



# \$95 PSF IN TENANT IMPROVEMENT ALLOWANCE – CLASS A

6411 PERKINS RD BATON ROUGE, LA 70808



## OFFERED: FOR LEASE

# LEASE RATE: \$28.00 SF/YR (\$10,143/MO)

## ±4,347 SF - MODIFIED GROSS LEASE

- Class A Office Space
- Shell Condition, Ready for Tenant's Custom Buildout
- 2,000+ SF Terrace on Second Floor + Well appointed shared conference room

### CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- With its unique profile and impressive design both inside and out, 6411 Perkins is among the most memorable and distinctive office developments in Baton Rouge. The two-story, Class A structure has been designed and constructed to provide a premium experience not only for customers and clients, but also for tenants and employees.
- Beautifully landscaped grounds compliment the modern contour of the building's exterior as you arrive. Glass, stone, and wood embellishments comprise the structure's façade and the entryway welcomes guests with an impressive, modern display of glass and natural light. The prominent second floor overhang with floor-to-ceiling windows gives the building a commanding presence and provides tenants of Suite 201 an excellent view of Perkins Rd.
- The first floor is currently occupied by Sanova Dermatology with 4,347 SF of space available on the second floor. The second-floor space is accessed via elevator from the lobby or two additional stairwells.
- The available suite is in shell condition and ready for tenant buildout. Buildout can be suited to tenant needs. A well appointed conference room is also available for use by second floor tenants.
- The second floor also features a 2,000+ square foot terrace on the second floor that is perfect for workday breaks, entertaining clients, or special events.

## LOCATION SUMMARY

- 6411 Perkins sits across from Pennington Biomedical Research Center and between Essen Lane and College Drive. Conveniently, there are two access points to the property—one from Perkins Road and another from Moss Side Lane.
- Baton Rouge's prominent Medical District is ±1 mile to the south along the Essen Lane corridor. Rouzan, a master planned community, is ±0.75 miles to the north on Perkins Road. Also just north of the subject are strong retail corridors along Perkins Road and College Drive.

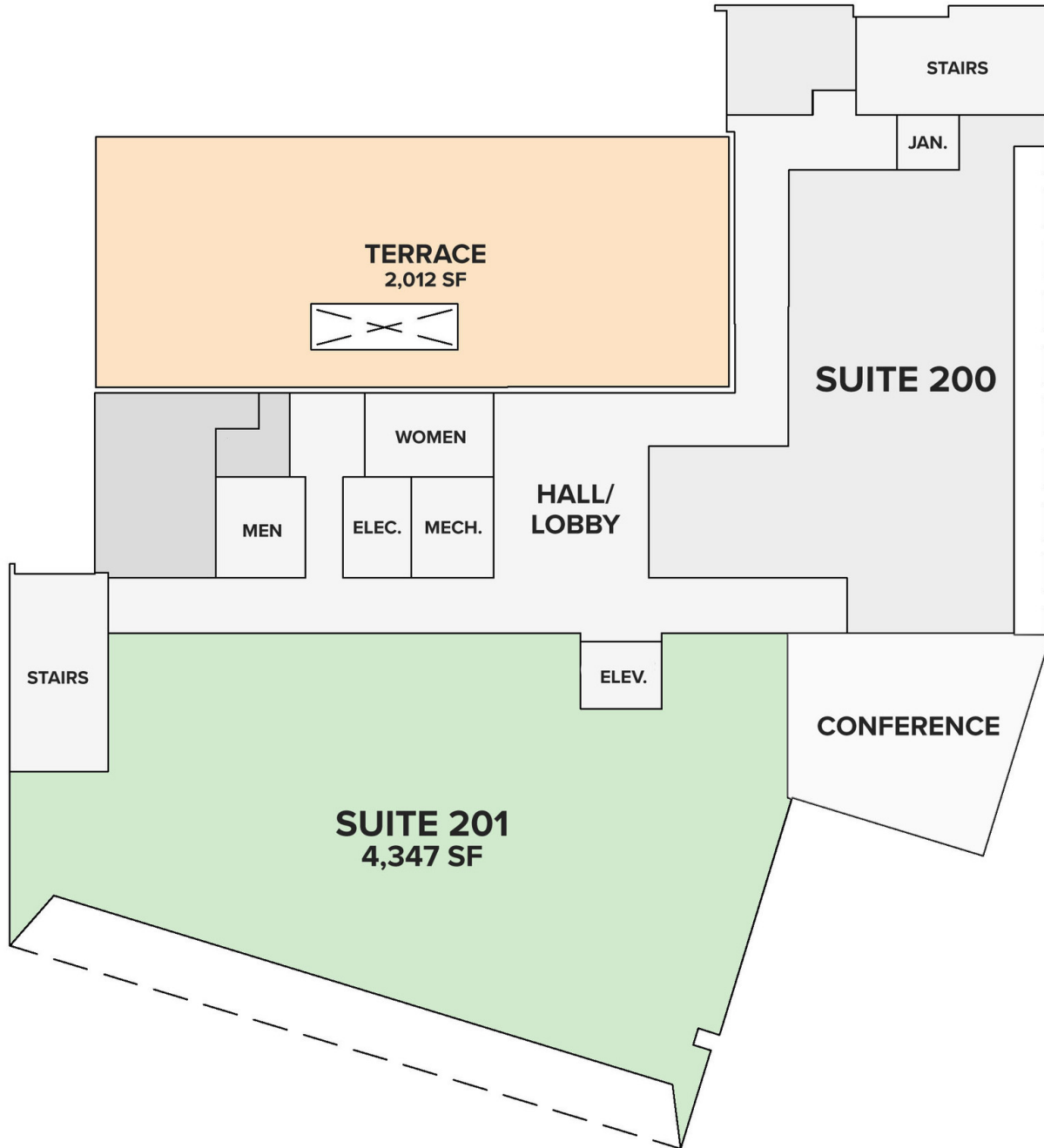
## LEASE SUMMARY

- **Available Space:** 4,347 SF
- **Lease Rate:** \$28.00 SF/yr (\$10,143/mo); Modified Gross (Tenant responsible for pro rata utilities and interior janitorial)
- Landlord offering \$95 PSF in tenant improvement allowance for qualified tenants and lease term.

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# FLOORPLAN - SECOND FLOOR



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# ENTRYWAY + LOBBY



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# SUITE 201



Floor-to-Ceiling Windows with Impressive View of Perkins Rd



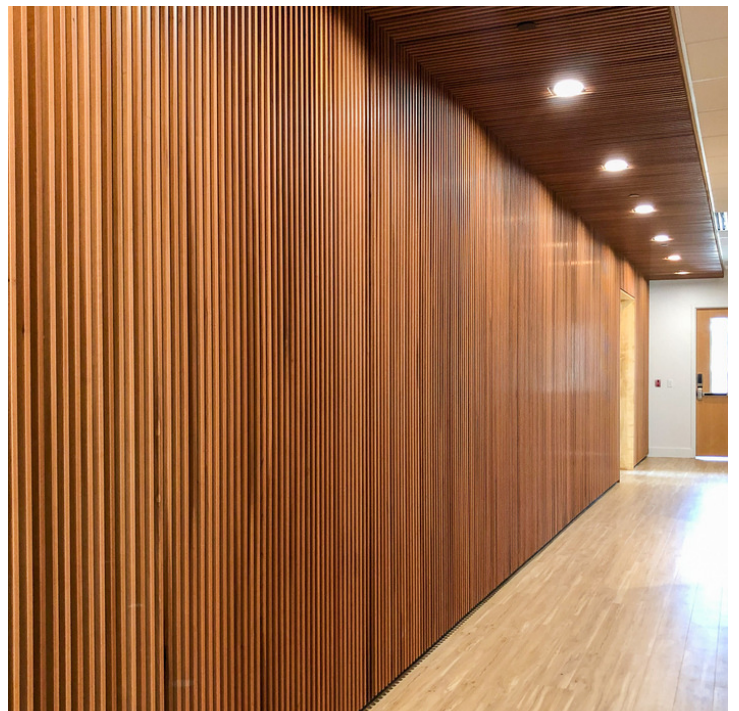
Suite 201 Windows Overlooking Perkins Rd



Ready for Tenant Buildout



Suite 201 - Ready for Tenant Buildout



Common Area Hallways - Modern, Premium Design

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# ACCESS POINTS + PENNINGTON



Access points from Perkins Road and Moss Side Lane



Across from Pennington Biomedical Research Center (222-acre campus, 500+ employees, \$59mm operating budget)

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# EXTERIOR PHOTOS



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# CONFERENCE ROOM



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# TERRACE



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# BR HEALTH DISTRICT

**BATON ROUGE HEALTH DISTRICT**

The Health District core is located in South Baton Rouge to the south of Interstate 10 and centered around three large healthcare anchors: Baton Rouge General, Our Lady of the Lake, and Pennington Biomedical Research Center.

**CORE DISTRICT**

(from west to east):

- A. Pennington Biomedical Research Center (PBRC)
- B. Baton Rouge Clinic
- C. LSU Medical Education and Innovation Center
- D. Our Lady of the Lake (OLOL) College
- E. Our Lady of the Lake Regional Medical Center (OLOL RMC)
- F. Mary Bird Perkins Cancer Center
- G. OLOL Children's Hospital (planned)
- H. Baton Rouge General Regional Medical Center, Bluebonnet Campus
- I. Ochsner Medical Center - Summa/Bluebonnet
- J. BlueCross BlueShield of Louisiana

Additionally, several significant Baton Rouge healthcare institutions are participating in collaborative programs for the Health District:

- K. Baton Rouge General, Mid City
- L. Woman's Hospital
- M. Ochsner Medical Center — Baton Rouge
- N. LSU Health Baton Rouge — North Clinic

**CORE DISTRICT, EXISTING CONDITIONS**



6411 Perkins (Subject Property) marked with red location pin.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	6411 Perkins Rd
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge
Market	Baton Rouge
Cross-Streets	Perkins Rd / Quail Drive
Location Description	Located along Perkins Road across from Pennington Biomedical Center
Township	7S
Range	1E
Side Of The Street	East
Road Type	Highway
Market Type	Large
Nearest Highway	Fronting LA-427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Office
Zoning	LC2
Lot Size	1.19 Acres
APN #	529737
Traffic Count	33,599
Traffic Count Street	Perkins Road

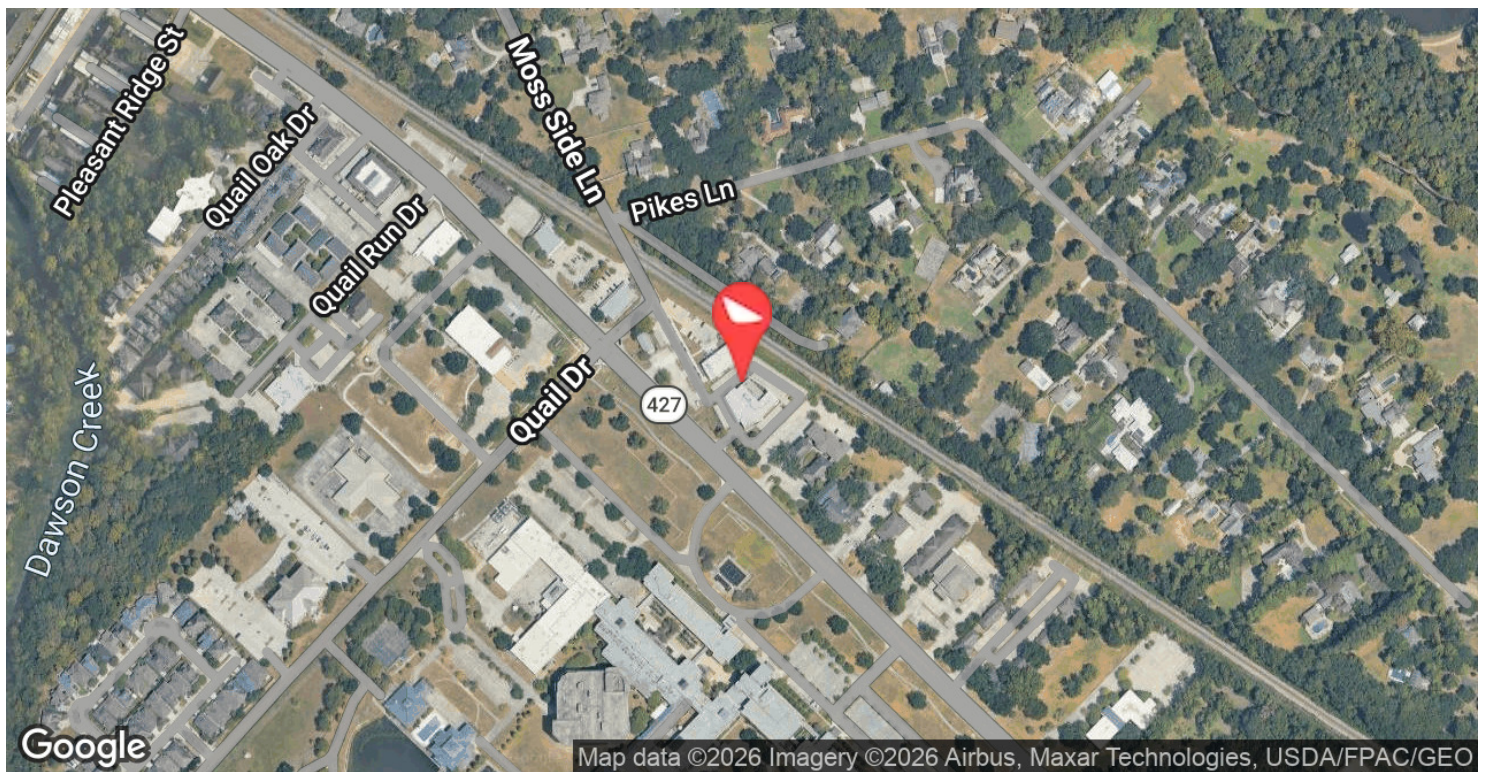
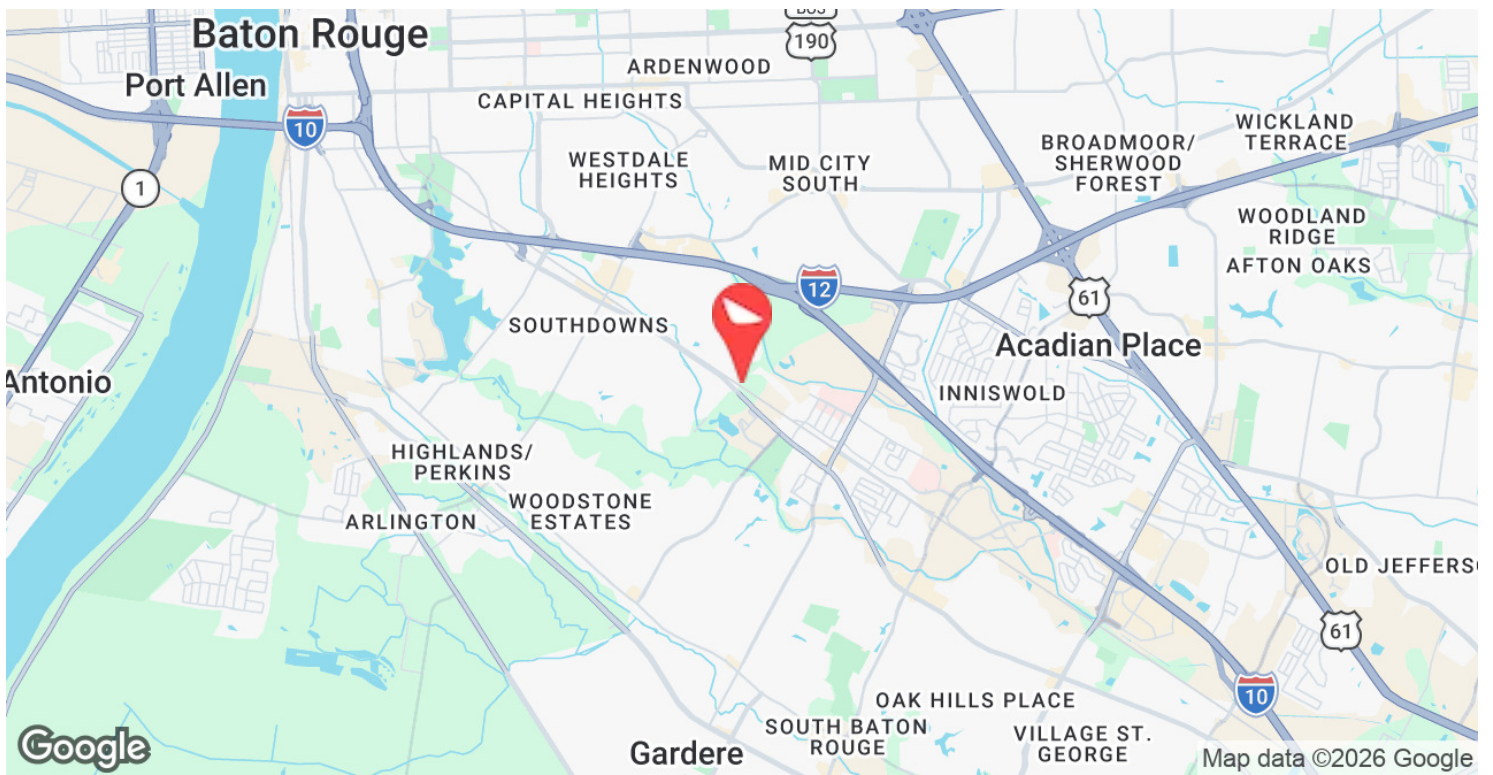
## BUILDING INFORMATION

Building Size	18,909 SF
Building Class	A
Tenancy	Multiple
Year Built	2017

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# LOCATION MAPS



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# BROKER BIOS



## FABIAN EDWARDS, JD/DCL

SENIOR VICE PRESIDENT - OFFICE  
SALES & LEASING

fedwards@elifinrealty.com

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**Cell:** 985.974.8301

## PROFESSIONAL BACKGROUND

Fabian Edwards is a Louisiana native and graduate of Southeastern Louisiana University. After graduating from SELU, he earned his Juris Doctor and Diploma of Comparative Law from the LSU Paul M. Hebert Law Center. Prior to his brokerage career, Fabian worked as a litigation attorney at Keogh Cox, where he handled a wide array of disputes with particular emphasis on property lawsuits.

Fabian understands that open communication and responsiveness are imperative to ensuring client expectations are recognized and exceeded. As a member of the Elifin team, Fabian uses his prior litigation experience, strong attention to detail, and unrelenting work ethic to zealously represent his clients.

## EDUCATION

J.D./D.C.L. - LSU Paul M. Hebert Law Center

B.A. - Southeastern Louisiana University

## MEMBERSHIPS

#1 Office Broker for the State of Louisiana in 2023 Based on Number of Sales

#1 Office Broker for the State of Louisiana in 2023 Based on Total Number of Transactions

SIOR Member Associate

Baton Rouge TRENDS in Real Estate Conference, Office Committee - Member (2024)

Greater Baton Rouge Association of Realtors - Member (2022 - Present)

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) Member (2022 - Present)

Baton Rouge Rotary Club - Member (2023 - Present)

Suiting 101 (Local Nonprofit Mentorship Program for Underprivileged Youth) - Board Member (2023 - Present)

Capital Area Animal Welfare Society (CAAWS) - Foster Coordinator (2023 - Present)

Forum 225, Young Professionals - Member (2023 - Present)

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