

FOR LEASE



BLUEBONNET GARDEN OFFICE FOR LEASE

4705 BLUEBONNET BLVD · BATON ROUGE, LA 70809

Highlights

Building SF:	2,000
Lease Rate:	17.50/sf/yr
Offices:	5
Zoning:	C-1



DAVID VERCHER, CCIM, CCIM

Director
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Louisiana

Property Description

Motivated Landlord! Professional Office for lease. Fresh paint & LED lighting throughout. Great for law office or other professional service. Very functional floor plan with 5 executive offices, 2 restrooms, print/mail room, kitchen/breakroom, reception and a lobby. Water, trash, pest control and fire extinguishers provided by Landlord at no additional cost to Tenant. No CAM fee. Lease Only. No purchase option.

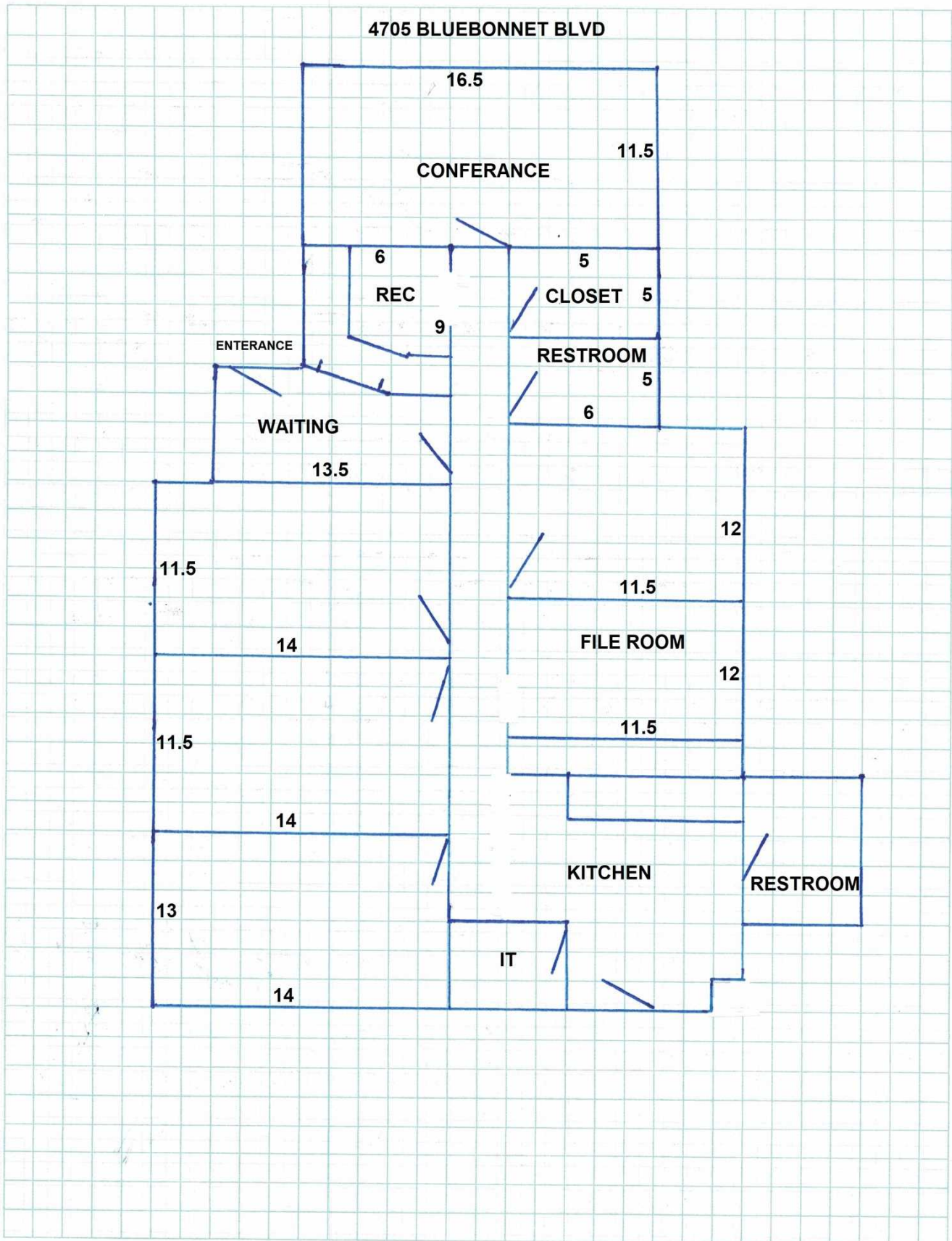






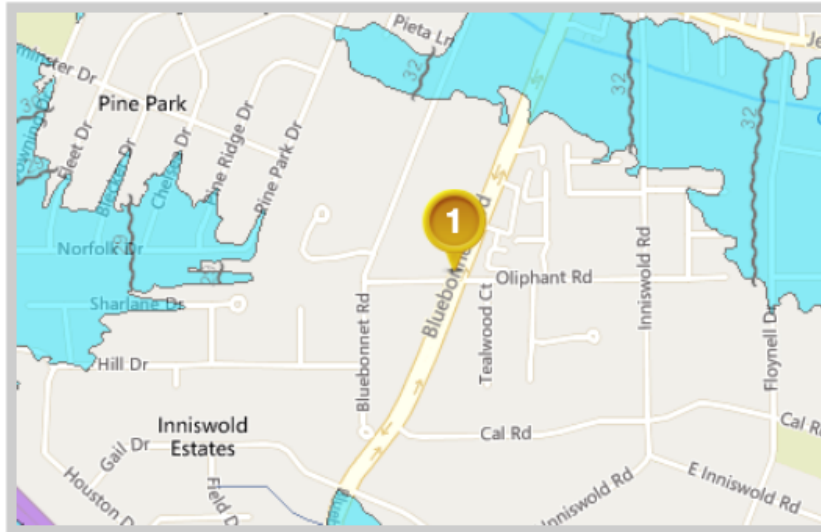
FLOOR PLAN

4705 BLUEBONNET BLVD



Louisiana Flood Map

4706 Bluebonnet Blvd Baton Rouge LA 70809



Visible Layers

- Effective FIRM
- Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.4051, -91.0815

Flood information in this table is from the: Effective FIRM

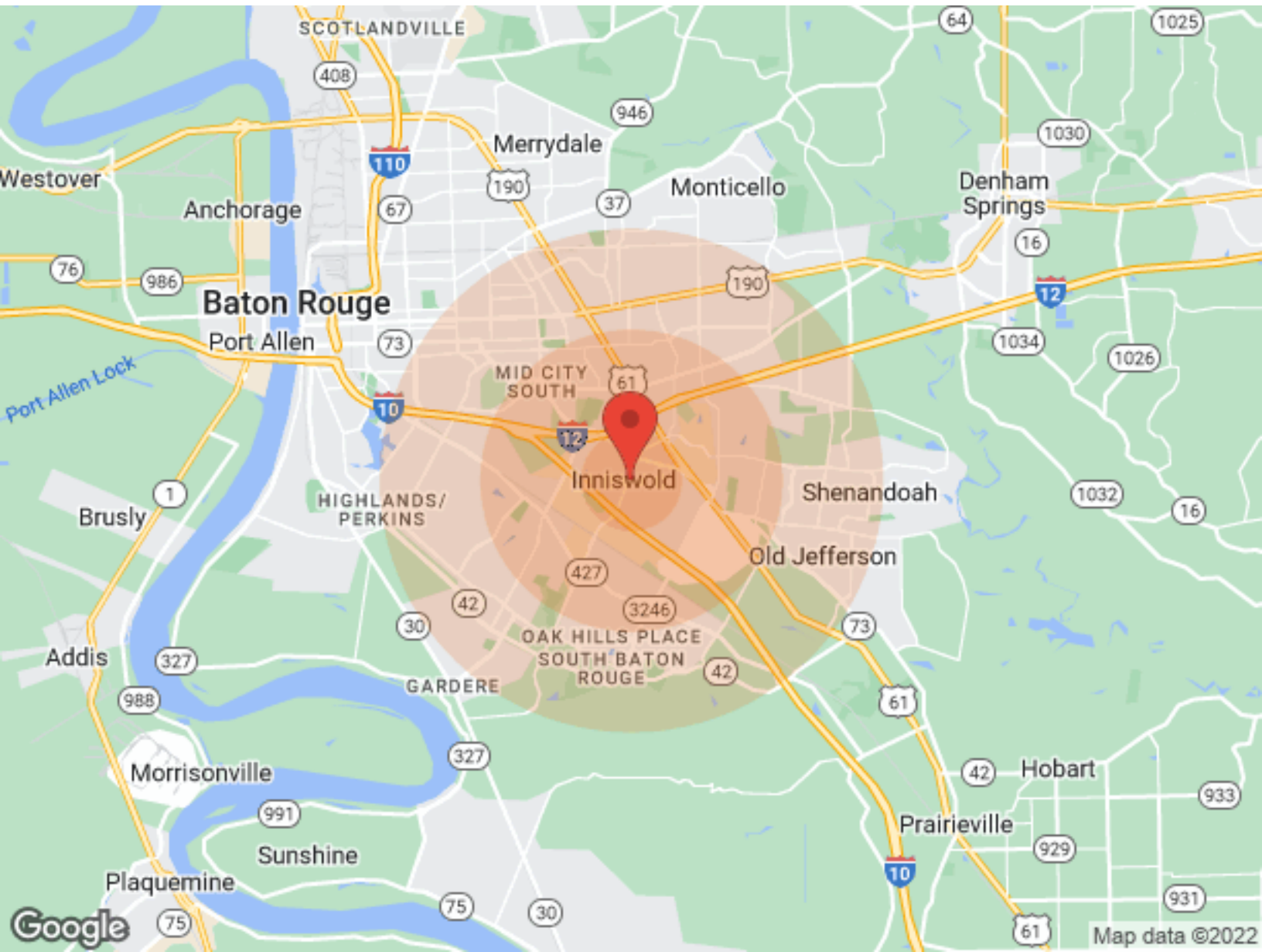
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0265F 6/19/2012	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	30.7	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

DEMOGRAPHICS

4705 BLUEBONNET BLVD



Population	1 Mile	3 Miles	5 Miles
Male	3,354	33,319	94,191
Female	3,857	37,095	102,028
Total Population	7,211	70,414	196,219
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,083	11,774	35,728
Ages 15-24	766	8,086	25,224
Ages 55-64	956	8,892	23,969
Ages 65+	1,291	11,436	27,785
Race	1 Mile	3 Miles	5 Miles
White	6,116	45,826	116,128
Black	904	20,715	68,352
Am In/AK Nat	N/A	29	116
Hawaiian	N/A	N/A	20
Hispanic	278	3,692	10,932
Multi-Racial	308	4,116	12,398

Income	1 Mile	3 Miles	5 Miles
Median	\$58,616	\$56,495	\$57,130
< \$15,000	290	3,396	10,272
\$15,000-\$24,999	295	3,775	9,060
\$25,000-\$34,999	291	3,216	7,943
\$35,000-\$49,999	454	4,565	12,097
\$50,000-\$74,999	641	5,885	14,372
\$75,000-\$99,999	546	3,751	9,905
\$10,000-\$149,999	549	4,145	11,037
\$150,000-\$199,999	120	1,544	4,242
> \$200,000	98	1,658	4,175

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,647	34,983	90,625
Occupied	3,440	32,285	83,319
Owner Occupied	2,366	17,914	47,888
Renter Occupied	1,074	14,371	35,431
Vacant	207	2,698	7,306