

Office Space for Lease

Property Description

Newly renovated office building in the Baton Rouge Health District. The property consists of a reception area, six (6) offices, conference room, kitchenette and two (2) restrooms. Recent renovations include new paint and flooring throughout the premises. The property is in great condition and has the potential to be subdivided into two (2) 1,000 sq. ft. suites.

Centrally located on Summa Avenue, the office building is near Our Lady of the Lake Hospital, Baton Rouge General Medical Center, Ochsner Medical Complex at the Grove, and just minutes away from I-10 and I-12.

Available

- 1,000 - 2,000 SF

Rent Rate

- \$15.60 PSF (Annual)
- Modified Gross

Office Amenities

- Reception Area
- 6 Offices
- Conference Room
- Kitchenette
- 2 Restrooms
- 10 Parking Spaces

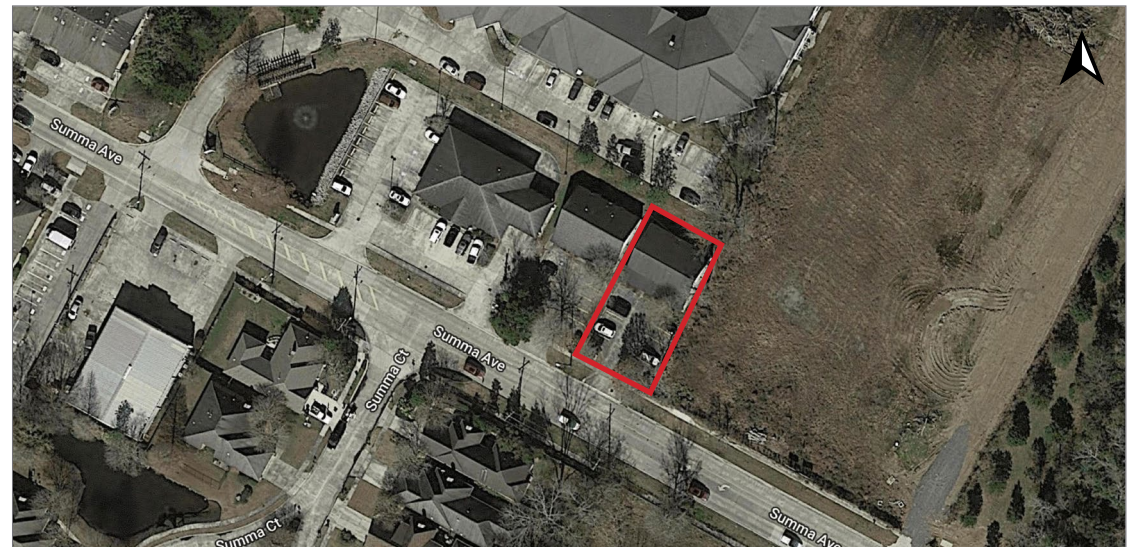
Renovated

- 2019

Nearby Landmarks

Medical: Baton Rouge General Medical Center, Our Lady of the Lake Regional Medical Center, Ochsner Medical Complex at the Grove

Shopping/Dining: Mall of Louisiana (includes Macy's, JCPenney, Dillard's, Dick's Sporting Goods, AMC Theatres, Best Buy, J. Alexander's, LongHorn Steakhouse, Cheesecake Bistro by Copeland, Red Lobster, Red Robin, BJ's Restaurant & Brewhouse, and many more!)



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Renovated Office Building in Health District

8631 Summa Avenue, Baton Rouge, LA

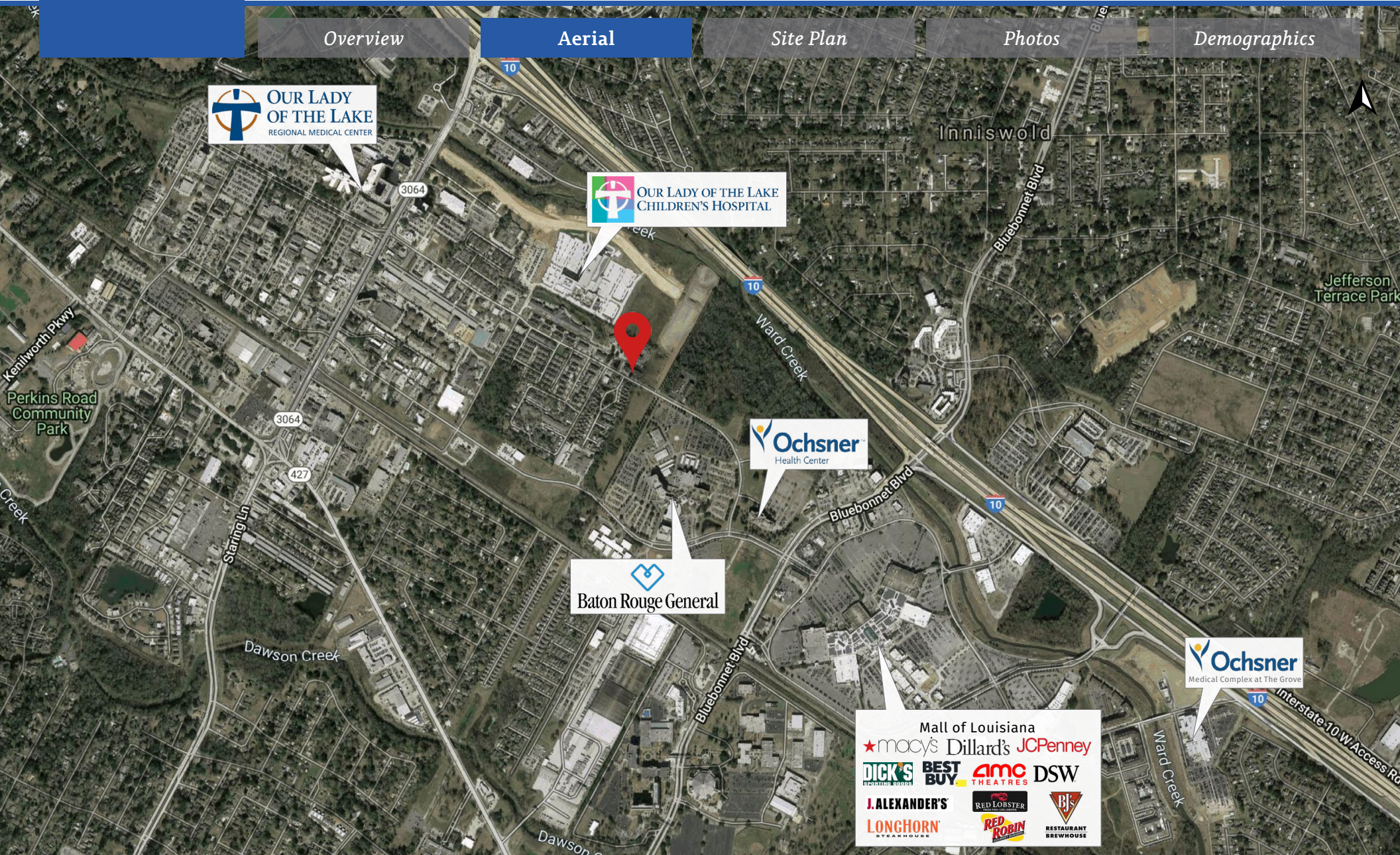
Overview

Aerial

Site Plan

Photos

Demographics



Overview

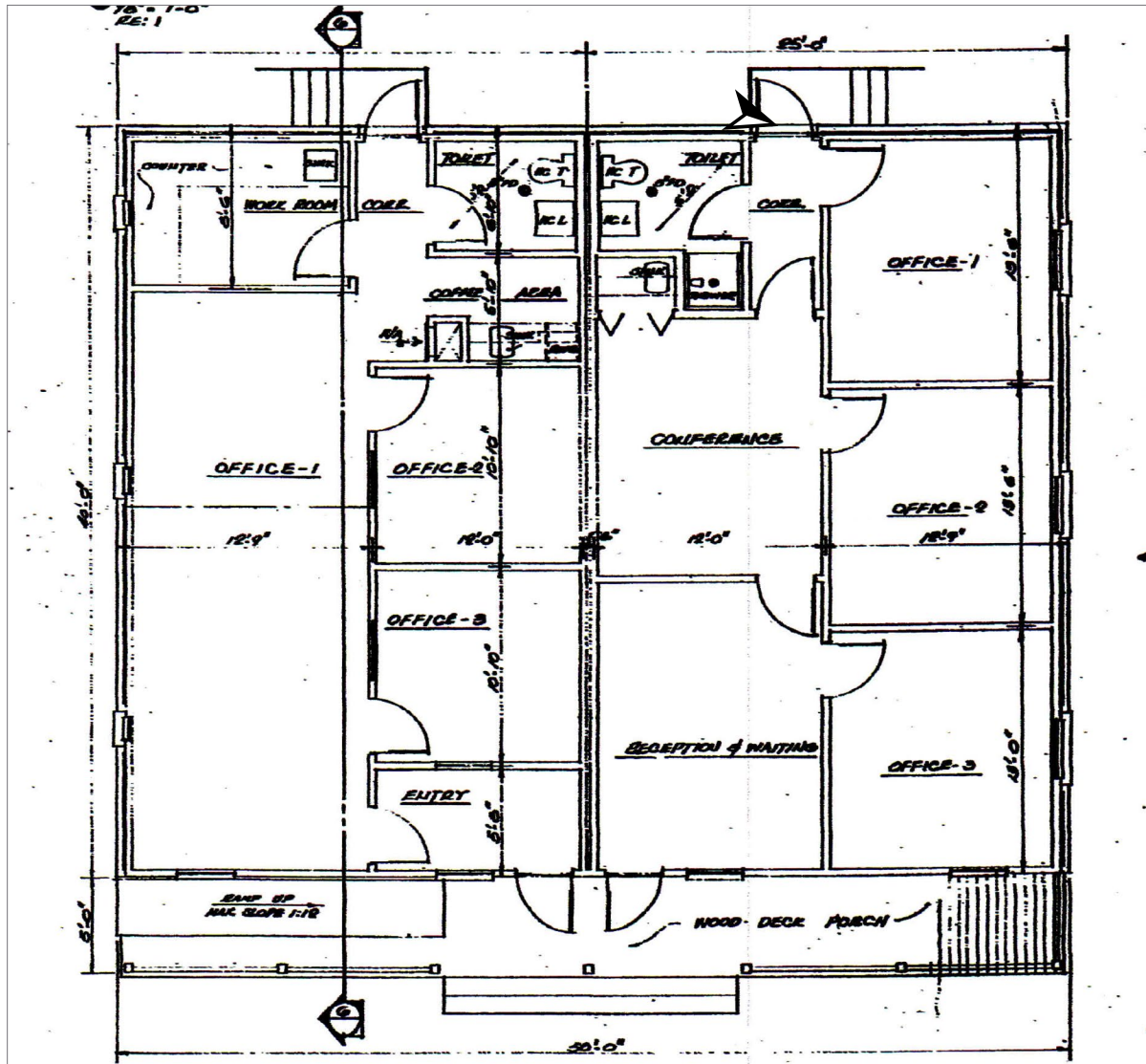
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Click image for larger view



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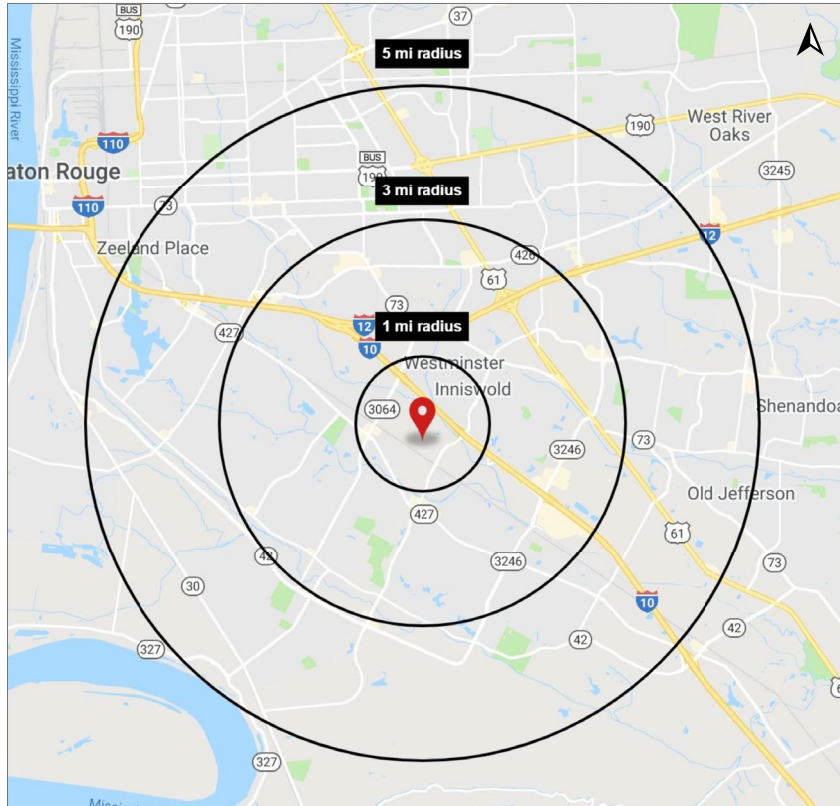
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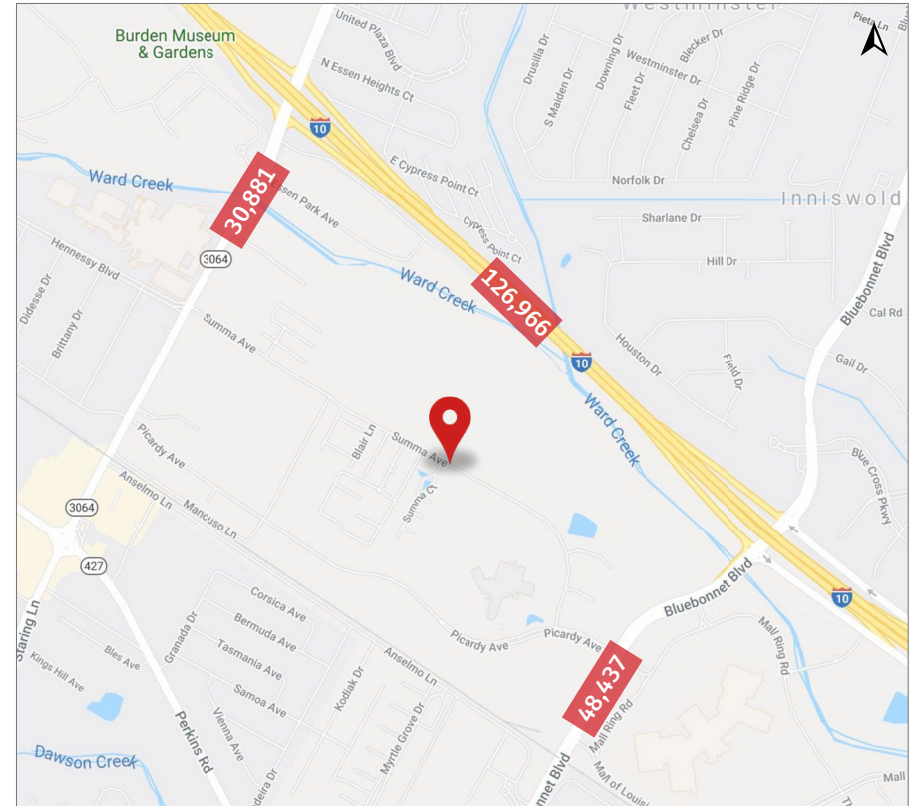
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Demographic Map



Traffic Counts (ADT 2017)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	5,288	66,991	183,440
Avg. HH Income	\$84,692	\$96,096	\$82,160