



PROPERTY DESCRIPTION

The Metro Office Park in Baton Rouge, LA, is a modern and distinctive office complex featuring six professional and medical office buildings. Suite A is currently leased by Lonquist & Co., Suite B is leased by a development firm, Suite C is occupied by Atlantis Wellness and Suite D is occupied by Weiler Plastic Surgery. Tenants pay their own utilities and reimburse the Landlord for the condominium Fee.

Centrally located, the office park is surrounded by retail stores, restaurants, and residential neighborhoods, offering convenient access to major roads and highways, including Bluebonnet, I-10/I-12, Airline Highway, Siegen Lane, and Essen Lane. This prime location ensures easy access for clients and employees across the city.

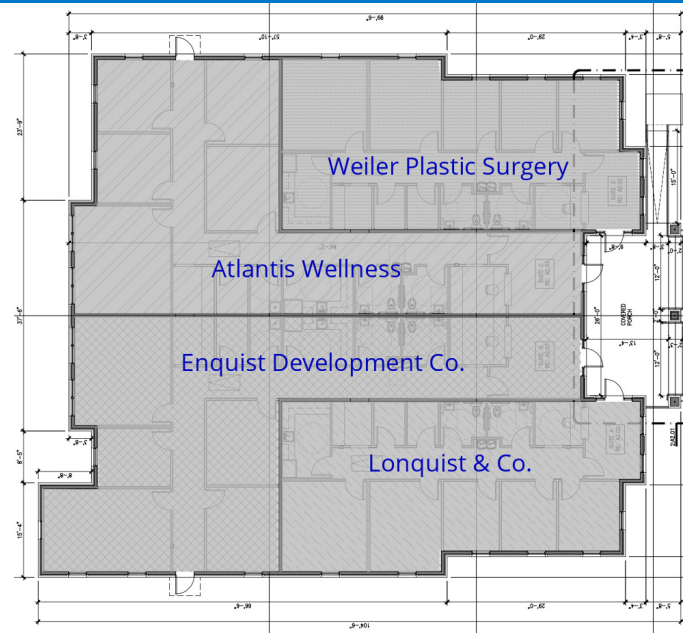
Additionally, the Metro Office Park is near several major hospitals, including Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals, making it an ideal location for medical professionals and related businesses.

PROPERTY HIGHLIGHTS

- Access to Bluebonnet, I-10 / I-12, Airline Highway, Siegen Lane, and Essen Lane
- Close proximity to Our Lady of the Lake, Baton Rouge General, and Ochsner hospitals
- \$1.00 PSF Annual Condo Fee

OFFERING SUMMARY

Sale Price:	\$2,143,100
Available SF:	Fully Leased
Building Size:	7,390 SF



AVAILABLE SPACES

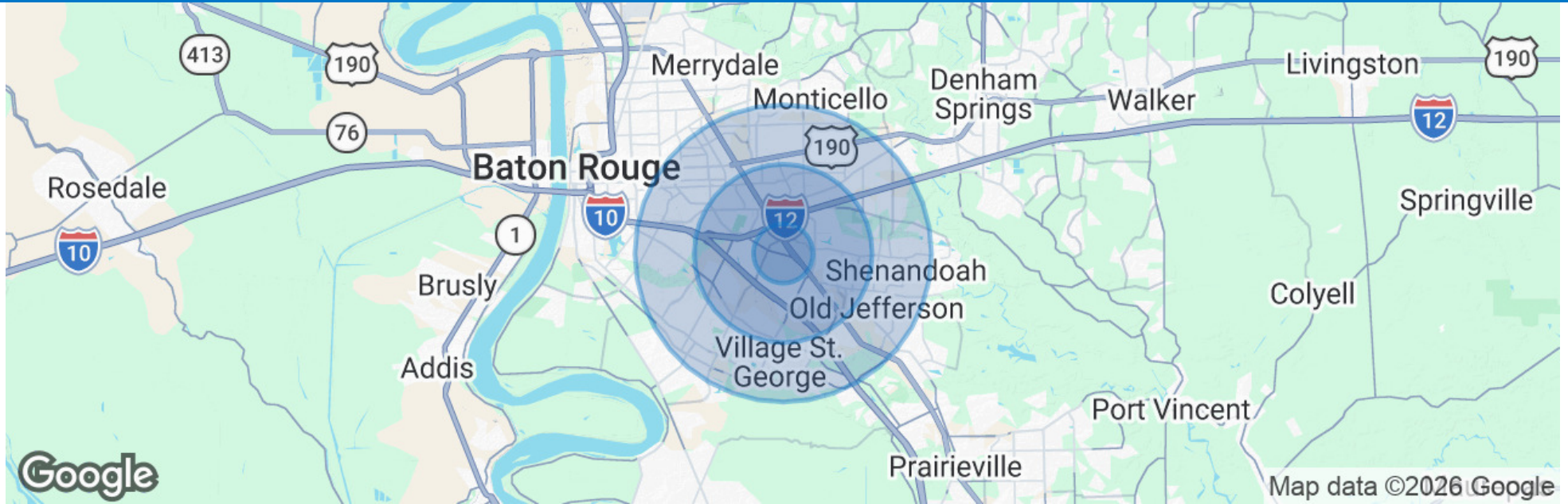
SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Building 1 - A	Lonquist & Co.	1,572 SF	Modified Gross	\$1.00 SF/yr Condo Fee
Building 1 - B	Enquist Development Co.	2,190 SF	Modified Gross	\$1.00 SF/yr Condo Fee
Building 1 - C	Atlantis Wellness	2,056 SF	Modified Gross	\$1.00 SF/yr Condo Fee
Building 1 - D	Weiler Plastic Surgery	1,572 SF	Modified Gross	\$1.00 SF/yr Condo Fee





Google

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,415	65,012	162,868
Average Age	37.9	38.3	38.2
Average Age (Male)	34.2	35.9	36.3
Average Age (Female)	40.1	39.9	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,547	30,856	74,172
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$75,454	\$77,779	\$77,663
Average House Value	\$274,238	\$288,754	\$272,345

2020 American Community Survey (ACS)