

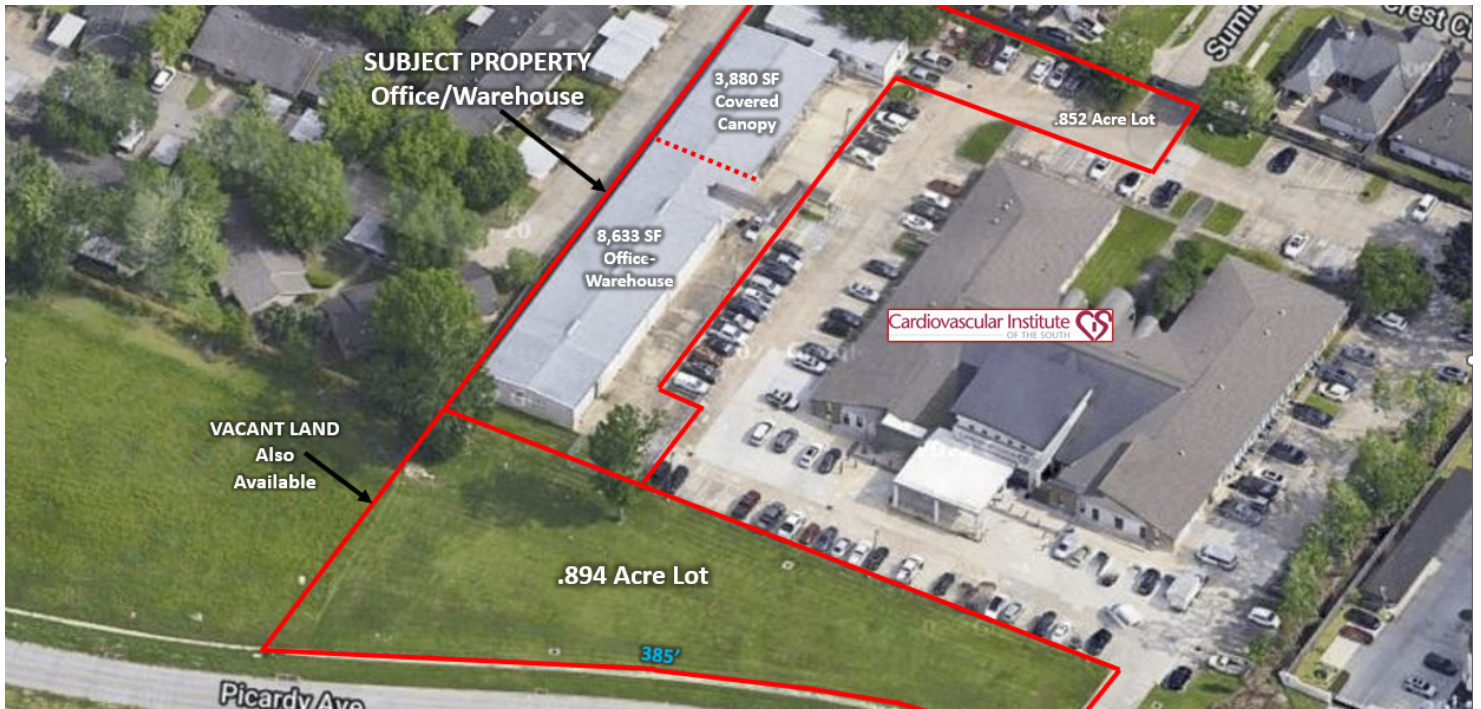


**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR LEASE OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$14.00 SF (NNN)**

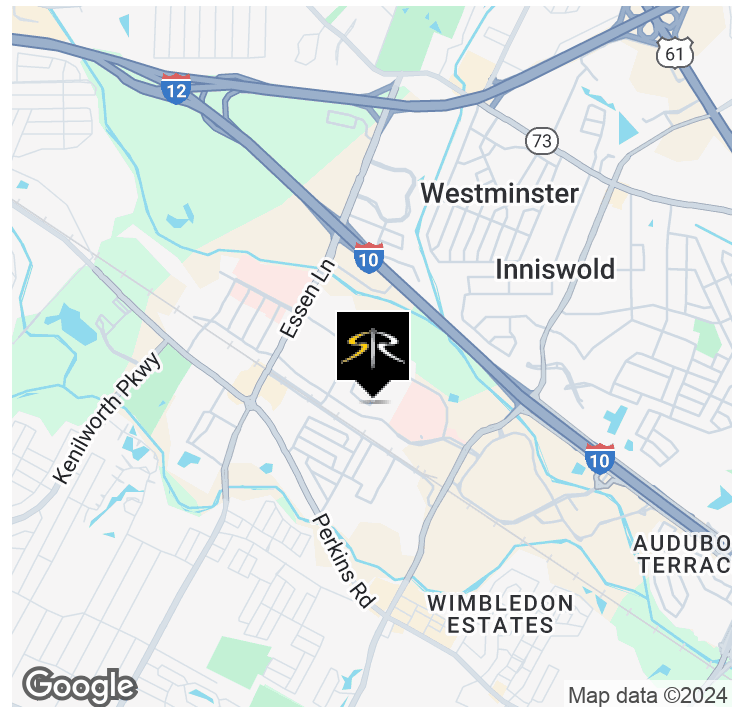


## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/Yr (NNN)
TOTAL SF:	8,663 SF Ofc./Warehouse + 3,880 SF Covered Canopy
Zoning:	M-1

## PROPERTY OVERVIEW

- Large Office / Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Perfect for Additional Space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, and Distribution



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## COMPLETE PROPERTY HIGHLIGHTS

- Large Office / Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Perfect for Additional Space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, and Distribution
  
- 12,513 SF Total Leasable Space
- 8,633 SF Office/Warehouse
- 3,880 SF Canopy Space
- M-1 zoning, Light Industrial
- Renovated in 2015, including HVAC
- Fully Insulated Warehouse
- Secure Fenced in Yard
- Large Reception Area
- Large Kitchen / Break Area
- Large Lockable Storage Cage for Equipment, Instruments
- 36 Parking Spaces
- Zoned M-1 (Light Industrial)
  
- Tenant responsible for Taxes, Insurance, Maintenance, Utilities, Janitorial

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**AERIAL**  
**OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT**  
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$14.00 SF (NNN)**



**3,880 SF  
Covered  
Canopy**

**8,633 SF  
Office-  
Warehouse**

**.852 Acre Lot**



Google

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**AERIAL OVERVIEW: HEALTH DISTRICT**  
**OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT**  
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$14.00 SF (NNN)**



Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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# BATON ROUGE HEALTH DISTRICT MAP OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$14.00 SF (NNN)**

**BATON ROUGE HEALTH DISTRICT / 2015 MASTER PLAN / FUTURE STREET AND LANDSCAPE FRAMEWORK PLAN\***



\* Street network updated from Master Plan to reflect planned construction of streets in and around the new Our Lady of the Lake Children's Hospital (OLOLCH) campus.

**BATON ROUGE HEALTH DISTRICT**  
Infrastructure Implementation Plan

**2018 EXPANDED DISTRICT**

Map provided courtesy Baton Rouge Health District: [www.brhealthdistrict.com](http://www.brhealthdistrict.com)

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# FLOOR PLAN OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

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# DRIVE TIME MAP OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

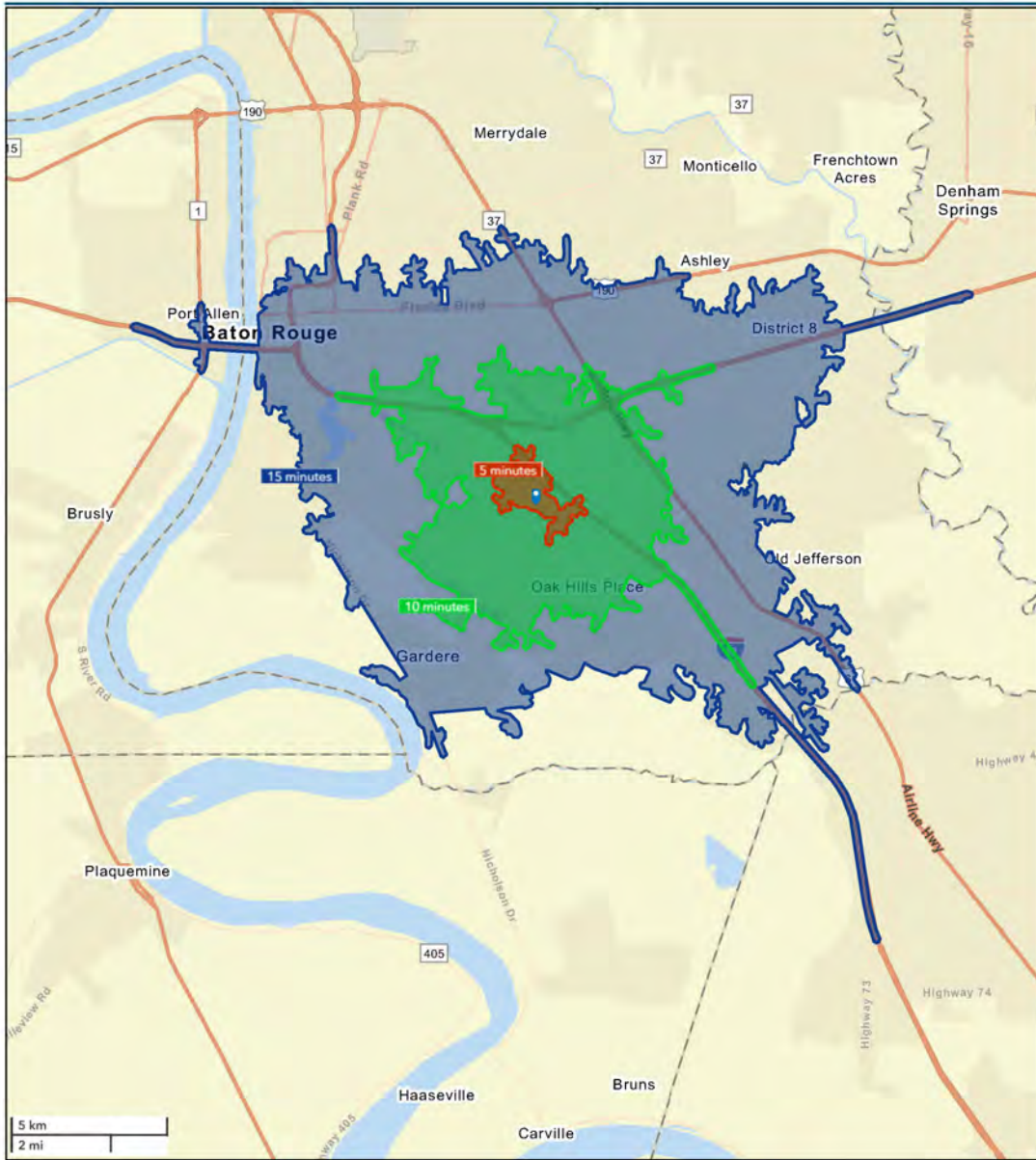
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$14.00 SF (NNN)**



Drive Time Map: 5, 10, 15 Minutes

8377 Picardy Ave., Baton Rouge, LA 70816



January 19, 2024

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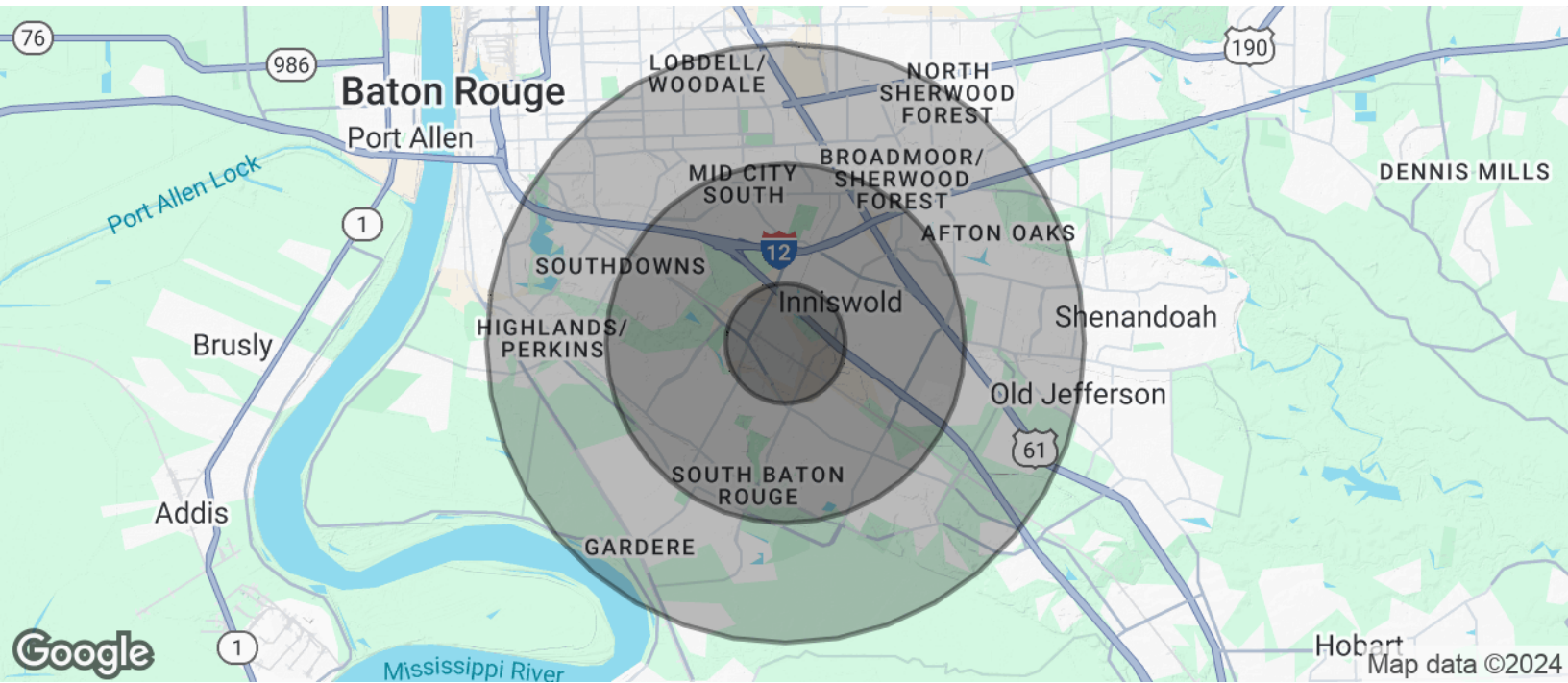
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DEMOGRAPHICS

**\$14.00 SF (NNN)**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,489	64,136	182,861
Average Age	40.2	39.4	37.5
Average Age (Male)	44.2	38.7	36.1
Average Age (Female)	40.8	40.2	38.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,797	31,724	89,254
# Of Persons Per HH	2.0	2.0	2.0
Average HH Income	\$63,117	\$89,794	\$80,958
Average House Value	\$199,370	\$244,342	\$227,484

2020 American Community Survey (ACS)

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