



PROPERTY DESCRIPTION

Office lease opportunity in Hide Park located on Bluebonnet Blvd. in the heart of Baton Rouge's garden office corridor. This office park consists of a variety of professional and medical office users. This is now a rare opportunity to have a build-to-suit lease option in this highly coveted corridor.

The garden offices include Class A interior finishes with ten (10') foot ceilings, and ample parking.

PROPERTY HIGHLIGHTS

- Centrally located | Surrounded by retail, restaurants, single-family residential
- Access to Bluebonnet Blvd., I-10 / I-12, Airline Hwy., Siegen Ln., and Essen Ln.
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$4.00 PSF NNN's

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
NNNs:	\$4 SF/yr
Available SF:	1,500 SF
Building Size:	3,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,430	30,066	75,982
Total Population	7,416	67,579	181,000
Average HH Income	\$74,142	\$77,516	\$76,568

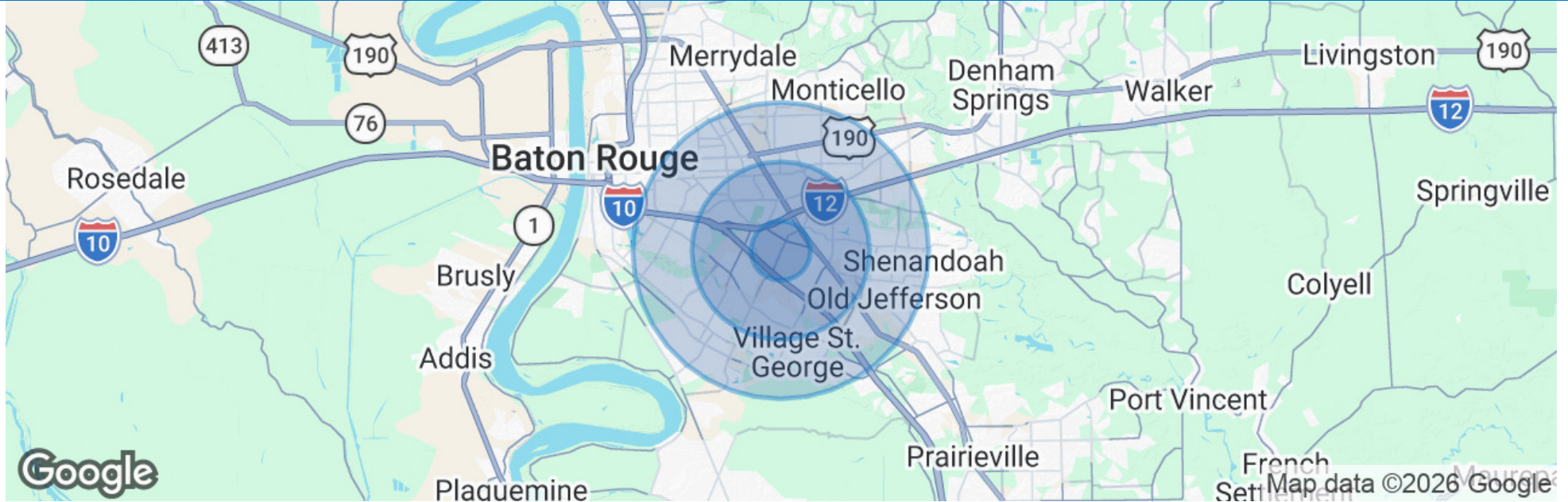


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 2-A	Available	1,500 SF	NNN	\$22.00 SF/yr



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,416	67,579	181,000
Average Age	37.5	37.8	36.3
Average Age (Male)	34.0	34.5	34.0
Average Age (Female)	39.7	40.2	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,430	30,066	75,982
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$74,142	\$77,516	\$76,568
Average House Value	\$225,326	\$258,820	\$256,527

2020 American Community Survey (ACS)