

# FOR LEASE



BLUEBONNET SHARED OFFICE LEASE

4874 BLUEBONNET BOULEVARD • BATON ROUGE, LA 70809

## Highlights

Lease Type:	Full Service
Building SF:	963
Lease Rate:	\$1,100/month
Lot Size:	0.42 Acres
Offices:	2
Zoning:	C1
Parking Spaces:	15
Kitchen?	Yes
Year Built:	2006



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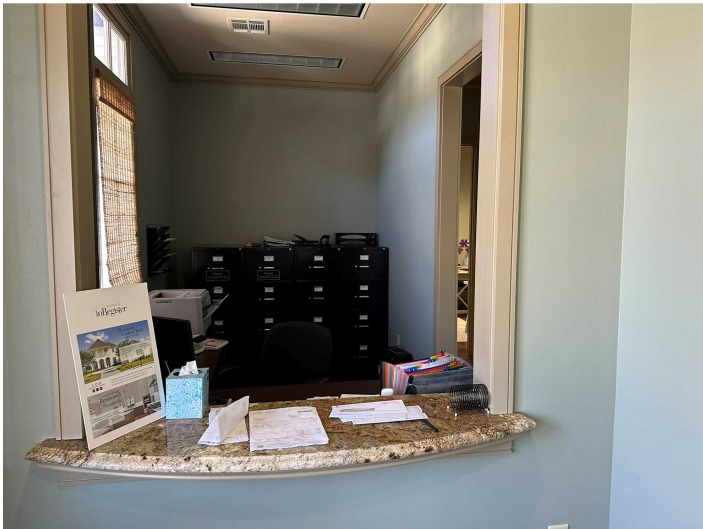
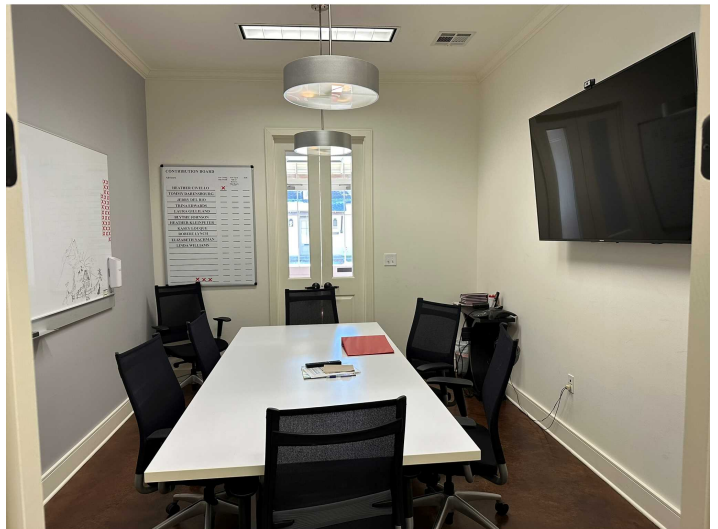
## Property Description

963 sf shared office space available for lease. Lynch Construction will maintain use of 1 office as depicted in the attached images. Available space includes 1 office and one reception area or second office, storage closets and restroom. Lease rate includes all utility and trash expenses excluding internet. Conference room in adjacent suite is also available for Tenants use. Kitchenette in adjacent suite may be available for Tenants use. Shared surface parking. Contact broker for additional information.



# INTERIOR

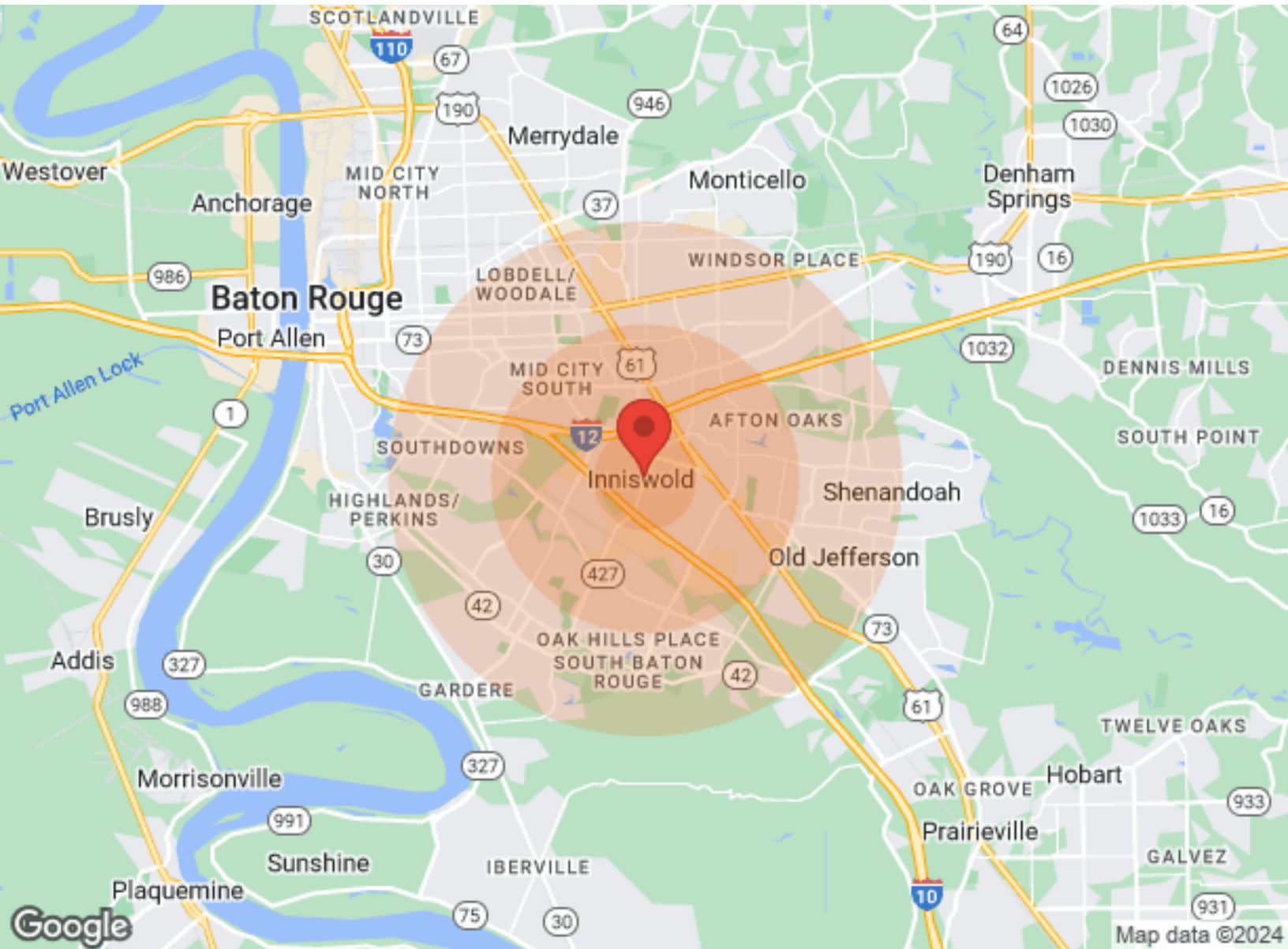
4874 BLUEBONNET BOULEVARD





# DEMOGRAPHICS

4874 BLUEBONNET BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,912	34,010	97,550	Median	\$59,422	\$58,015	\$56,774
Female	4,551	37,852	105,708	< \$15,000	365	3,387	10,967
Total Population	8,463	71,862	203,258	\$15,000-\$24,999	423	3,825	9,460
				\$25,000-\$34,999	328	3,284	8,318
<b>Age</b>				\$35,000-\$49,999	540	4,607	12,540
Ages 0-14	1,197	11,999	36,791	\$50,000-\$74,999	825	5,916	14,631
Ages 15-24	852	8,266	25,899	\$75,000-\$99,999	614	3,767	10,076
Ages 25-54	3,606	30,771	87,437	\$100,000-\$149,999	652	4,432	11,281
Ages 55-64	1,155	9,082	24,619	\$150,000-\$199,999	134	1,565	4,312
Ages 65+	1,653	11,744	28,512	> \$200,000	111	1,796	4,252
				<b>Housing</b>			
<b>Race</b>				Total Units	4,458	35,704	93,572
White	7,025	46,086	120,110	Occupied	4,183	32,943	86,045
Black	1,174	21,796	71,184	Owner Occupied	2,658	18,248	48,756
Am In/AK Nat	N/A	29	116	Renter Occupied	1,525	14,695	37,289
Hawaiian	N/A	N/A	20	Vacant	275	2,761	7,527
Hispanic	307	3,617	11,185				
Multi-Racial	326	4,122	12,602				