



Colliers



For Sale

Contact Us

Chris Abadie

Senior Vice President
+1 985 249 2474
chris.abadie@colliers.com

Eric Kulbacki

Principal | Atlanta
+1 716 548 1036
eric.kulbacki@colliers.com

650 Pydras St.
Suite 1400
New Orleans, LA 70130

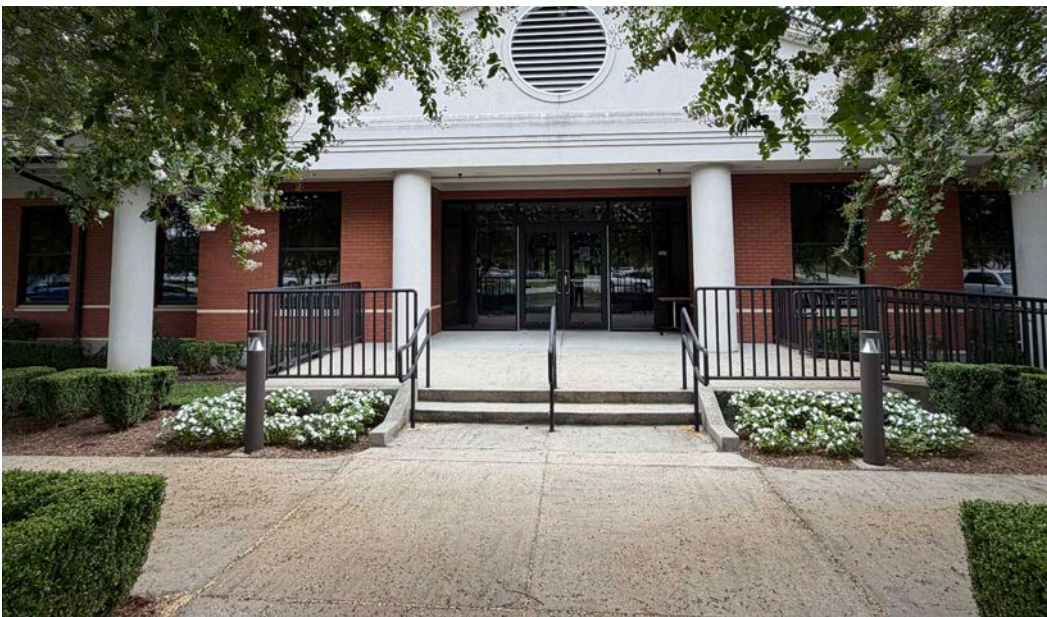


4757 O'neal Lane
Baton Rouge, LA 70817

Features

- 13,867 SF office space
- ±2.52 Acres
- Asking Price: \$1,650,000
- Zoning: MX-3 - mixed use
- Parking: 66 surface spaces, 4 accessible spaces
- Gated parking lot
- Year Built: 2007
- Well-maintained landscape
- Functional office layout - adaptable for diverse tenant needs
- Direct access to I-12 from O'neal Ln

Accelerating success.



Highlights

- Speed to market vs New Construction
- Well Maintained
- Functional Layout that could be adapted for multi-tenant use
- New Chiller System (2025)
- Fenced lot for additional potential parking expansion
- Value vs New Construction

Property Overview

4757 O'Neal Lane offers a great opportunity to acquire a well-maintained, 13,867-square-foot office building in one of Baton Rouge's most stable commercial and residential corridors. Situated on ± 2.52 acres with ample parking and direct access to I-12 via O'Neal Lane, the property benefits from strong connectivity to surrounding neighborhoods and local demand drivers.

This offering provides flexibility for an owner-user or investor seeking to occupy, lease, or reposition the space. The building features a functional, adaptable layout, modern mechanical systems (including a newly updated HVAC system), and could support a variety of office or service-oriented uses, including potential medical conversion.

Priced at a competitive rate relative to replacement cost and recent market comparables, the property represents an attractive value in a suburban office market.

Floor Plan

Building Details

- 13,867 SF office space
- ~21 offices
- ~4 conference rooms
- Break area
- 3 restrooms
- 4 reception desks/spaces
- 2 lobby areas
- Large mail/work room

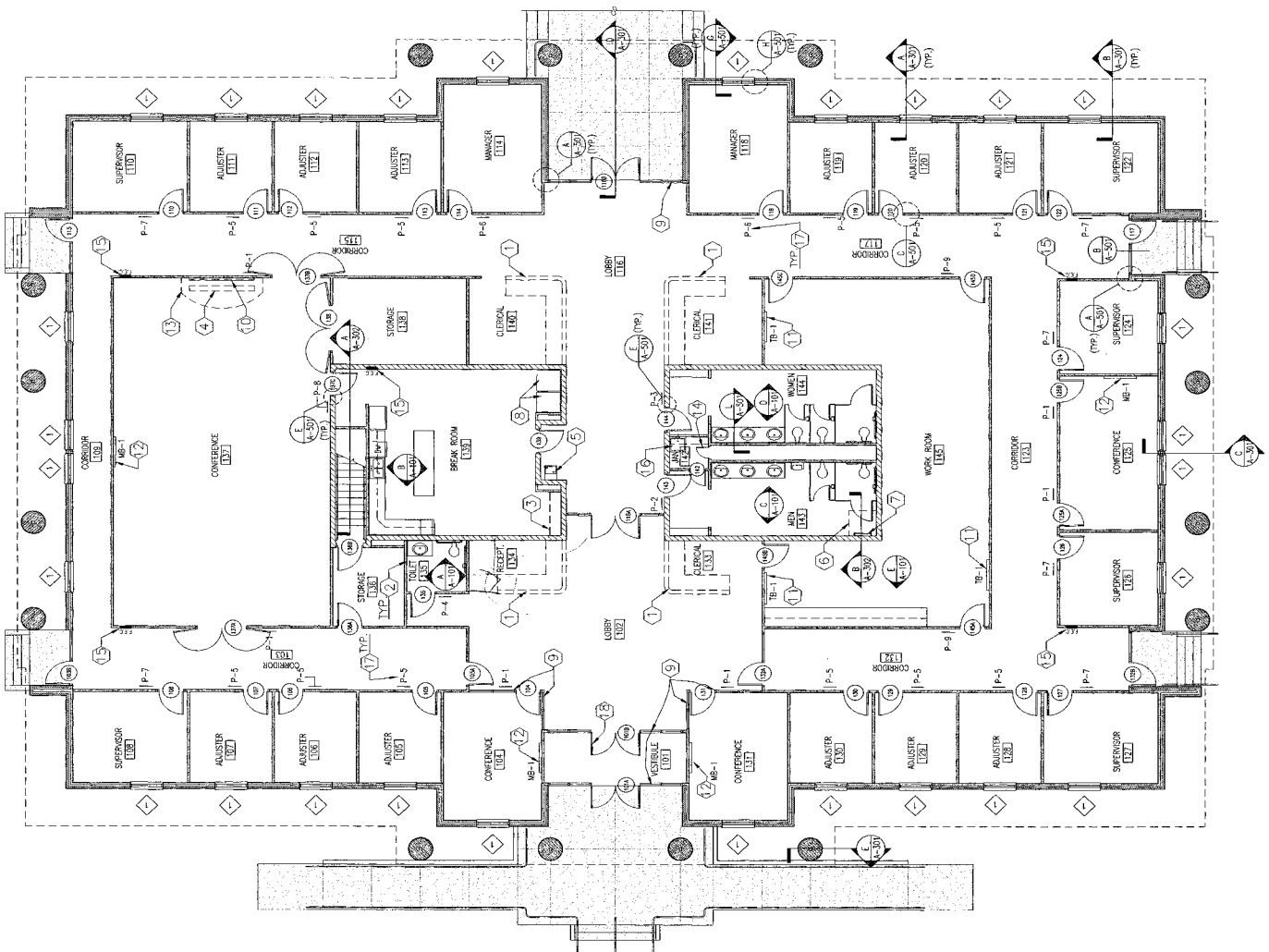


Photo Gallery





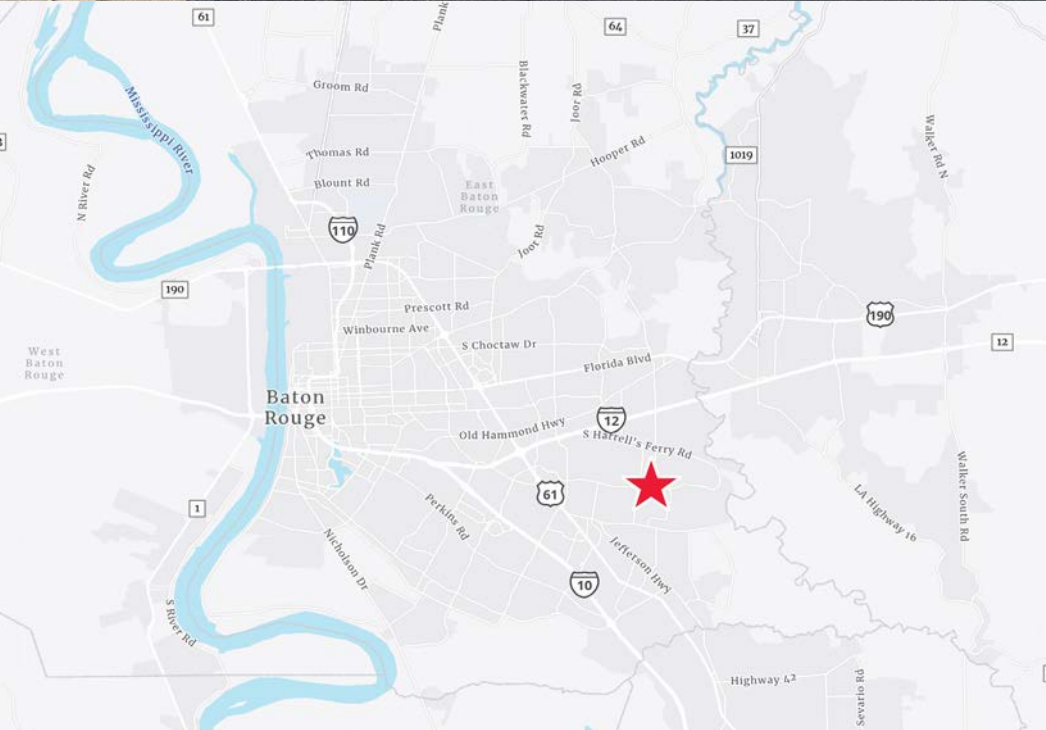
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