

OFFICE BUILDING CONSISTING OF TWO BUILDINGS ON BLUEBONNET BLVD.

4545 BLUEBONNET BLVD., BATON ROUGE, LA 70809

12,000 SF



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	12,000 SF
Lot Size:	1.23 Acres
Price / SF:	\$185/SF
Zoning:	C-2

PROPERTY OVERVIEW

- Office Consisting of 2 Buildings for sale on 1.23 acre lot:
- Connected by a nice courtyard / breezeway
 - Currently being used as a medical office
 - 216' Frontage / 478' Depth
 - Ample Parking; 60 Parking Spaces
 - Located In highly desirable Bluebonnet corridor between I-10 & Jefferson Hwy.
 - Flood zone "X"
 - Current tenants open to signing new lease!

PROPERTY HIGHLIGHTS

BUILDING A - 6,000 SF

- 6,000 SF Downstairs
- 12 Exam Rooms
- 7 Offices
- 2 Nurses Stations
- Business Office
- X-ray Room
- Conference Room
- Reception and Lobby
- 6 Restrooms
- Lounge
- & 1,000 SF Upstairs Finished Space, Can be used as Bus.Ofc.

BUILDING B - 6,000 SF

- 16 Exam Rooms
- 3 Offices
- 1 Nurses Station
- Business Office
- 1 Reception Area
- Lobby
- 4 Restrooms
- Large Physical Therapy/Exercise Area
- Current tenants open to signing new lease!

MIKE STINSON, CCIM

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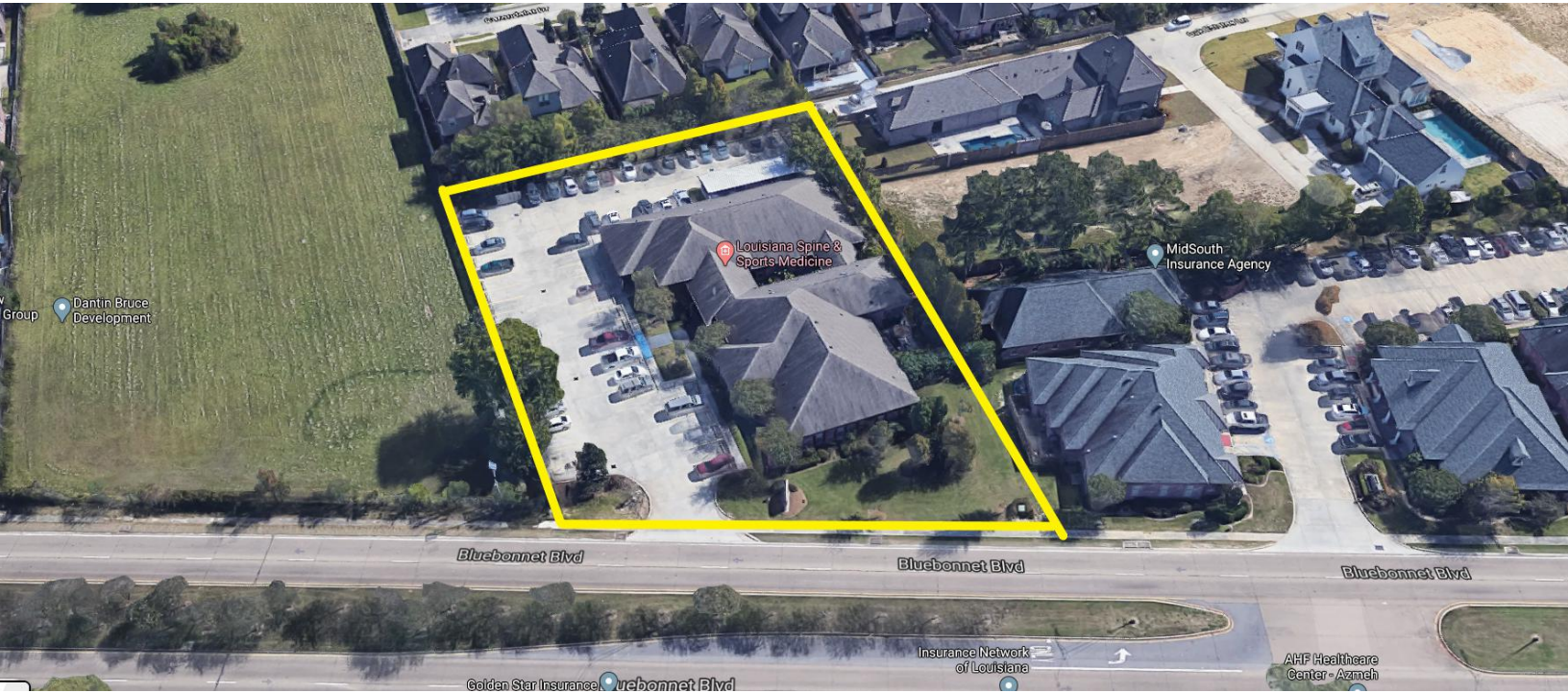
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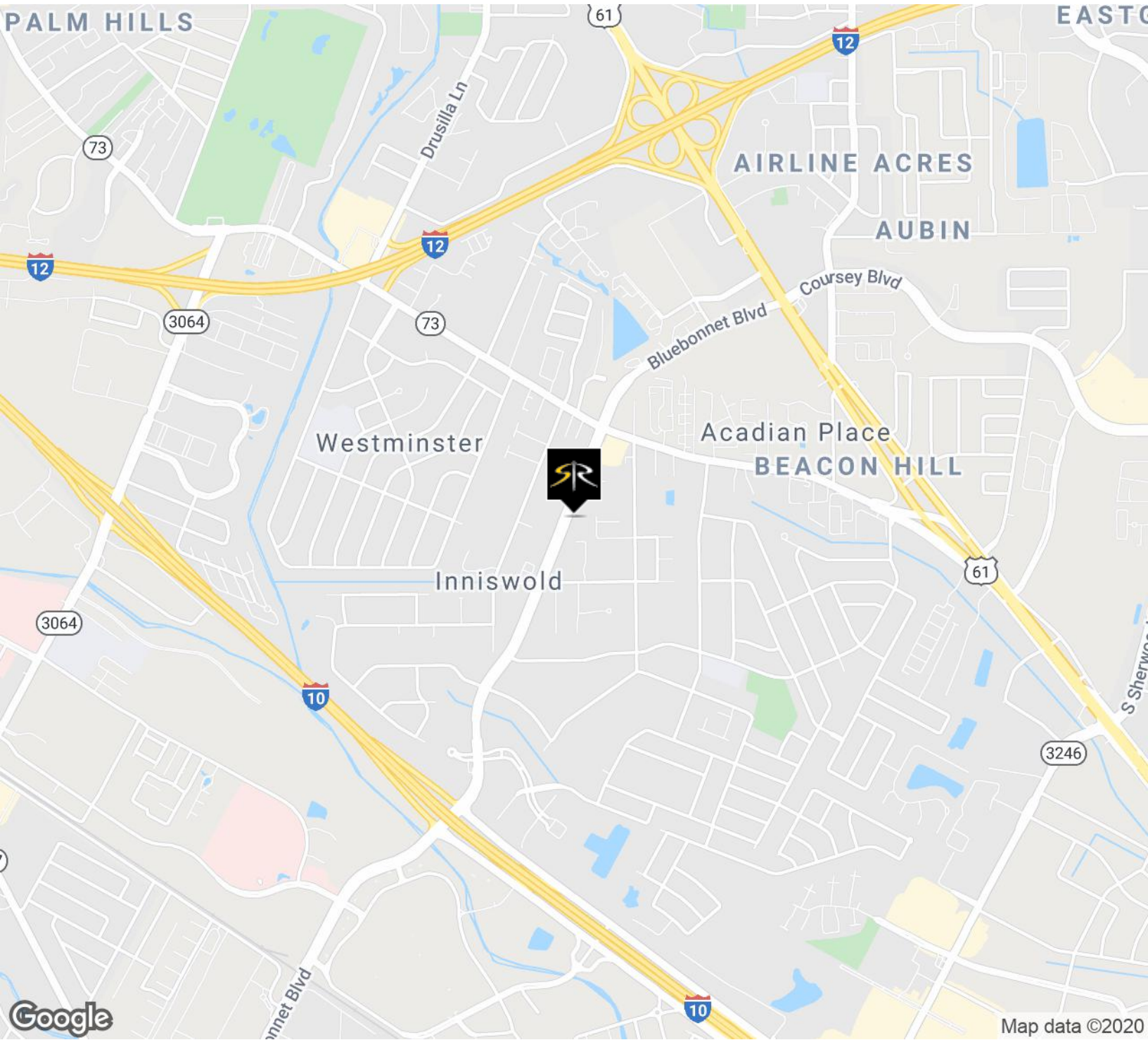
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TENANTS

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**Current Tenants Are Open To Signing New Lease*



Building A - First Floor

Building B

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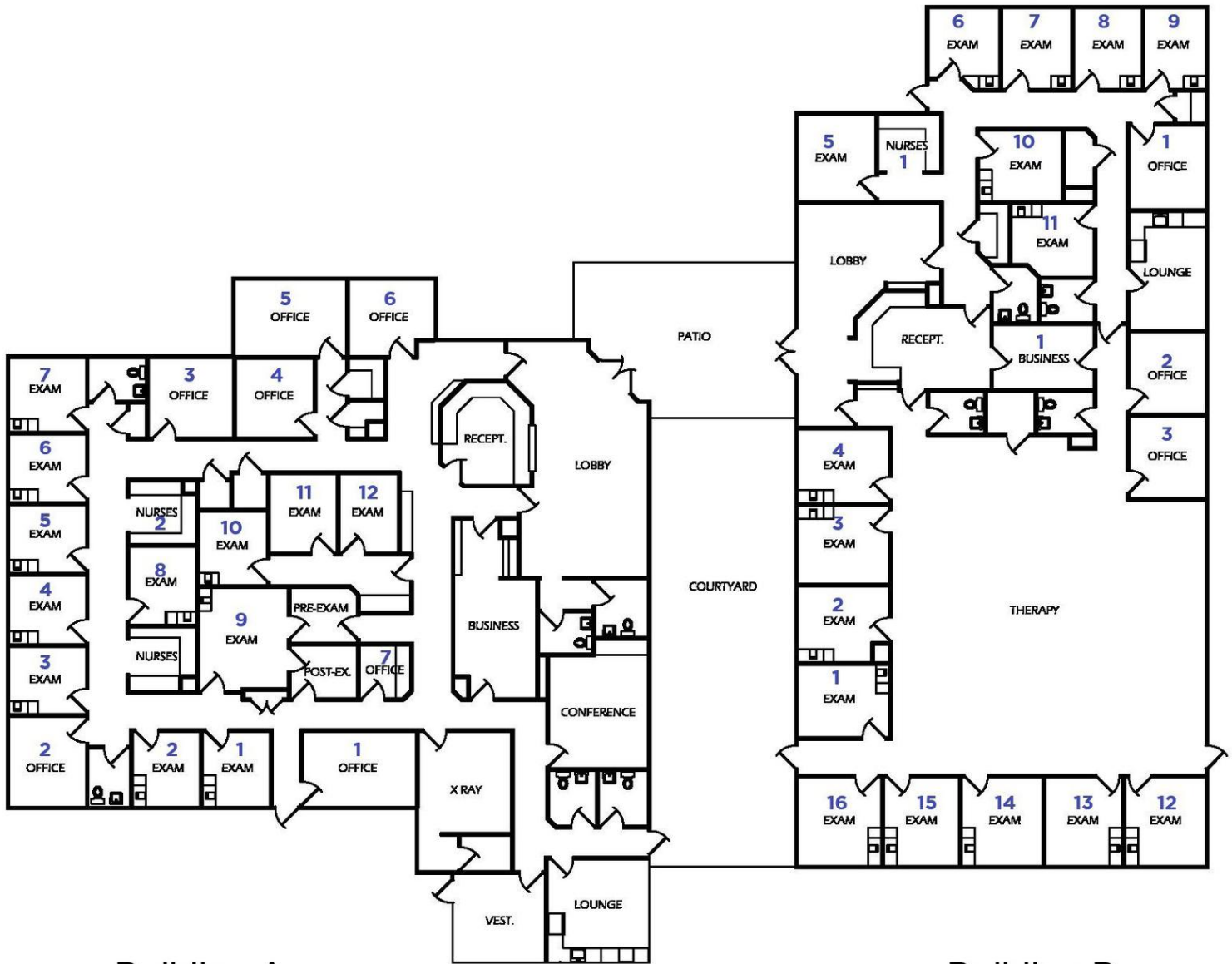
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FLOOR PLAN

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Building A
(1st Floor)

Building B

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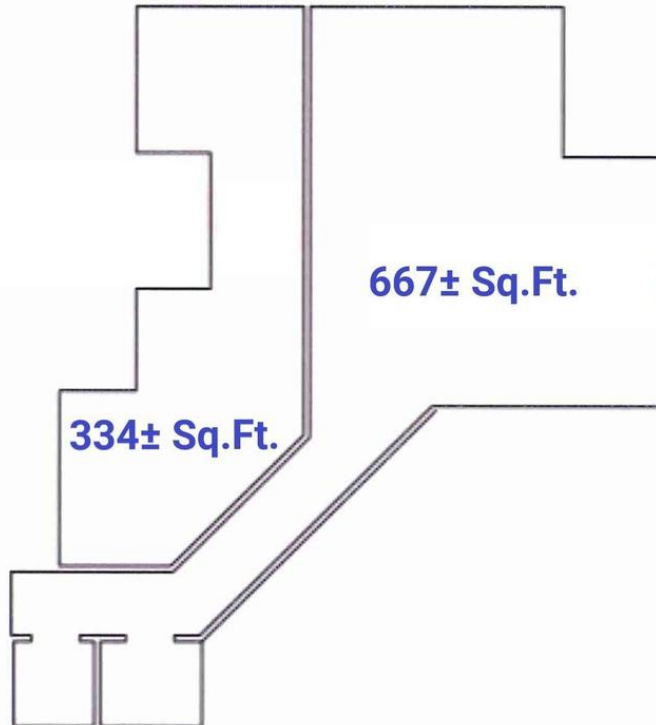
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FLOOR PLAN

4545 BLUEBONNET BLVD., BATON ROUGE, LA 70809

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(Not to Scale)



Building A
(Second Floor)

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TRAFFIC COUNT

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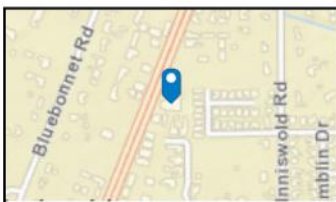
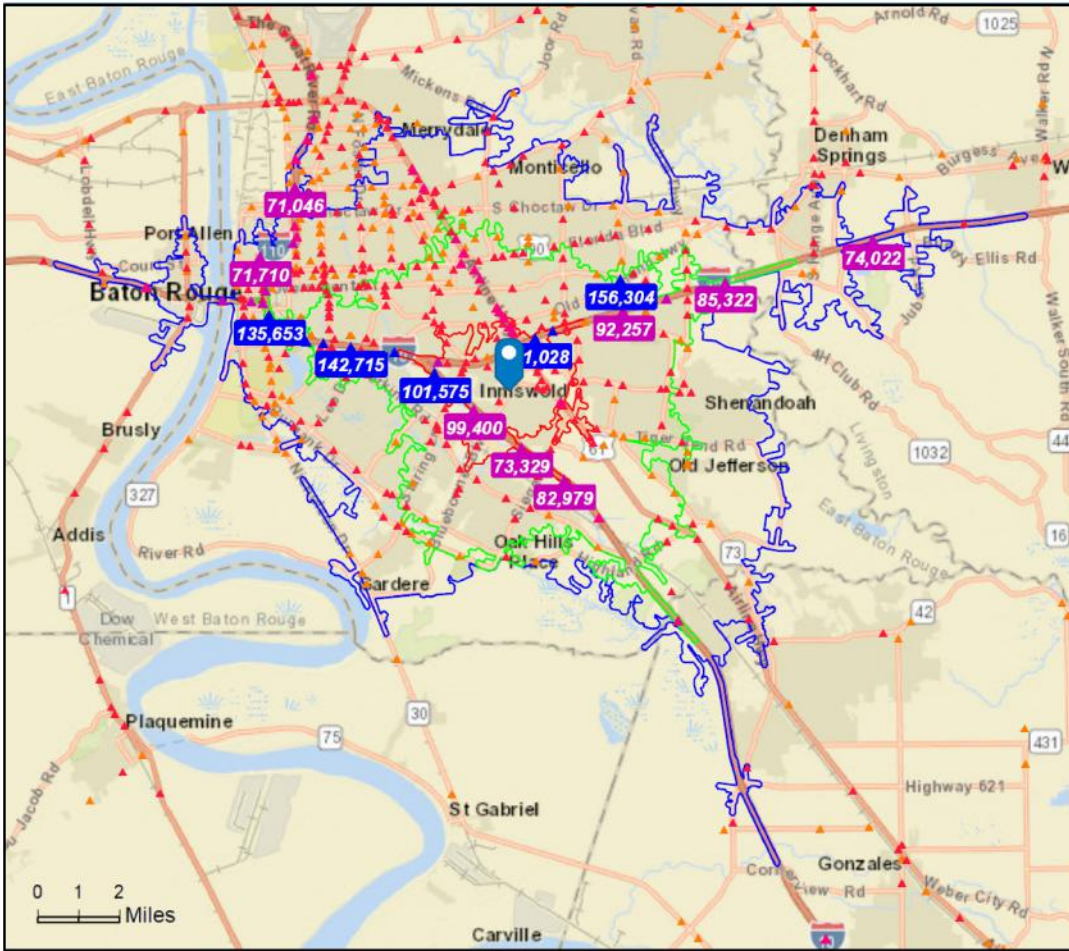
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Traffic Count Map

4545 Bluebonnet Blvd, Baton Rouge, Louisiana, 70809
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.40732
Longitude: -91.07971



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kallbrate Technologies (Q4 2019).

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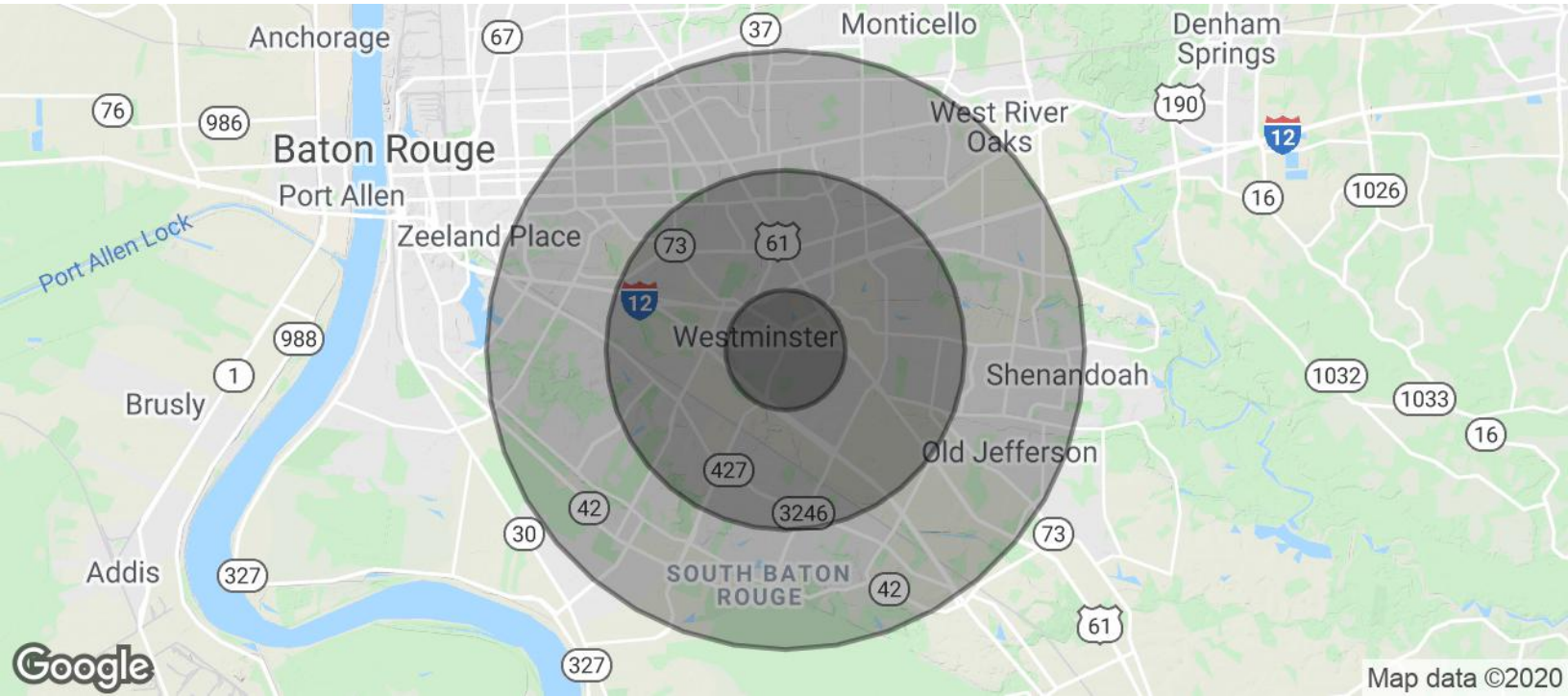
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,452	68,354	182,049
Average age	37.6	37.7	36.2
Average age (Male)	34.1	34.5	33.9
Average age (Female)	39.7	40.1	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,455	30,391	76,389
# of persons per HH	2.2	2.2	2.4
Average HH income	\$74,134	\$76,854	\$76,235
Average house value	\$224,448	\$255,715	\$254,050

* Demographic data derived from 2010 US Census

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