

Class A Office Space, Suite B For Lease

10620 Timberlake Drive Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

Class A office space located off of Bluebonnet Blvd on Timberlake Drive in between Highland and Perkins Road. This office building consists of two suites, with Suite B being available for lease. This space is ideal for professional uses, including medical, law firm, CPA, insurance agent, etc.

Property Highlights

- Suite B consists of a Lobby/Reception Room, Conference Room, Two (2) Private Offices, Large Open Work Area, and Kitchen/Lounge One (1) Bathroom

Offering Summary

Lease Rate:	\$19 SF/yr (MG)
Available SF:	1,565 SF
Building Size:	3,139 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,323	22,453	51,024
Total Population	7,745	54,629	121,205
Average HH Income	\$86,220	\$89,547	\$87,741

Cade Bogan

225.333.9807
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FLOOR PLAN



1 FLOOR PLAN

NTS

SUITE A - 1,574 S.F. BUILDING = 3,139 S.F.
 SUITE B - 1,565 S.F.

LE ARCHITECT LLC
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Timberlake Office Building #3

10620 TIMBERLAKE DRIVE
 Baton Rouge, LA 70810

LE ARCHITECT LLC
 7516 Ambassador Blvd, #144 Baton Rouge, LA 70810 (225) 300-0008

Notes

Date: OCTOBER 2025
 Drawn:
 JGD Number:
 Sheet:

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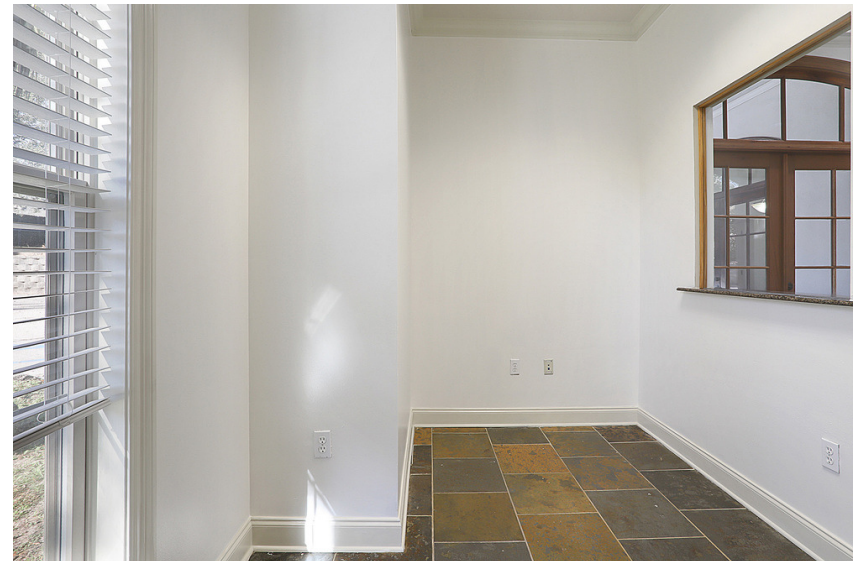
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SUITE B INTERIOR



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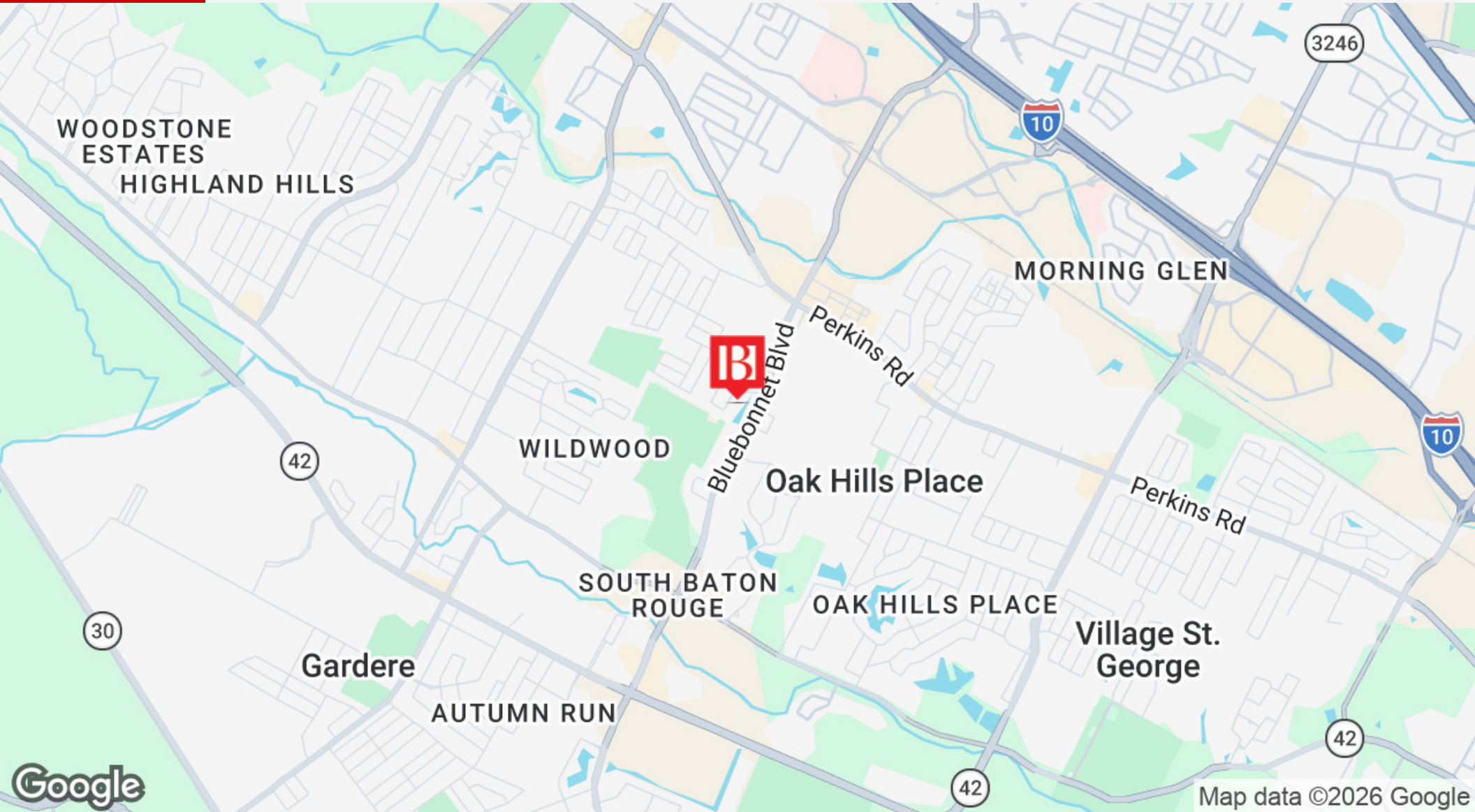
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LOCATION MAP



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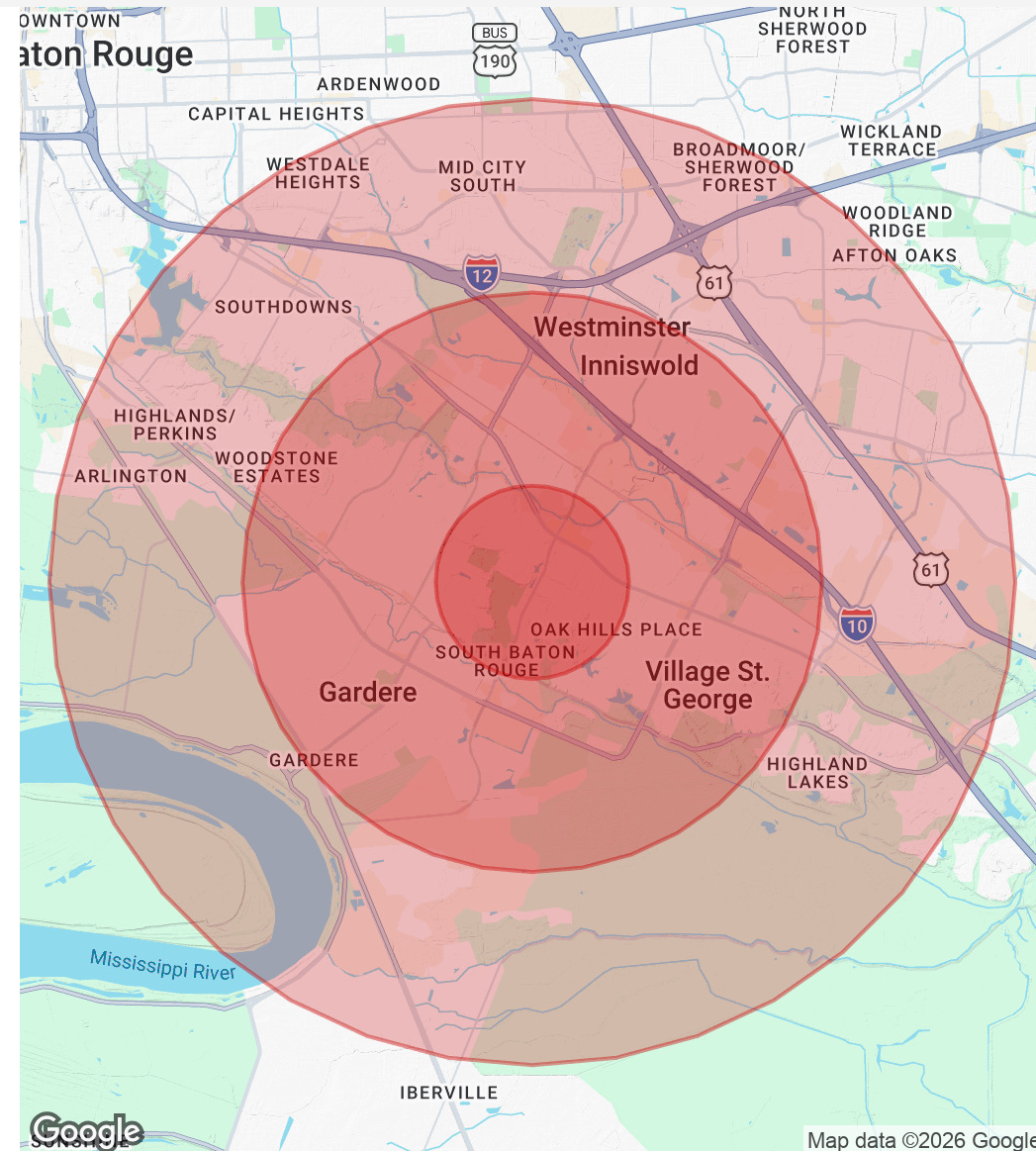
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,745	54,629	121,205
Average Age	38.8	36.4	36.1
Average Age (Male)	33.7	34.0	33.6
Average Age (Female)	43.8	38.8	38.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,323	22,453	51,024
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$86,220	\$89,547	\$87,741
Average House Value	\$198,190	\$285,768	\$317,802

2020 American Community Survey (ACS)



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