

Bluebonnet Blvd Office For Lease

- BLUEBONNET GARDEN OFFICE
- SUITE 102: 3,097 SF
- ZONED C2
- NOT IN FLOOD ZONE

10512 S Glenstone Pl, Baton Rouge, LA 70810

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



PROPERTY SUMMARY



Property Description

Located in the highly desirable Bluebonnet corridor, 10512 S. Glenstone Place offers a well-maintained office building surrounded by the natural backdrop of BREC Bluebonnet Swamp Nature Center. Just ±0.5 miles from the Bluebonnet Blvd/Highland Rd intersection, this property provides convenient access to all main thoroughfares.

Suite 102 – 3,097 SF

Offers six private offices, conference room, reception/waiting area, copy room, full breakroom, supply/IT room, and separate men’s and women’s restrooms. The property features a large parking lot with 24 spaces, including one ADA-compliant space, as well as an outdoor patio area overlooking the surrounding greenspace.

Zoned Heavy Commercial (C-2), the property is well-suited for a wide range of professional and commercial uses.

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Offering Summary

Lease Rate:	\$18.50 SF/yr (MG)
Available SF:	3,097 SF
Building Size:	5,330 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,538	26,246	54,313
Total Population	7,854	61,327	126,798
Average HH Income	\$109,440	\$108,969	\$106,138



S. Glenstone Place Office Building

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EXTERIOR PHOTOS



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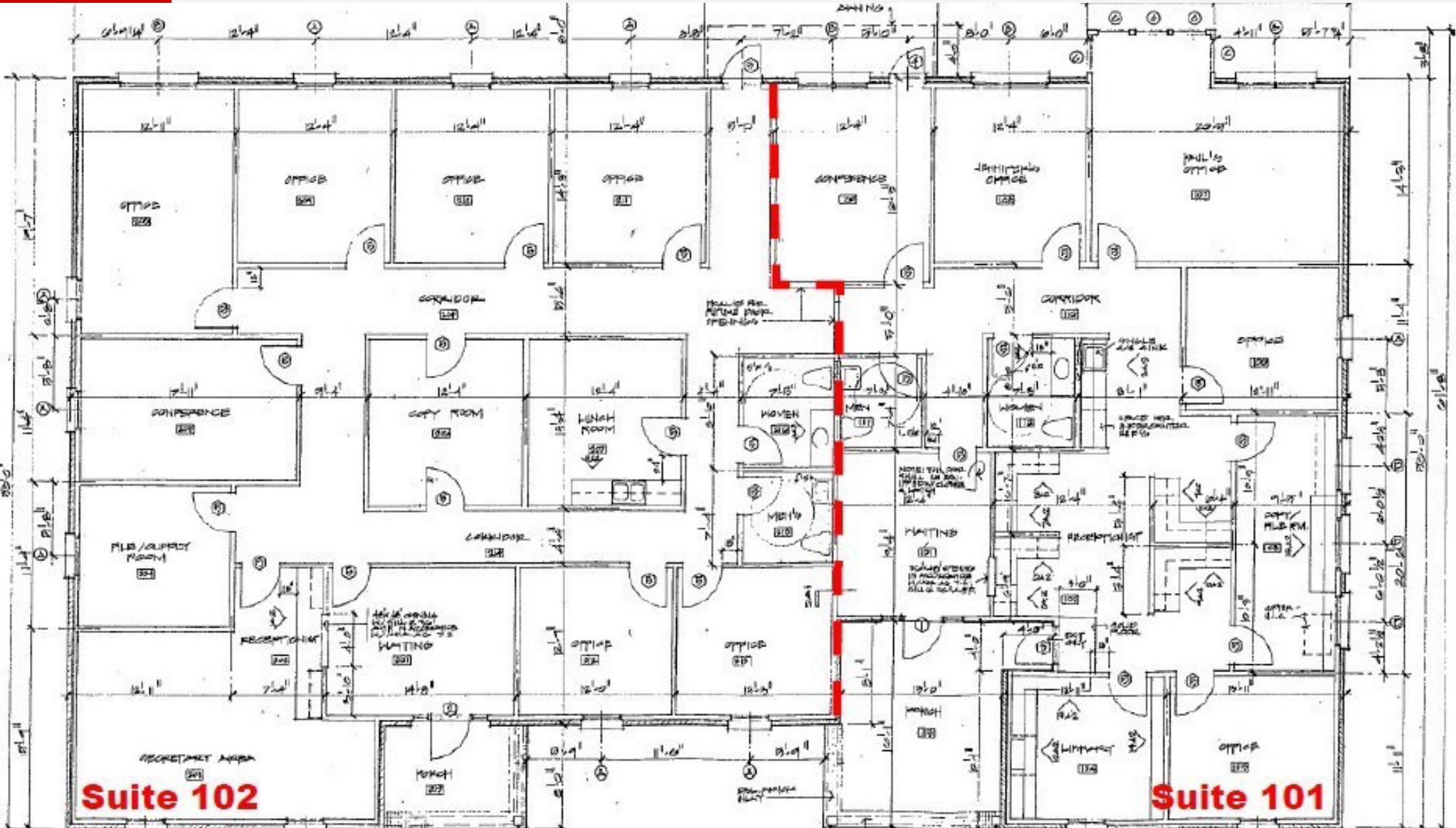
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FLOOR PLAN



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SUITE 102 INTERIOR PHOTOS



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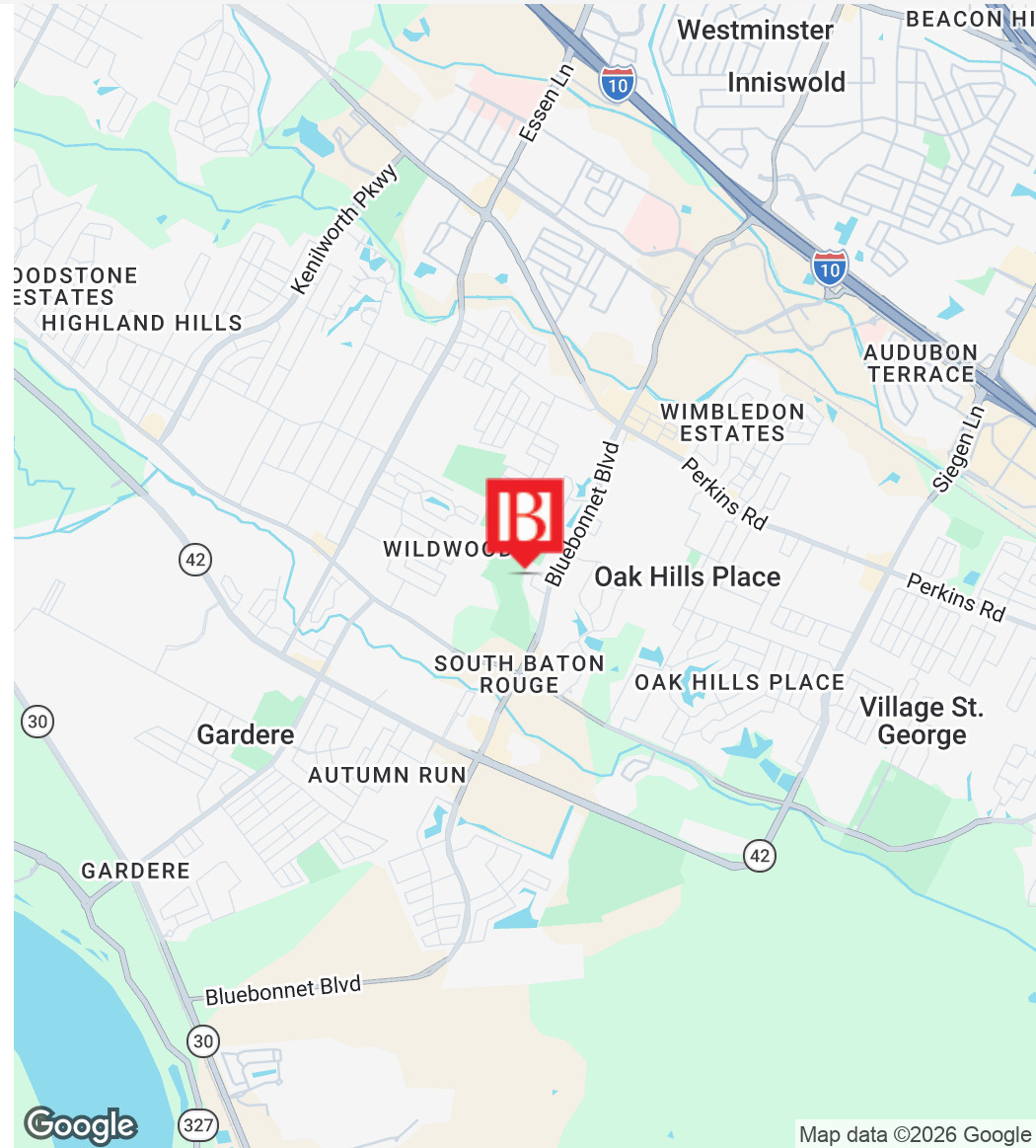
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LOCATION MAP



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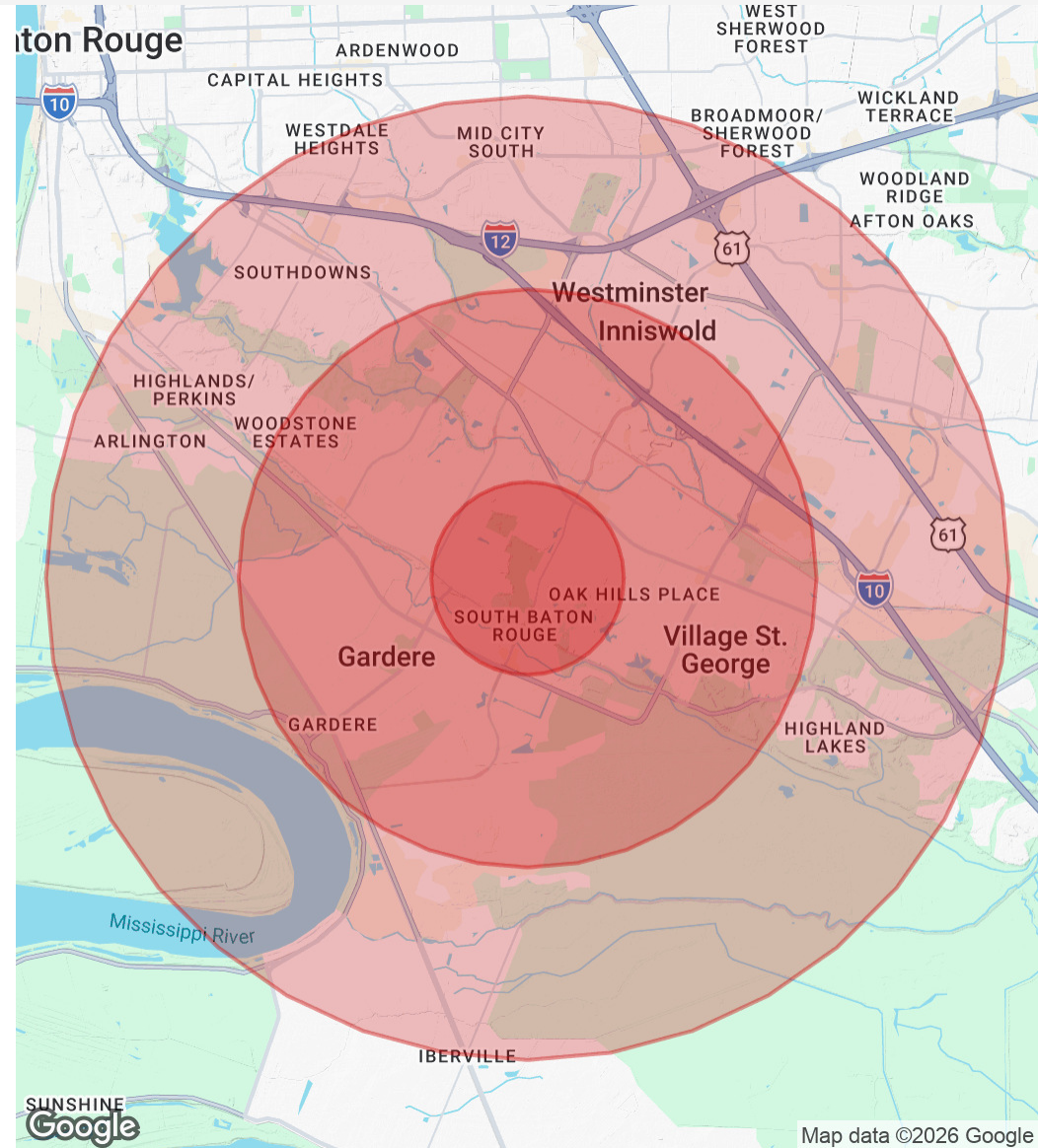
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,854	61,327	126,798
Average Age	42	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,538	26,246	54,313
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$109,440	\$108,969	\$106,138
Average House Value	\$408,777	\$402,476	\$417,255

* Demographic data derived from 2020 ACS - US Census



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