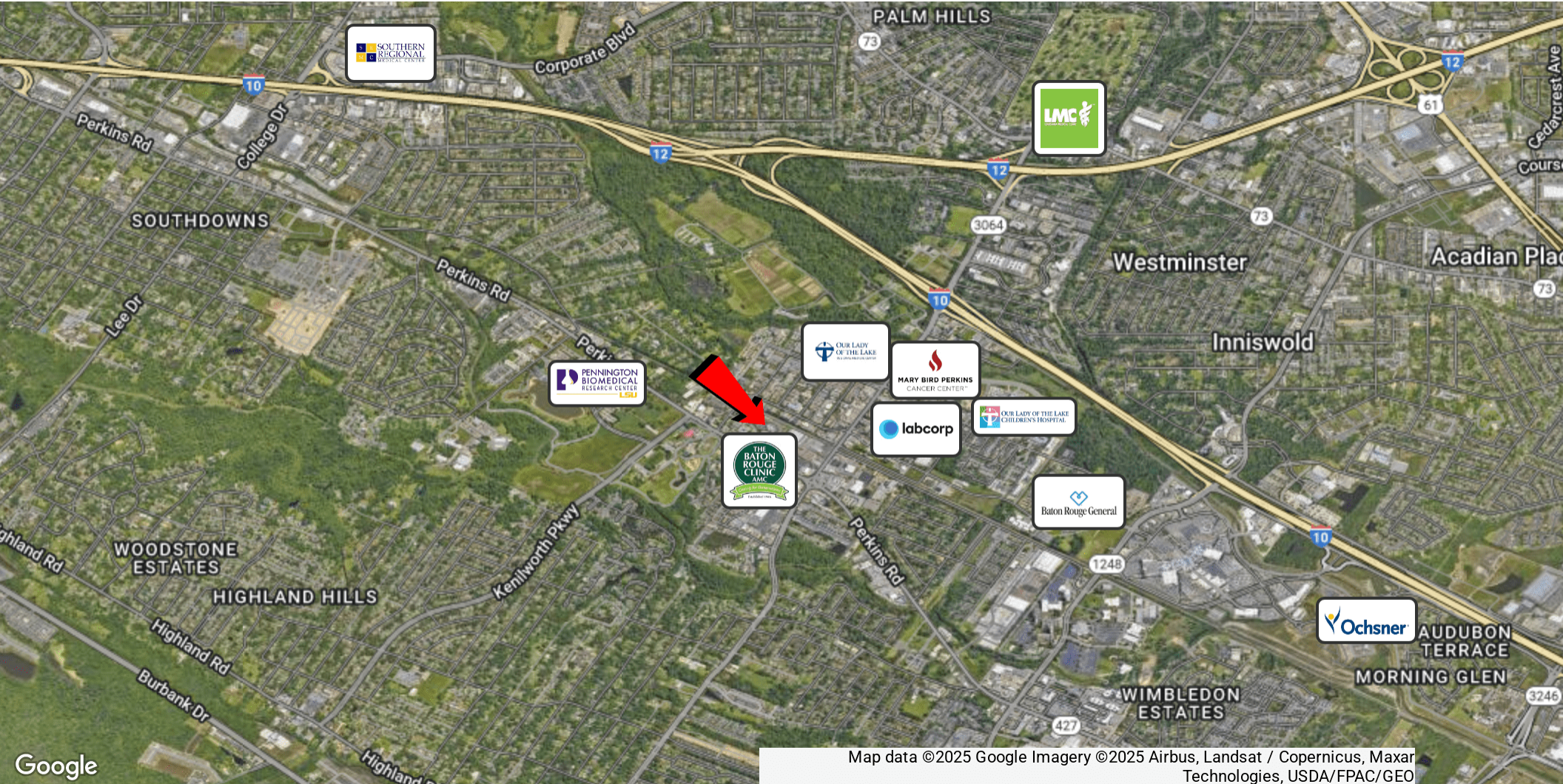


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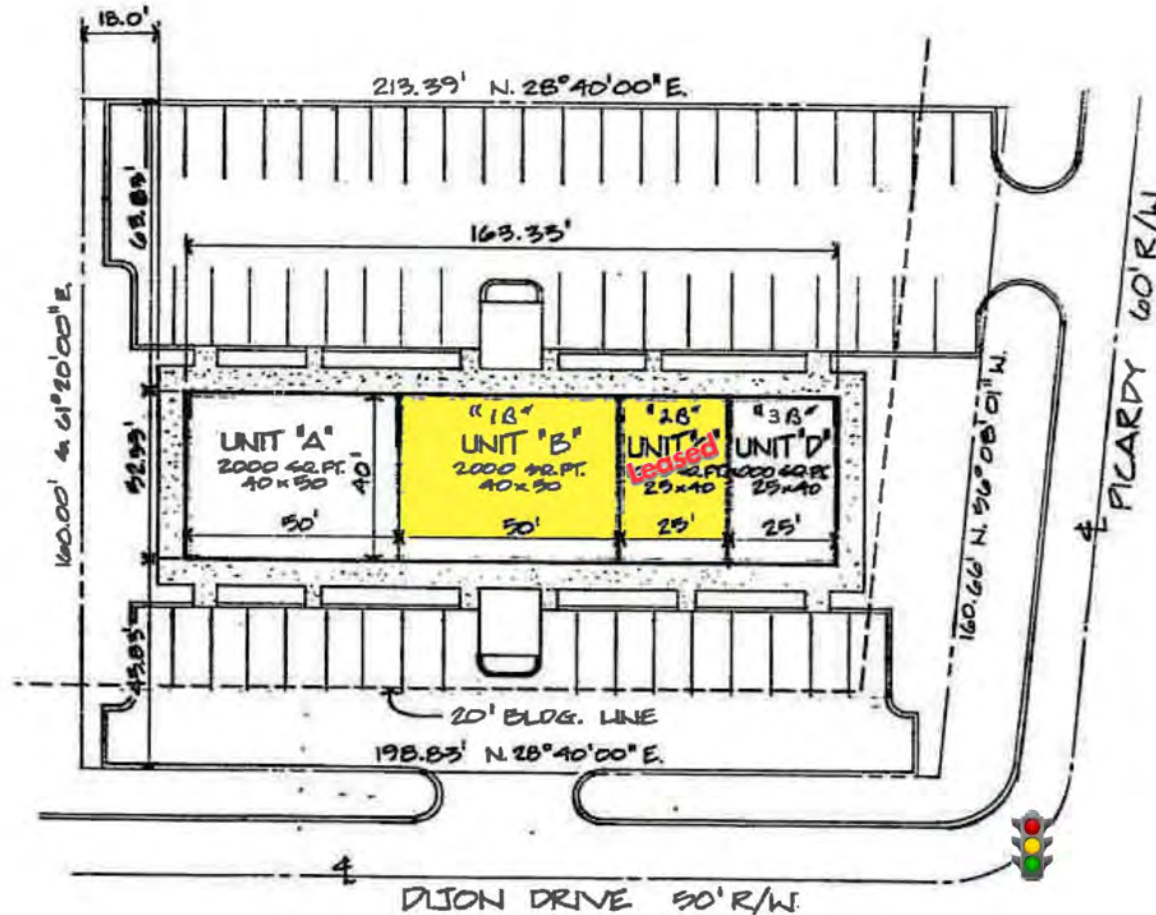
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SUITES B & C  
 7243 PICARDY AVE.  
 BATON ROUGE, LA 70808



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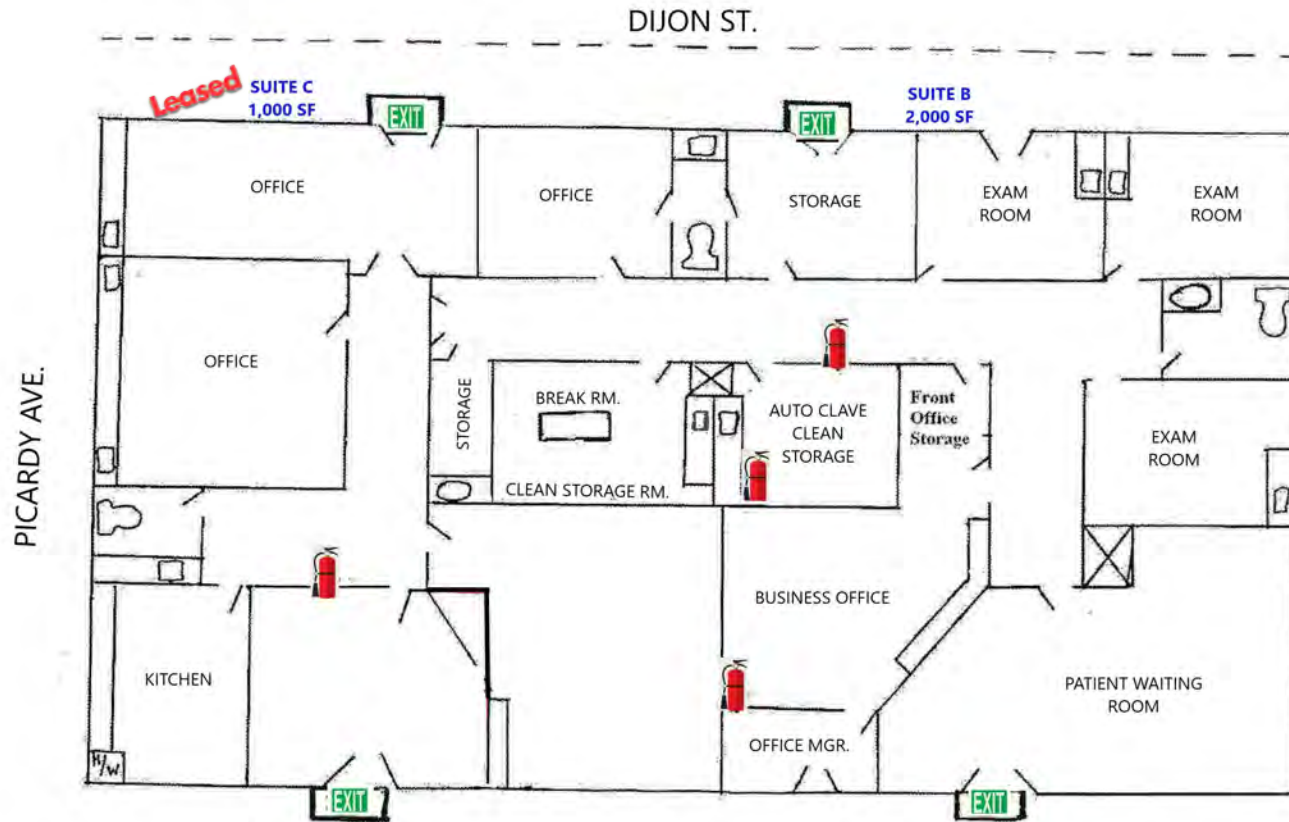


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FIRE EXTINGUISHERS   
FIRE EXITS

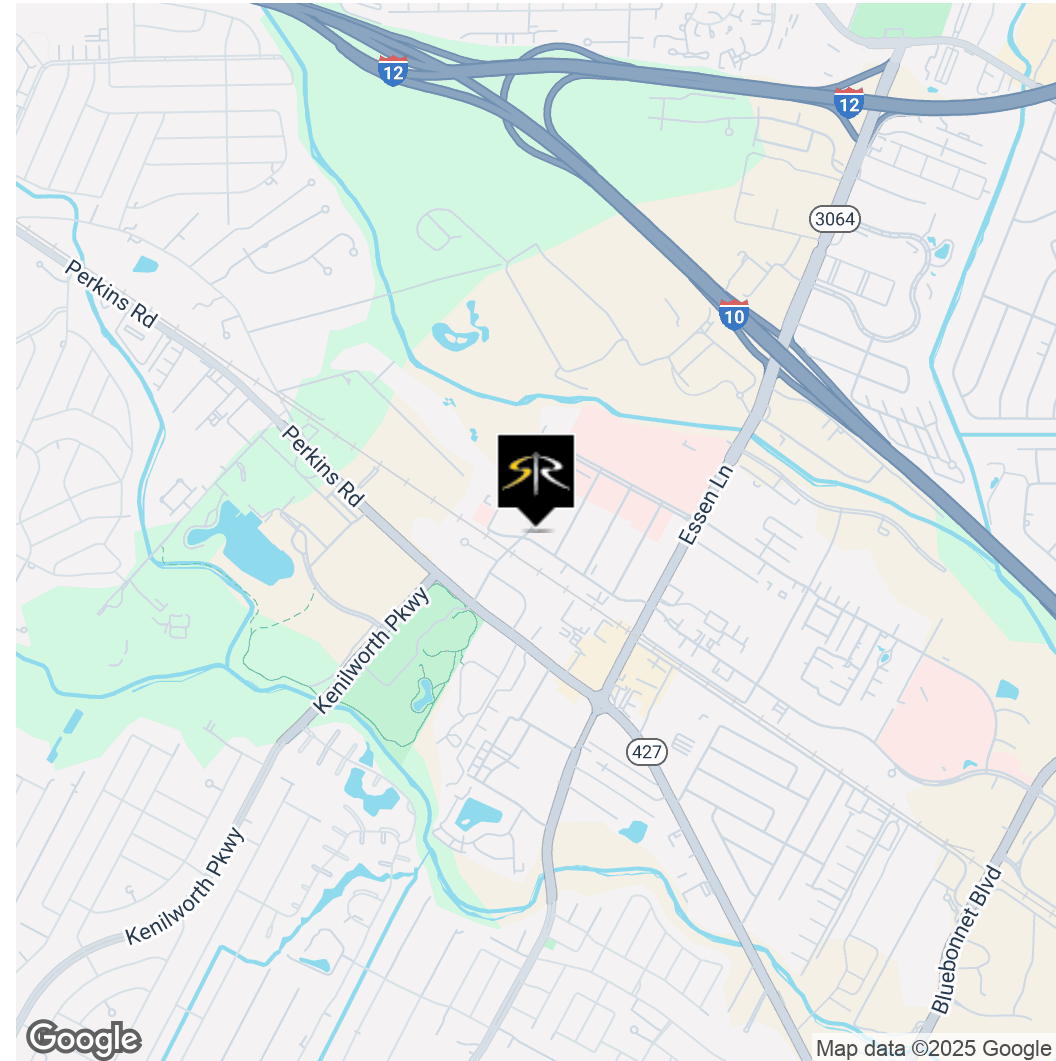
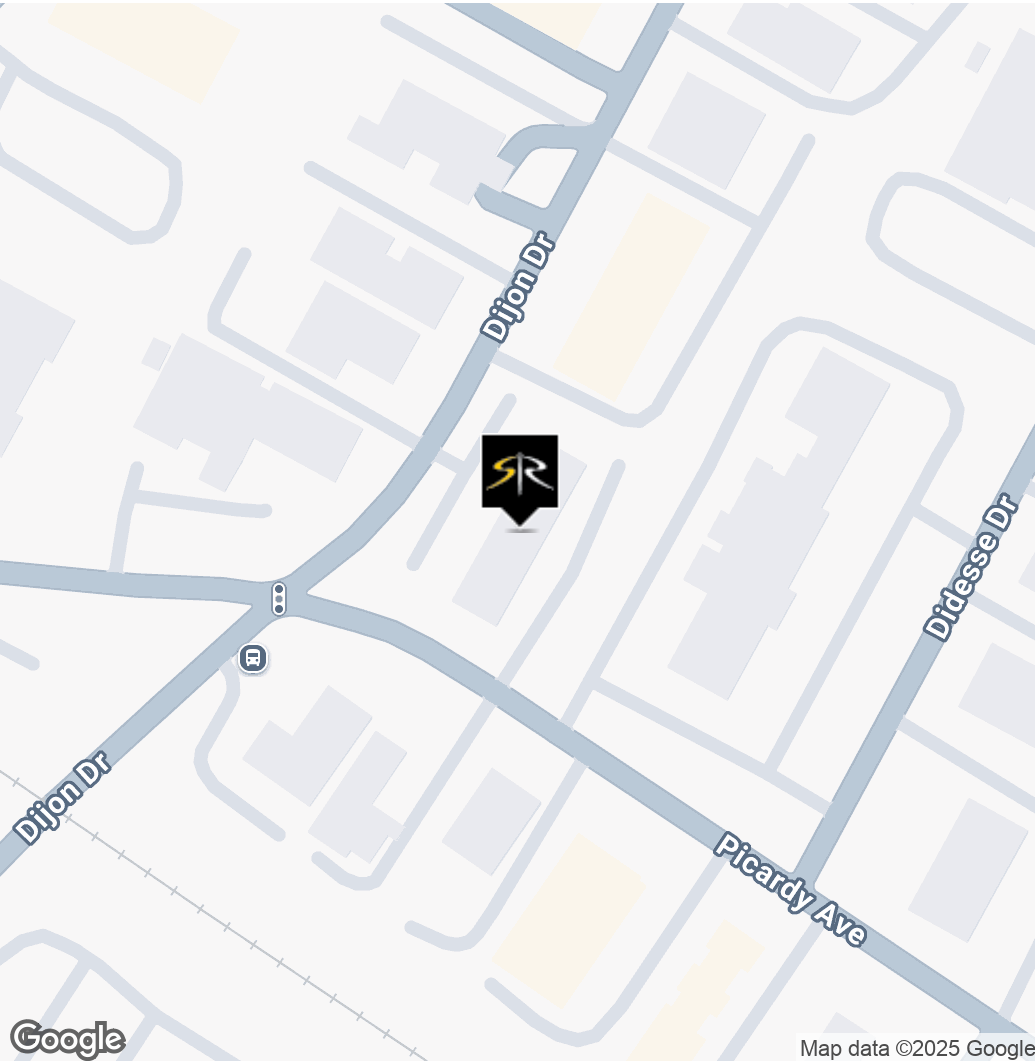
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FLOOR PLAN

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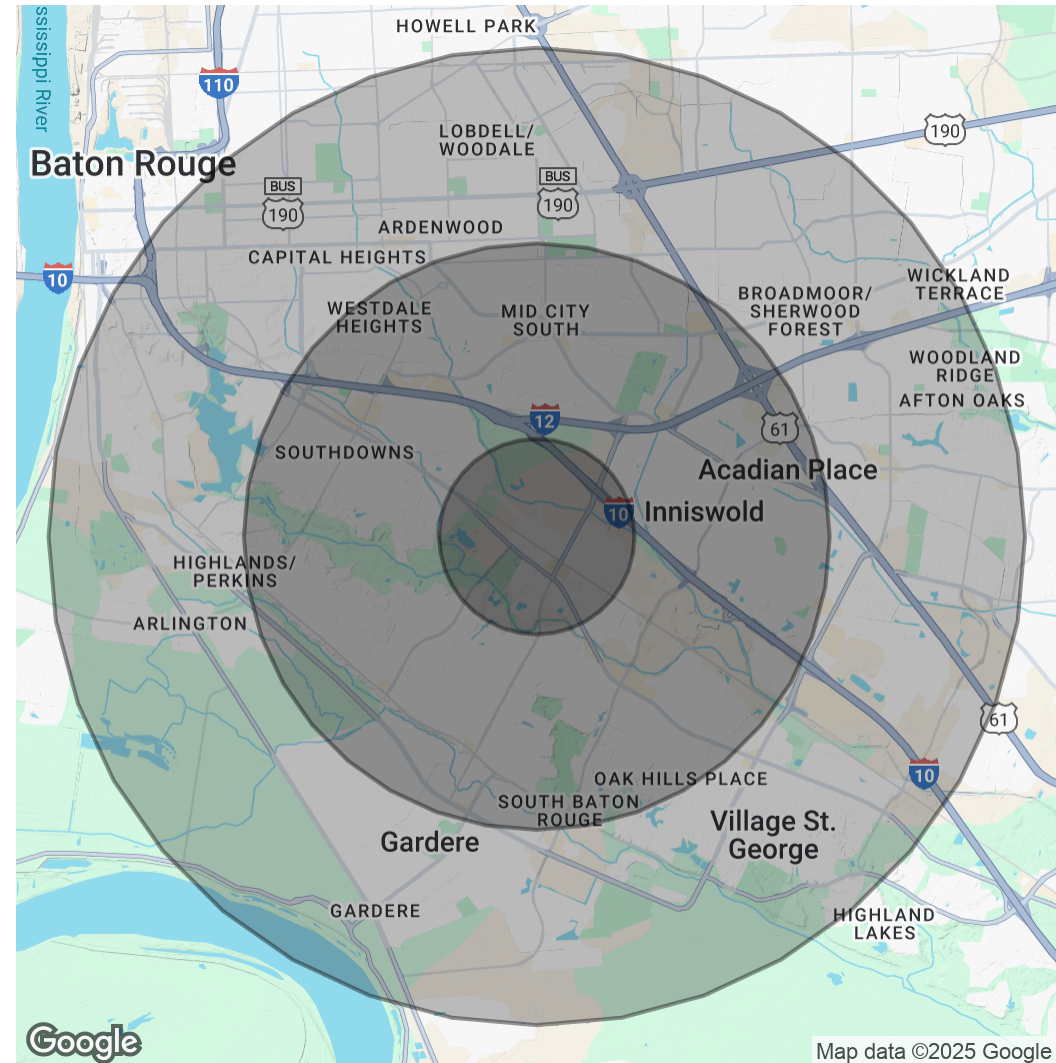
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,568	66,376	198,135
Average Age	42	42	38
Average Age (Male)	40	41	37
Average Age (Female)	43	43	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,839	30,786	85,278
# Of Persons Per HH	2	2.2	2.3
Average HH Income	\$108,076	\$113,152	\$89,179
Average House Value	\$427,335	\$445,423	\$354,312

*Demographics data derived from AlphaMap*



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