



# NEW PRICE: SUBLEASE SPACE IN HEALTH DISTRICT

7434 PICARDY AVE BATON ROUGE, LA 70808



## LEASE RATE: \$13.00 SF/YR (\$3,142 - \$6,210)

### 2,900 - 5,800 SF | 25 PARKING SPACES

- Located in the BR Health District off Essen Lane
- Second level with additional offices & storage
- Features a mix of offices, conference rooms, lobby/reception, restrooms, kitchenette/break area

**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

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- This two-story office building is located just off Essen Lane / Perkins Rd in the Medical District near OLOL Hospital.
- The building features ±5,800 SF of available space, ±25 parking spaces, and monument signage opportunities.
- Tenants may sublease the entire building (±5,800 SF) or the first floor (±2,900 SF).
- The building layout is ideal for many uses including medical, office, or professional services with a mix of offices, conference rooms, lobby/reception, restrooms, kitchenette/break area.

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# INTERIOR PHOTOS



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# INTERIOR PHOTOS - 1ST FLOOR



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# INTERIOR PHOTOS - 2ND FLOOR



**CONTACT:**

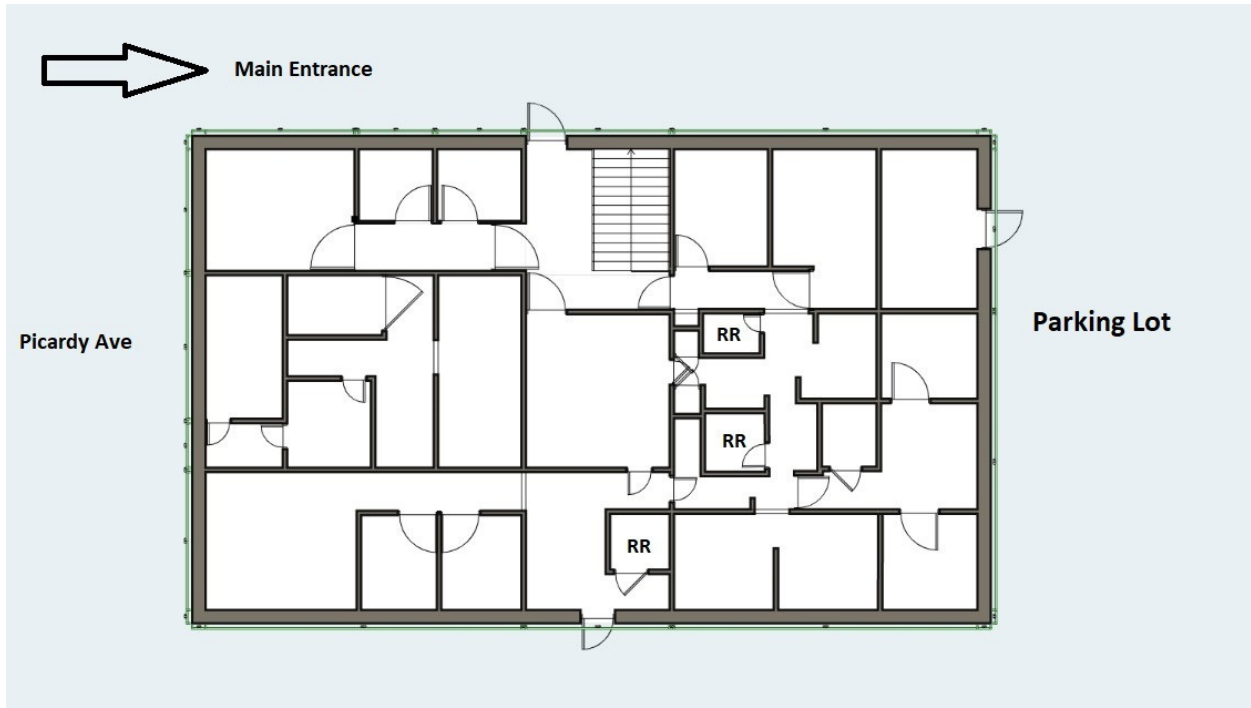
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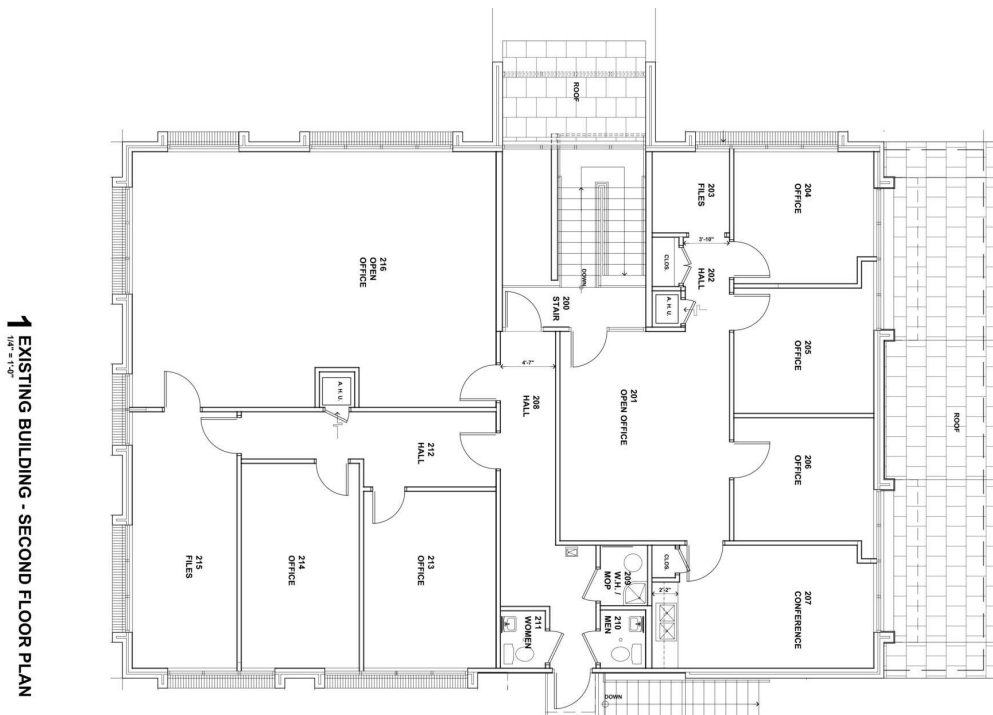
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# FLOORPLAN



1st Floor



2nd Floor

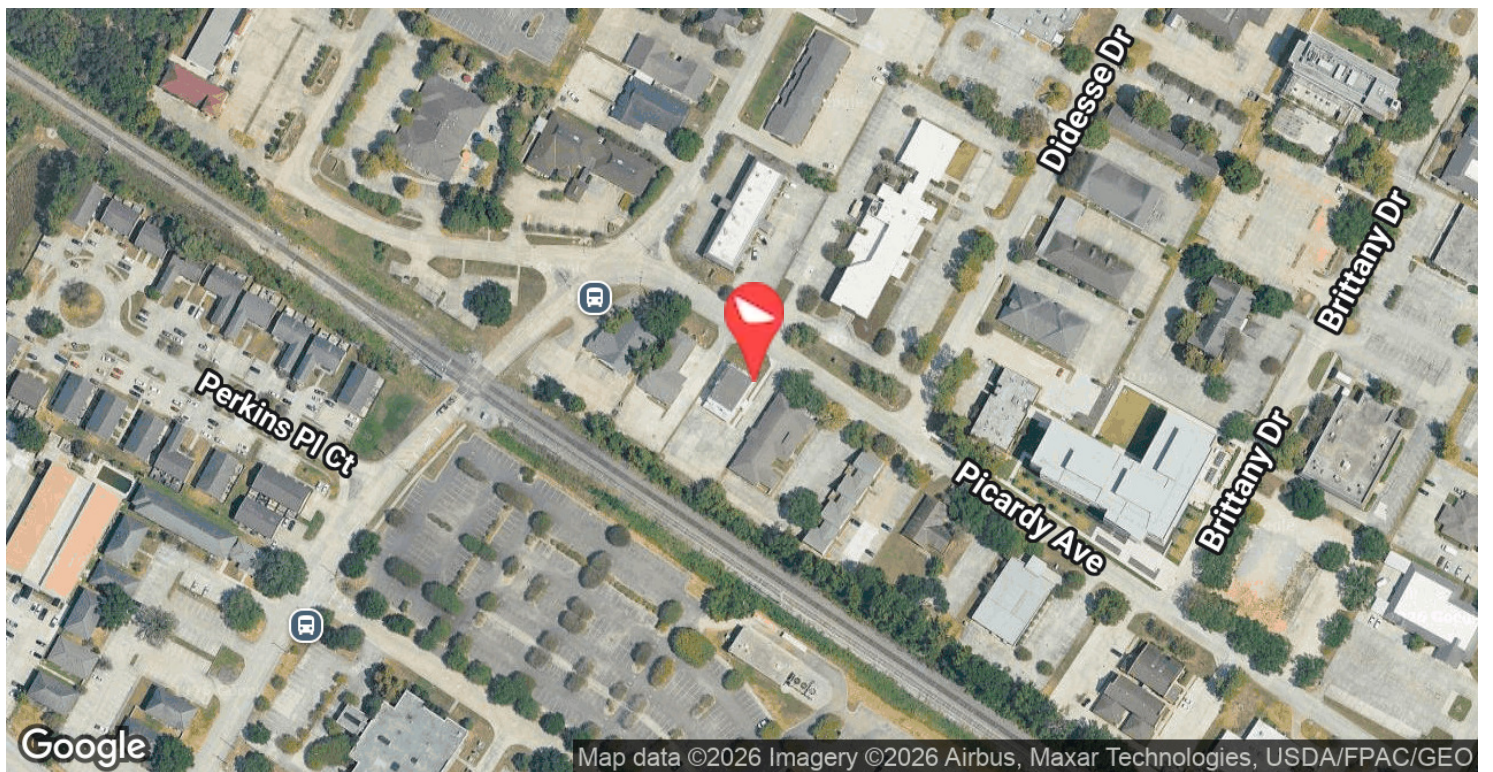
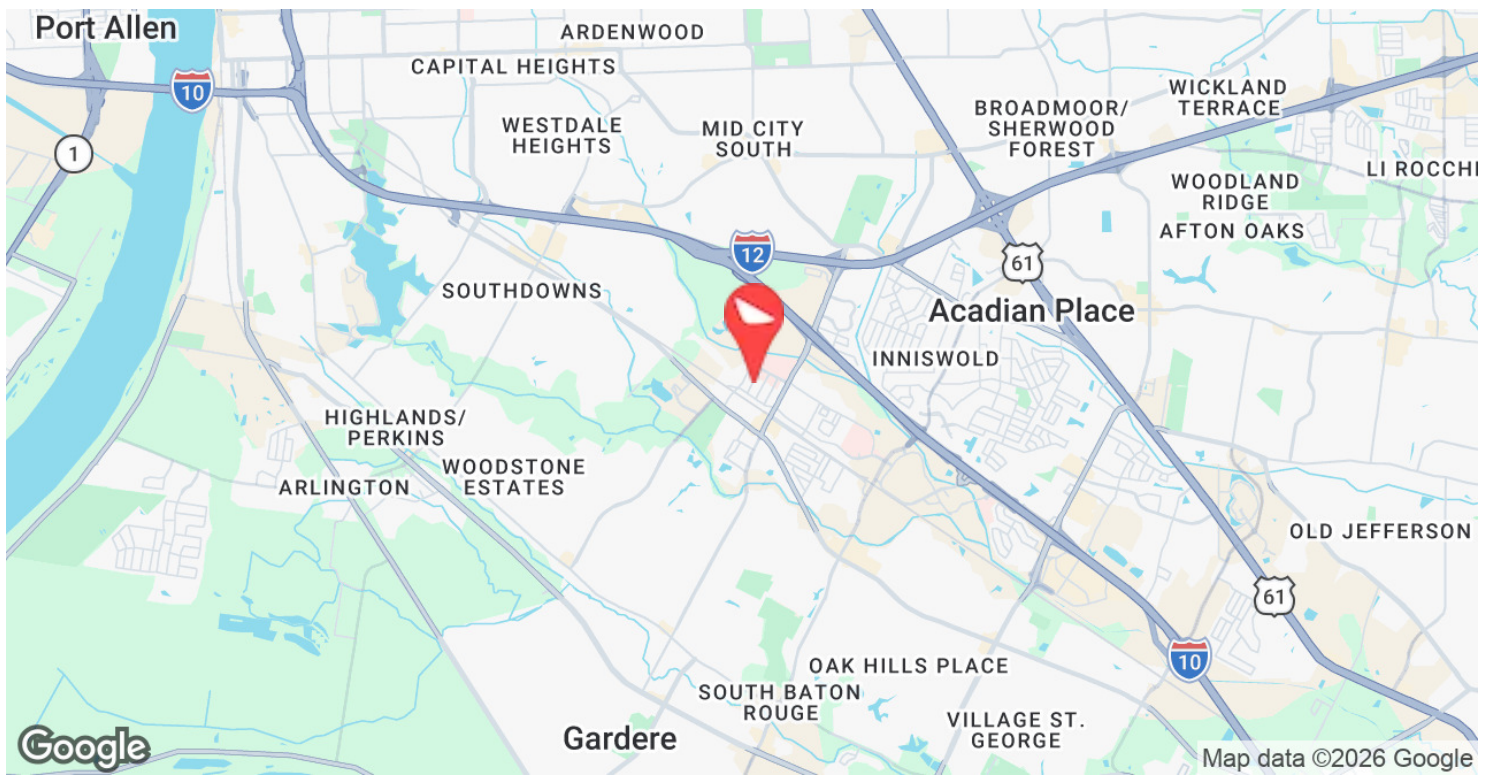
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# LOCATION MAP



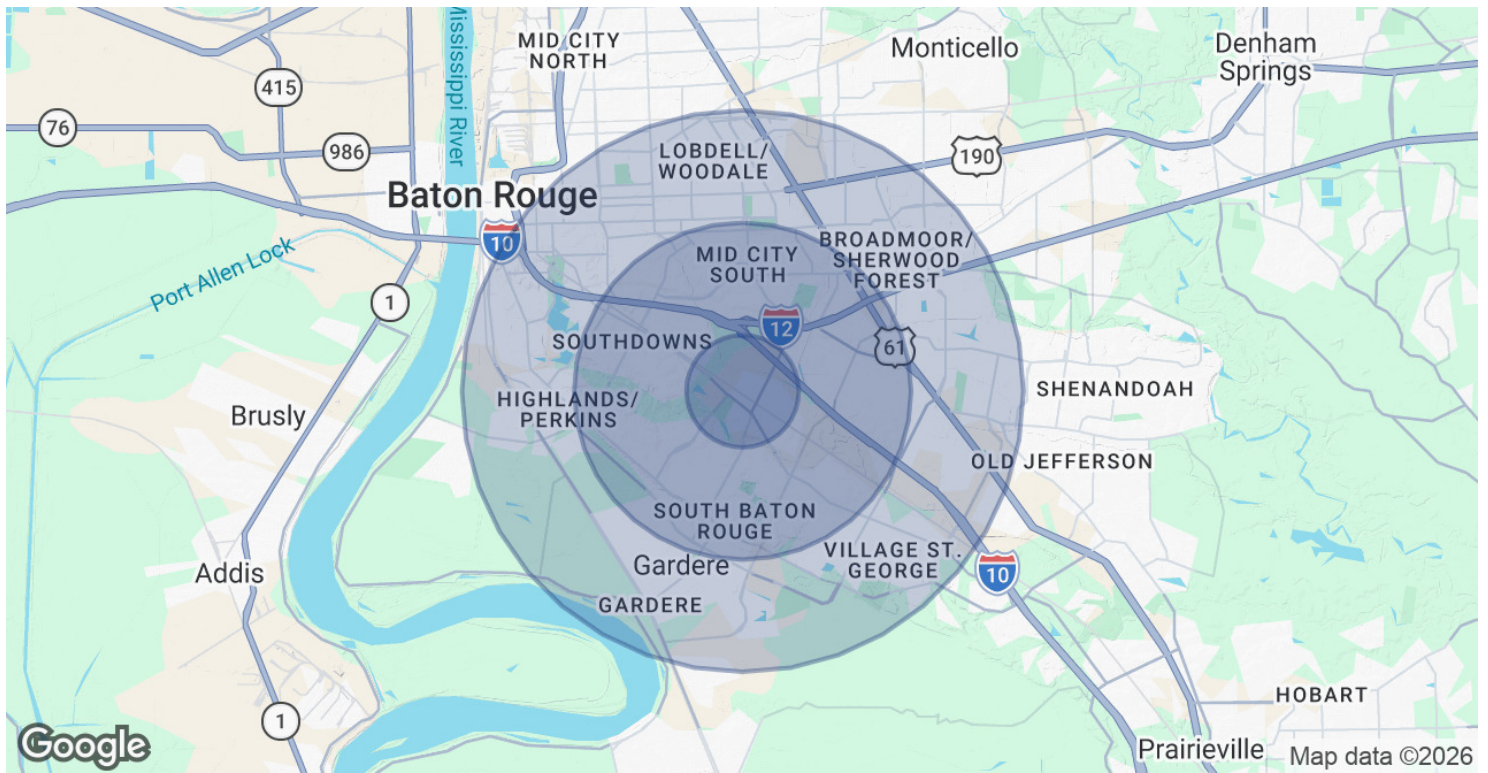
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,077	60,635	180,381
Average Age	36.8	38.3	34.6
Average Age (Male)	32.7	34.8	32.6
Average Age (Female)	40.1	41.5	36.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,760	26,792	74,360
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$93,879	\$89,067	\$75,088
Average House Value	\$340,960	\$311,355	\$276,436

\* Demographic data derived from 2020 ACS - US Census

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