

BATON ROUGE GENERAL PHYSICIANS MEDICAL OFFICE

4463 LA-1 | BRUSLY (BATON ROUGE), LA 70719



RELOCATION
FACILITY



NEW 7-YEAR
LEASE



STATE HIGHWAY
LOCATION



5 MI TO
DOWNTOWN
BATON ROUGE



6 MI TO LSU

DOWNTOWN
BATON ROUGE

VAUGHN DR
#1,265 VPD

HWY 1
#56,267 VPD

PAR RD 1
#37,591 VPD

NEIGHBORS FEDERAL
CREDIT UNION

SWEET WATER
CAR WASH

WEST SIDE
IMAGES

WILLIAMSON ALLEMOND
REGIONAL EYE CENTER

BROC PHYSICAL
THERAPY

DARIA MARIE BEAUTY
DON'S LIQUORS

BRUSLY FIRE
DEPARTMENT

MEDICAL SPINE
SPINE & SPORTS

DON'S
SPORTSMAN

PEAK PERFORMANCE
PHYSICAL THERAPY

CYPRESS TITLE

LOUISIANA DERMATOLOGY
ASSOCIATES

OUR LADY OF THE LAKE
PHYSICIAN GROUP

DOLLAR
GENERAL

BURGER
KING

GLEAUX RX
SOLUTIONS & MED SUP.
Member of HCS OPTIMA



POINT OF CONTACT



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In Association With:

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PRICE:

\$1,735,500



CAP RATE:

7.50%

**VIEW OFFERING
MEMORANDUM**



- RELOCATION FACILITY
- STRONG TENANT WITH MAJOR INTEGRATION
- BRAND NEW LONG-TERM LEASE
- PASSIVE INVESTMENT OPPORTUNITY
- CONTRACTUAL RENT GROWTH
- EXCEPTIONAL DEMOGRAPHICS
- EXCELLENT ACCESS & VISIBILITY ON STATE HIGHWAY
- 6 MILES FROM LSU CAMPUS
- BATON ROUGE INVESTMENT OPPORTUNITY
- CAPITAL CITY LOCATION