

# FOR SALE OR LEASE



LOW-RISE GARDEN OFFICE

4608 BLUEBONNET BOULEVARD · BATON ROUGE, LA 70809

## Highlights

Building SF:	3,038
Purchase Price:	\$699,000
Lease Rate:	\$19.50/sf/yr
Offices:	6
Zoning:	BDD



### DAVID VERCHER, CCIM

Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

### Property Description

3,038 sf low-rise garden office building for sale or lease. Currently leased but available for owner occupant on December 1, 2023. Conveniently located in The Elms on Bluebonnet office park between Jefferson Hwy and Oliphant. Functional floor plan with 6 private offices including 1 executive office, reception area, Lobby, kitchen/break room, 3 restrooms & 1 conference room. A Class premium finishes throughout. Perfect location for all professional services seeking convenience to I-10 and an "A" class professional atmosphere.

- 3,038 sf Leasable Area
- 6 Offices
- Conference Room
- Reception Office
- Customer Lobby
- Leased until Dec 2023
- Premium Finishes





# EXTERIOR

4608 BLUEBONNET BOULEVARD





# INTERIOR

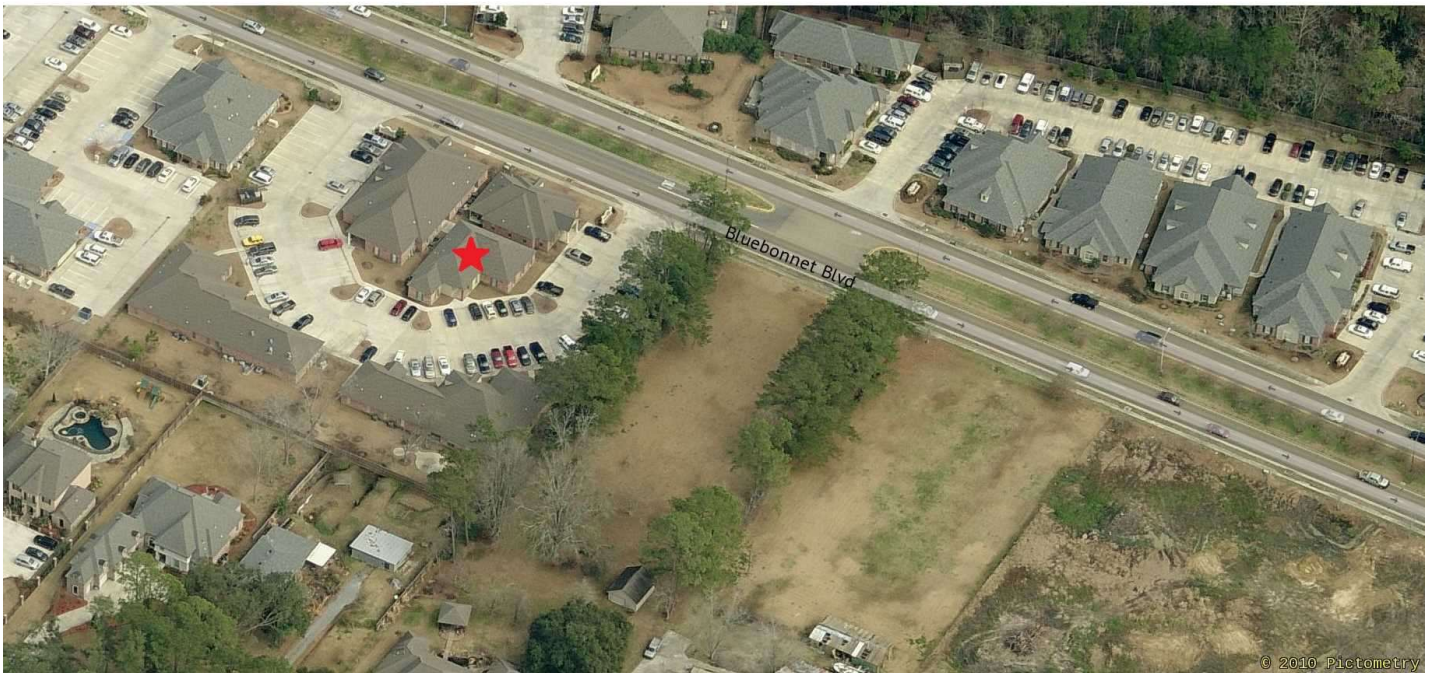
4608 BLUEBONNET BOULEVARD





**ARIEL**

4608 BLUEBONNET BOULEVARD



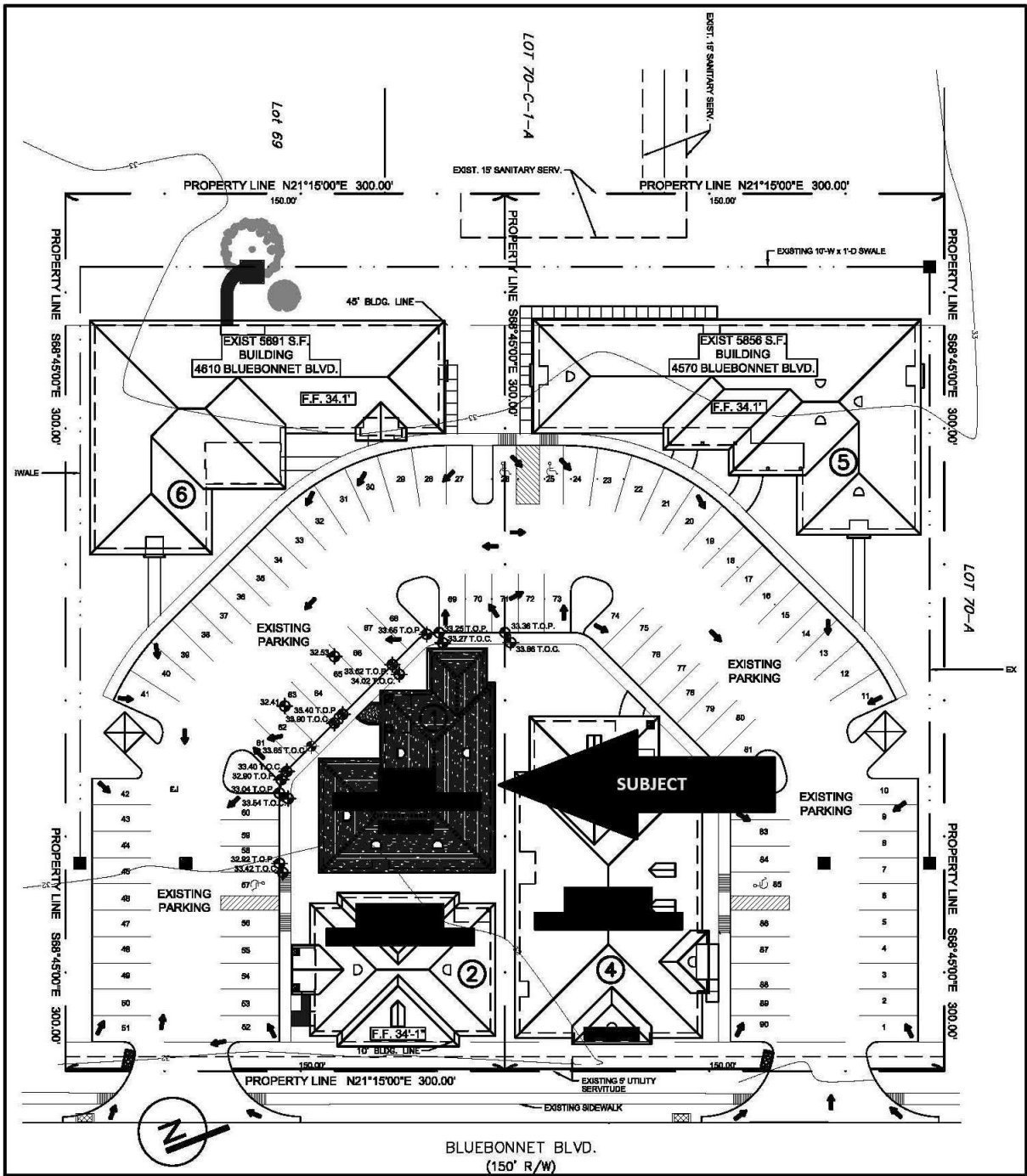


# ZONING

4608 BLUEBONNET BOULEVARD





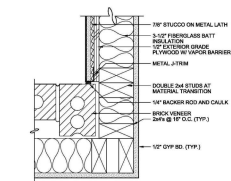


	PROJECT: THE ELMS ON BLUEBONNET BUILDING 1	SHEET NUMBER
	TITLE: Site Plan DESCRIPTION: Overall Site Plan	SK-A1
DATE: August 25, 2006 SCALE: N.T.S.	Drawing Reference 1:A1.00	

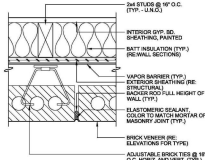


# FLOORPLAN

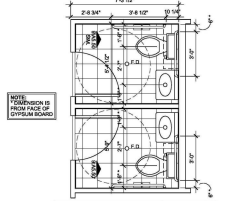
4608 BLUEBONNET BOULEVARD



EXP. JOINT DETAIL 3/8" x 1'-0" (20)



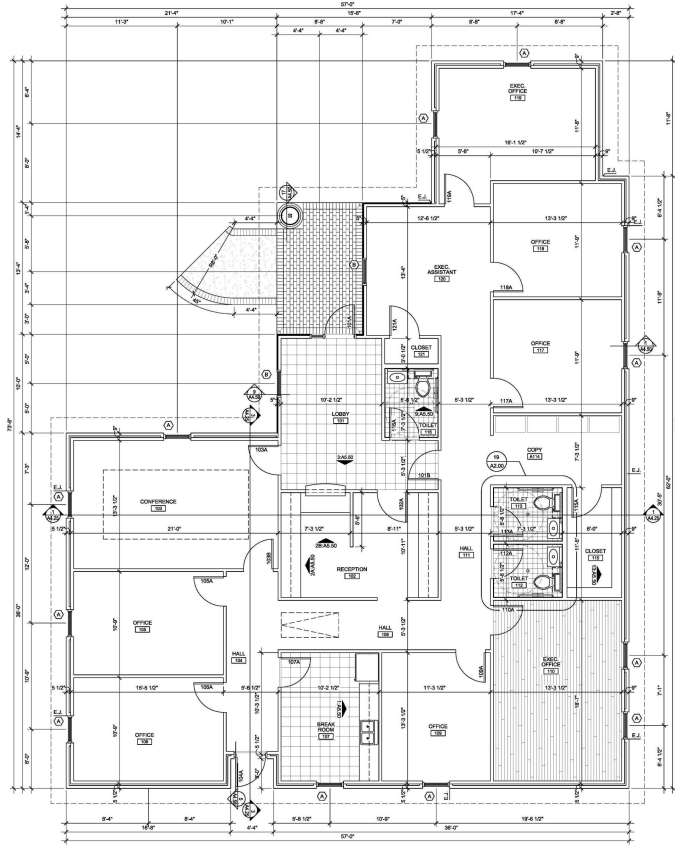
EXP. JOINT DETAIL 3/8" x 1'-0" (19)



ENLARGED PLAN 3/8" x 1'-0" (18)

BUILDING AREA	3018 S.F.
INTERIOR	3018 S.F.
FRONT PORCH	117 S.F.
REAR PORCH	117 S.F.
TOTAL AREA OF BUILDING	3449 S.F.

WALL & PARTITION LEGEND:	
SYMBOL	DESCRIPTION
[Symbol]	1/2" WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BK.
[Symbol]	3/4" WOOD STUDS @ 16" O.C. WITH ROCKWOOL INSULATION
[Symbol]	3/4" WOOD STUDS @ 16" O.C. WITH ROCKWOOL INSULATION
[Symbol]	BRICK VENEER WALL ON 3/4" WOOD STUDS @ 16" O.C.
[Symbol]	STUCCO ON 3/4" WOOD STUDS @ 16" O.C.



FLOOR PLAN

1/8" = 1'-0" 1



831 Main Street, Suite 1000  
Baton Rouge, LA 70801  
Telephone:  
225.388.8077  
Facsimile:  
225.388.8000

Contractor: M.E.P.  
H.A. GEORGE AND ASSOCIATES, INC.  
8108 ONE OAK AVE. SUITE 201  
Baton Rouge, LA 70805  
Telephone:  
225.768.8932

Project Title:  
**THE ELMS  
ON  
BLUEBONNET**

**BUILDING 1**  
A DEVELOPMENT BY  
WHL PROPERTIES  
L.L.C.  
8015 Bluebonnet Ave.  
Baton Rouge, Louisiana 70801

Revision	Date	Description

Project Name: Floor Plan

Construction Documents

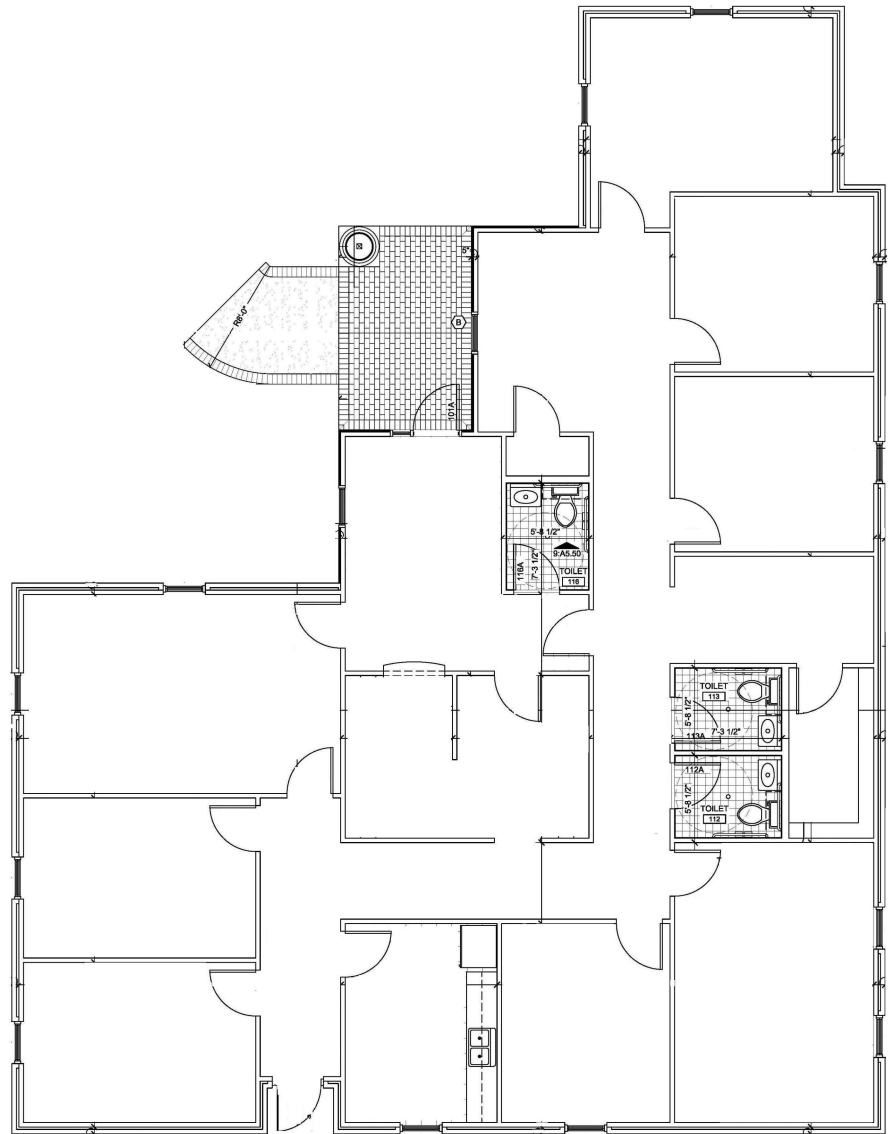
Sheet No.	040000
Date	July 24, 2006
Scale	1/8" = 1'-0"

A2.00



# FLOORPLAN II

4608 BLUEBONNET BOULEVARD



BUILDING AREA	3018 S.F.
INTERIOR:	
FRONT PORCH:	117 S.F.
REAR PORCH:	13 S.F.
TOTAL AREA OF BUILDING:	3148 S.F.

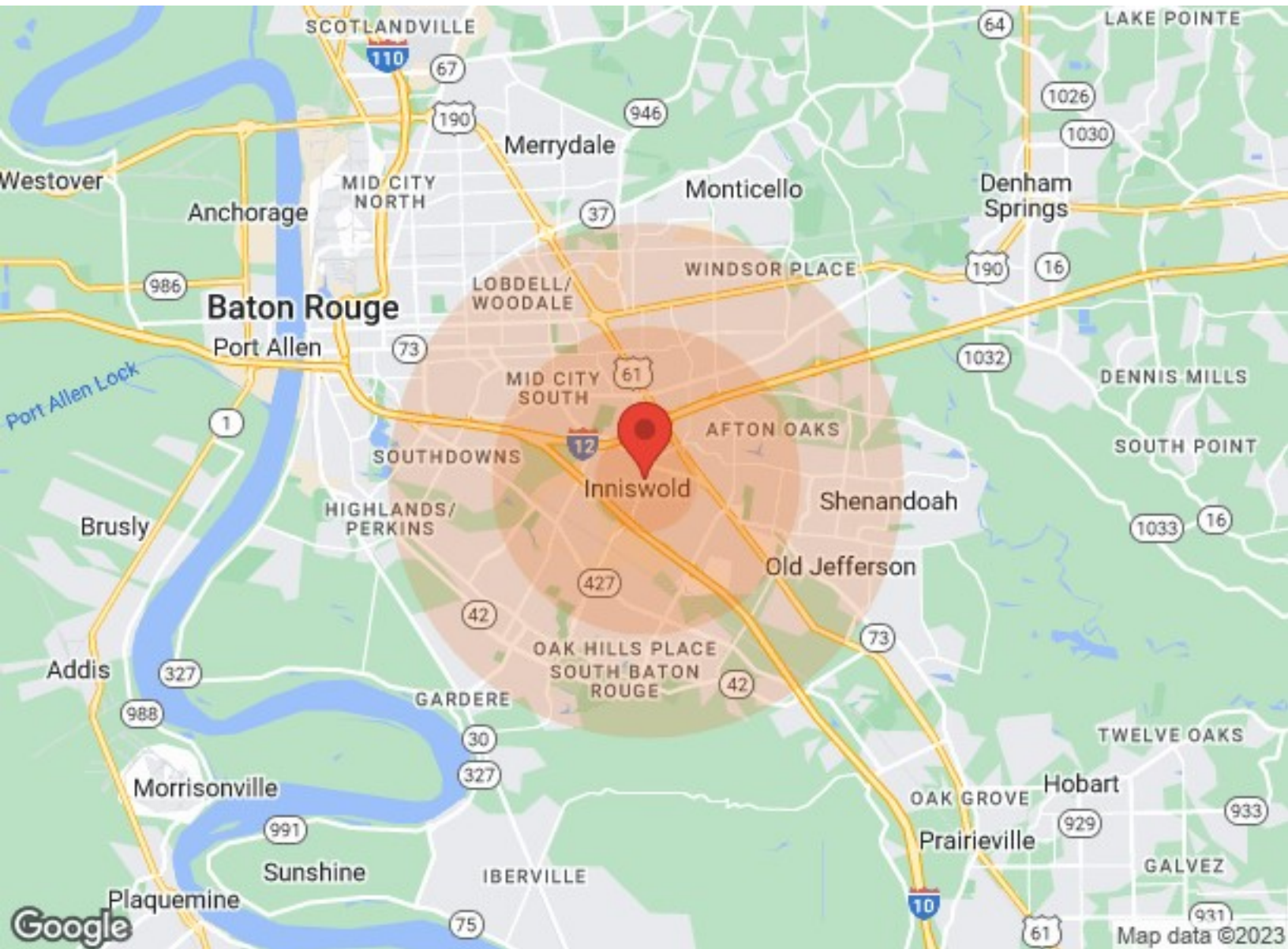
**WALL & PARTITION LEGEND:**

SYMBOL	DESCRIPTION
	3 1/2" WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD.
	3 1/2" WOOD STUDS @ 16" O.C. WITH SOUND-BATT INSULATION
	BRICK VENEER WALL ON 3 1/2" WOOD STUDS @ 16" O.C.
	STUCCO ON 3 1/2" WOOD STUDS @ 16" O.C.



# DEMOGRAPHICS

4608 BLUEBONNET BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,912	33,128	94,623	Median	\$59,422	\$55,252	\$56,944
Female	4,551	36,937	102,643	< \$15,000	365	3,283	10,337
Total Population	8,463	70,065	197,266	\$15,000-\$24,999	423	3,776	9,155
				\$25,000-\$34,999	328	3,238	8,140
<b>Age</b>				\$35,000-\$49,999	540	4,748	12,324
Ages 0-14	1,197	11,740	35,831	\$50,000-\$74,999	825	5,810	14,454
Ages 15-24	852	8,023	25,241	\$75,000-\$99,999	614	3,704	9,983
Ages 25-54	3,606	30,096	84,068	\$100,000-\$149,999	652	4,124	10,903
Ages 55-64	1,155	8,819	24,125	\$150,000-\$199,999	134	1,510	4,228
Ages 65+	1,653	11,387	28,001	> \$200,000	111	1,658	4,184
				<b>Housing</b>			
<b>Race</b>				Total Units	4,458	34,895	91,343
White	7,025	45,138	117,019	Occupied	4,183	32,169	84,058
Black	1,174	21,064	68,378	Owner Occupied	2,658	17,679	48,273
Am In/AK Nat	N/A	29	117	Renter Occupied	1,525	14,490	35,785
Hawaiian	N/A	N/A	20	Vacant	275	2,726	7,285
Hispanic	307	3,619	11,029				
Multi-Racial	326	4,118	12,574				