



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SINGLE TENANT GARDEN OFFICE - FOR LEASE

5139 BLUEBONNET BLVD, BATON ROUGE, LA 70809

FOR LEASE

2,427 SF



OFFERING SUMMARY

Lease Rate:	\$22.87 SF/yr (Net)
Building Size:	2,427 SF

PROPERTY HIGHLIGHTS

- Single Tenant Garden Office with Class A Amenities
- First Floor Office – Standalone
- Located within The Province at Bluebonnet
- Extremely Well-Maintained Office Park
- Easiest Access on the Street: Lit Access via Oliphant, Curb Cut Access via Cal Rd
- Base Rent: \$4,625.00/mo. + Condo Fee: \$200.00/mo. Total Rent: \$4,825.00/mo.
- Available: July 1, 2026
- Property Tax & Insurance Paid by Landlord
- Please contact agent for more details and to schedule a tour. *Do Not Disturb Current Tenant*



MATTHEW SHIRLEY
Associate Broker
225.907.5214
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BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
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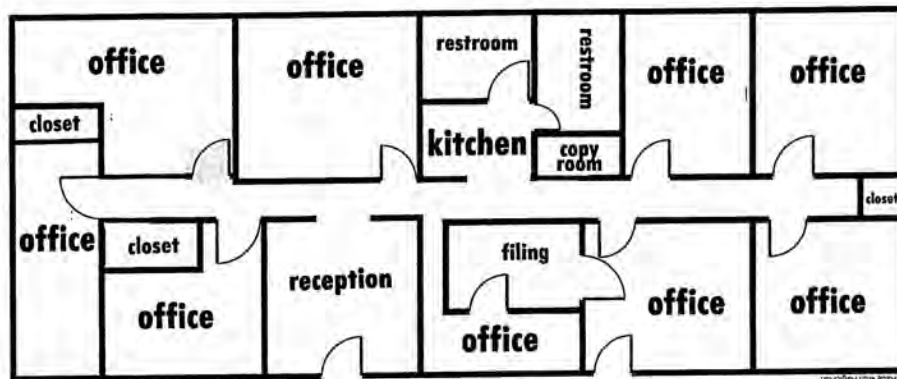
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THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SELLERS DISCLAIM ANY LIABILITY INCLUDING, WITHOUT LIMITATION, SELLER'S QUALITY OR ACCURACY OF DIMENSIONS.



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