

BLUEBONNET GARDEN OFFICE BLDG.

4313 BLUEBONNET BLVD., BATON ROUGE, LA 70809

3,460 SF AVAILABLE

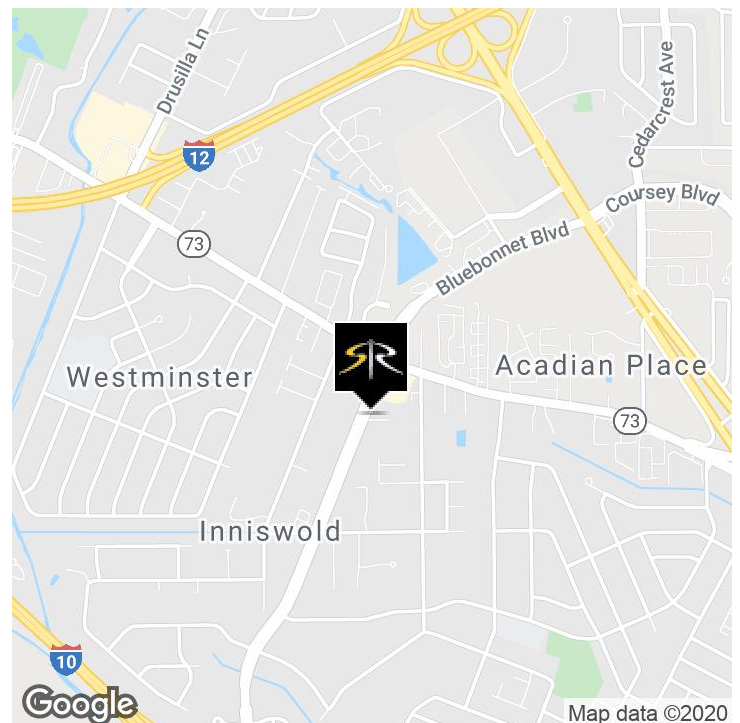


OFFERING SUMMARY

Sale Price:	\$659,000
Available SF:	3,460 SF

PROPERTY HIGHLIGHTS

- **Brand Name Address - Building Fronts Bluebonnet Blvd. Providing Great Visibility**
- **Low Entry Cost For Area**
- **Class A Finishes Throughout; Recently Installed New LVT Flooring, New Paint, Bathroom Fixtures**
- **Space is Currently Split into 2 Suites (1,693 & 1,767 SqFt), Or Can Easily Be Occupied By Single User**
- **Convenient Access to I-10 or I-12 via Airline Hwy.**
- **Located in the Parc at Claycut Bayou Office Park, a Well Maintained Condominium Association with High Functioning Management**



MATTHEW SHIRLEY

Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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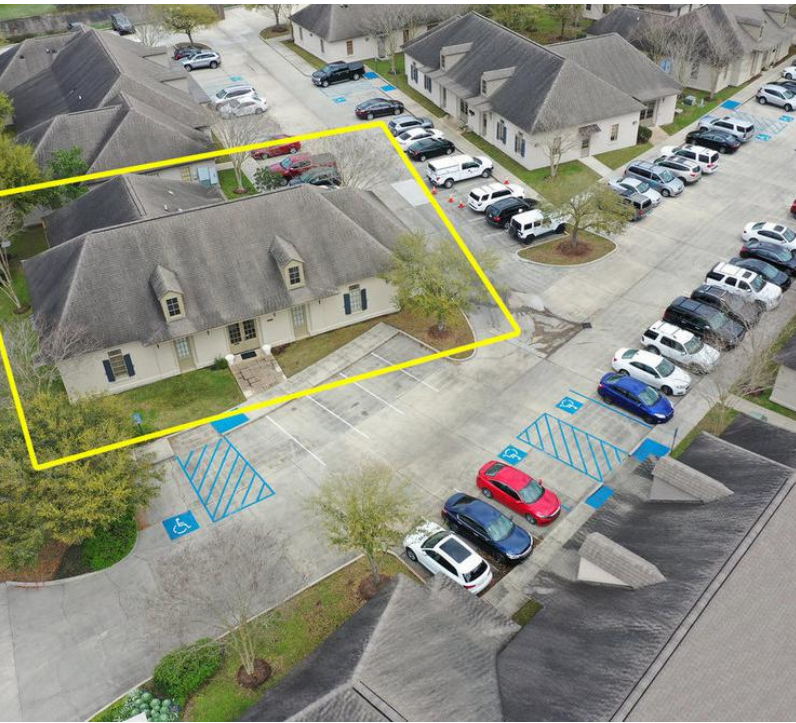
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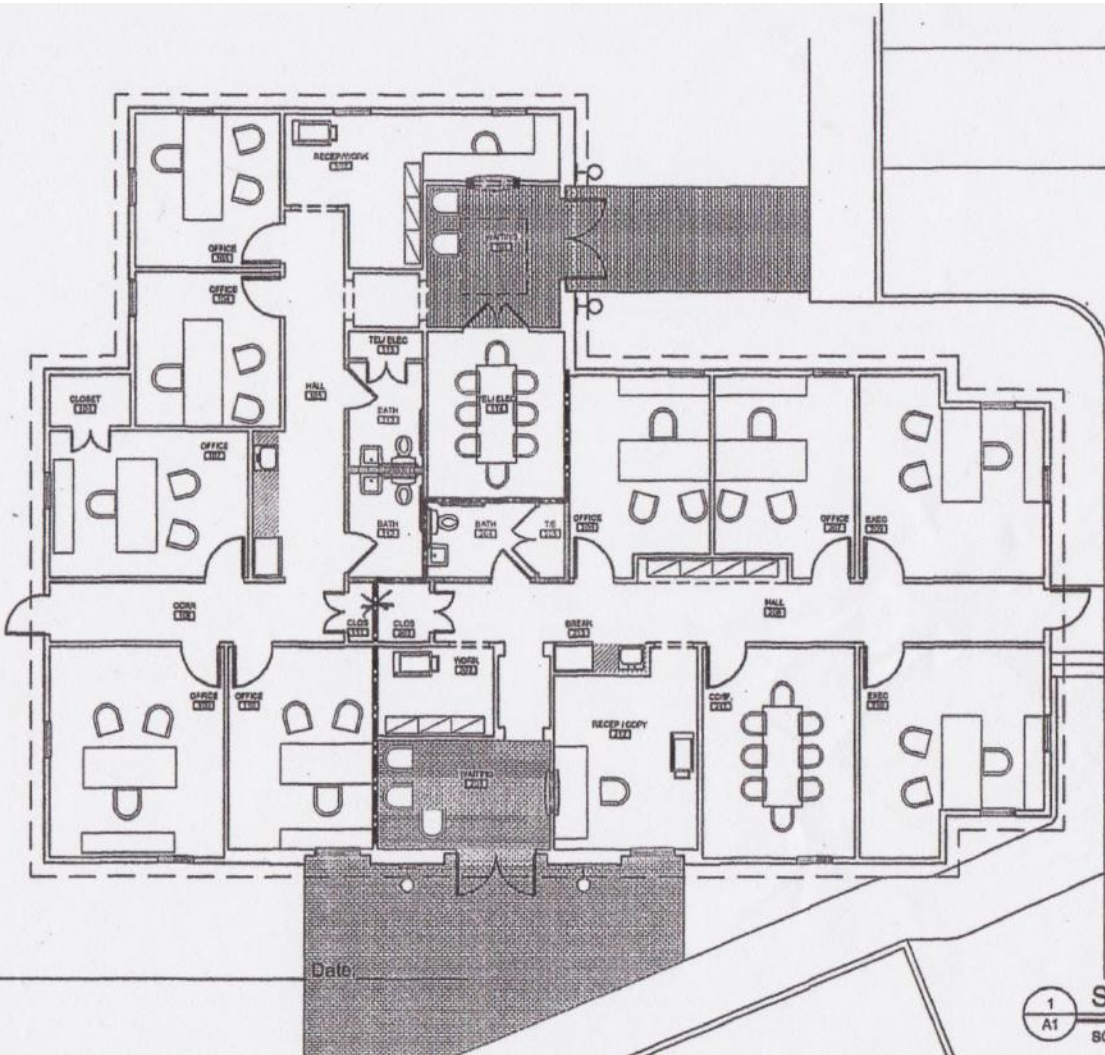
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Approved By: _____

Date: _____

1 Schematic Floor Plan
A1 SCALE: AS SHOWN

FLOOR PLAN

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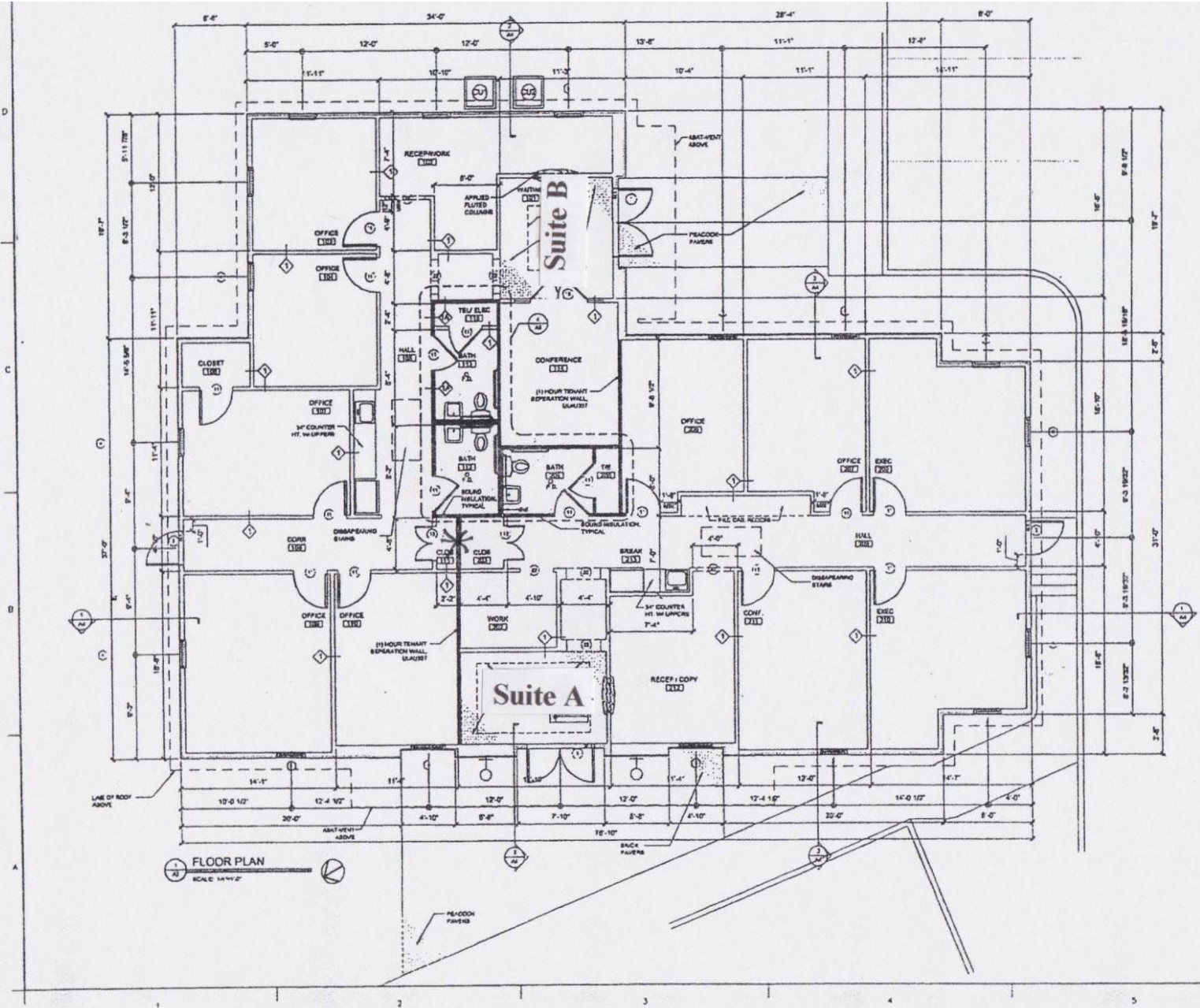
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