



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# **3,043 SF SUBURBAN MEDICAL OFFICE / SURGERY CENTER**

**8425 Cumberland Place  
Baton Rouge, LA 70806**

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**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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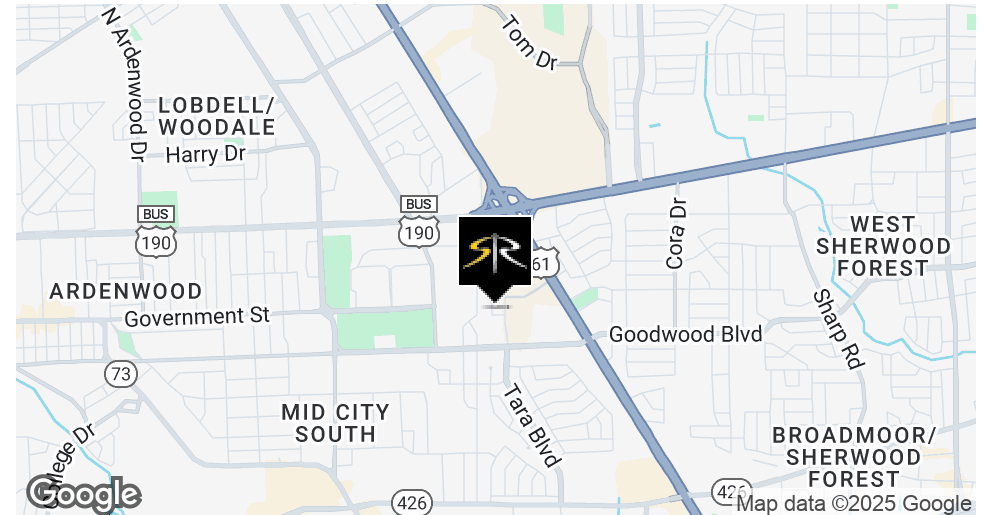
FOR LEASE

3,043 SF



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	+/- 10,500 SF
Space Available:	3,043 SF
Lot Size:	1.14 Acres
Lot Frontage Cumberland Place:	130'
Lot Frontage Shadows Lane:	165'
Parking:	Ample (30+ Spaces)
Years Renovated:	1998/2010
Zoning:	C-2 & B-1
Market:	Baton Rouge



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## PROPERTY HIGHLIGHTS

- Of this beautiful and functional two-story +/- 10,500 SF suburban medical office building, 3,043 SF of space is available. Additional Upstairs Space may also be available. The building currently houses Associates in Plastic Surgery out-patient hospital and medical facility including both office and surgical space located in the heart of Goodwood near Airline Hwy. and the former Woman's Hospital and near the new \$200 million Amazon distribution facility providing over 2200 new jobs to the area.
- This Property sits on a 1.14 Acre corner lot with 130' of frontage along Cumberland Place and 165' of frontage along Shadows Lane. This Class B full-service medical building houses functioning and sterile operating rooms, pre-op and post-op areas, all of which have sterile air conditioners for surgery and also includes multiple private waiting rooms and private consultations rooms, photographers area, and surgical space for out-patient surgery. There is a post-op and pre-op room and two surgical rooms. There are also x-ray and laboratory spaces.
- The subject property includes sterile air conditioners and lead-lined walls. Floor plan includes high-end executive style offices, a fully outfitted break room, upstairs call center, multiple conference rooms, ample filing space, and a peaceful outdoor seating area. Property has ample parking with over 30 plus parking spaces, 1:350 parking ratio, some covered plus an extra lot for additional parking.
- This property exists in a quiet and soothing environment near many residential neighborhoods, schools, and facilities. Includes many private offices, waiting rooms, OR rooms and very nice finishes including both painted drywall and custom wallpaper and both hard ceramic tile surface flooring and carpet tiles throughout. Lay-out includes large executive office suites and ample plumbing in the individual exam rooms. Perfect for medical office user, private practice, orthopedics, pediatrics, gastrointestinal, dermatology, ob/gyn, plastic surgery and aesthetics, dentist, orthodontist, etc.
- Property also includes separate private entrance/exit via porte co-chère available. Schedule your private showing today.

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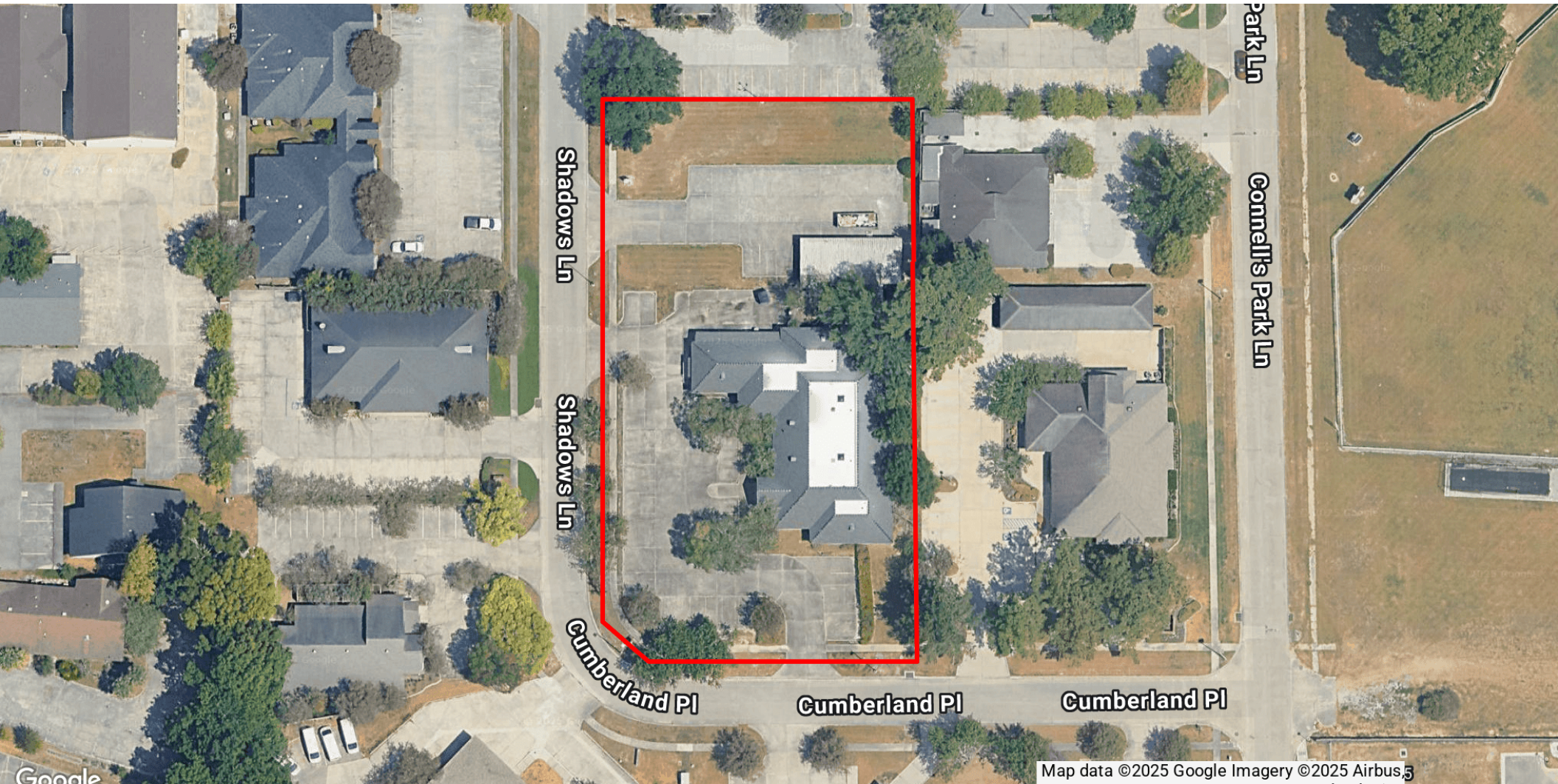
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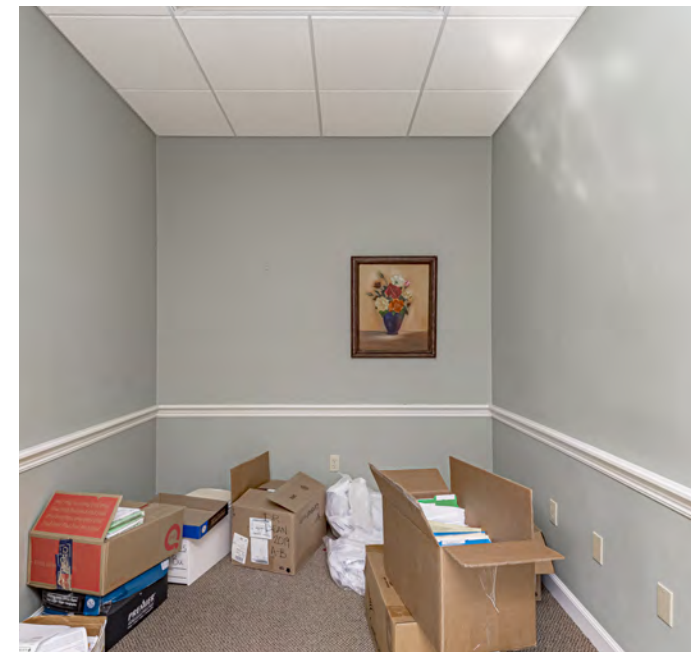


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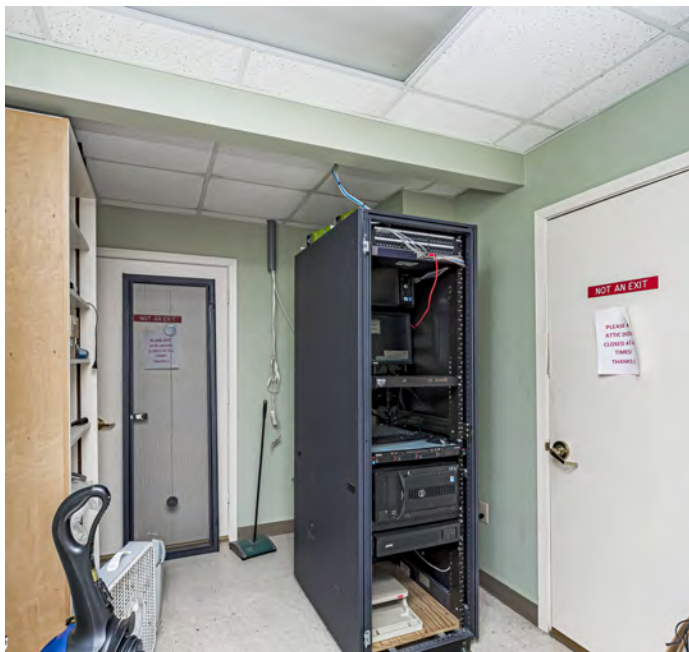


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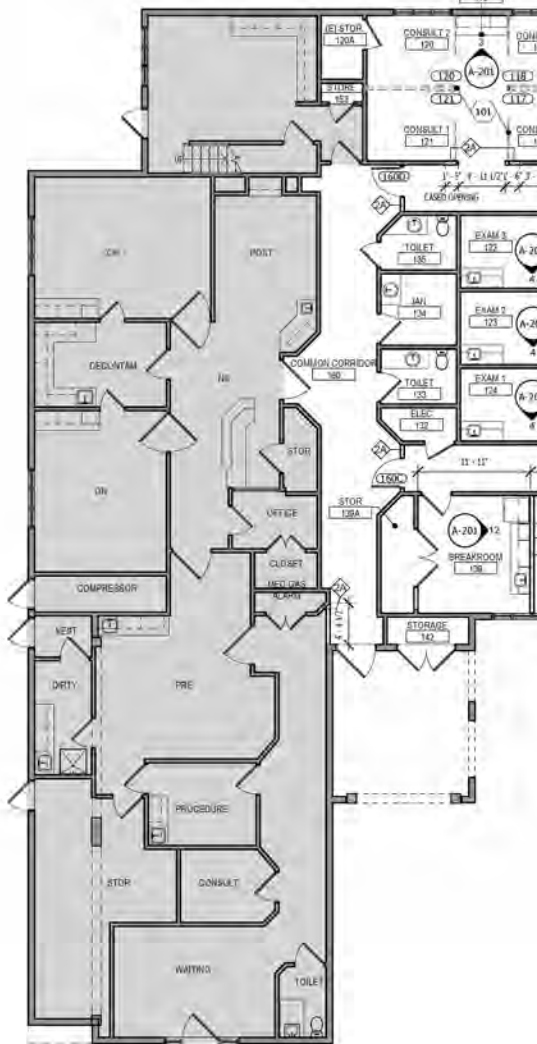
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# FIRST FLOOR - FLOOR PLAN

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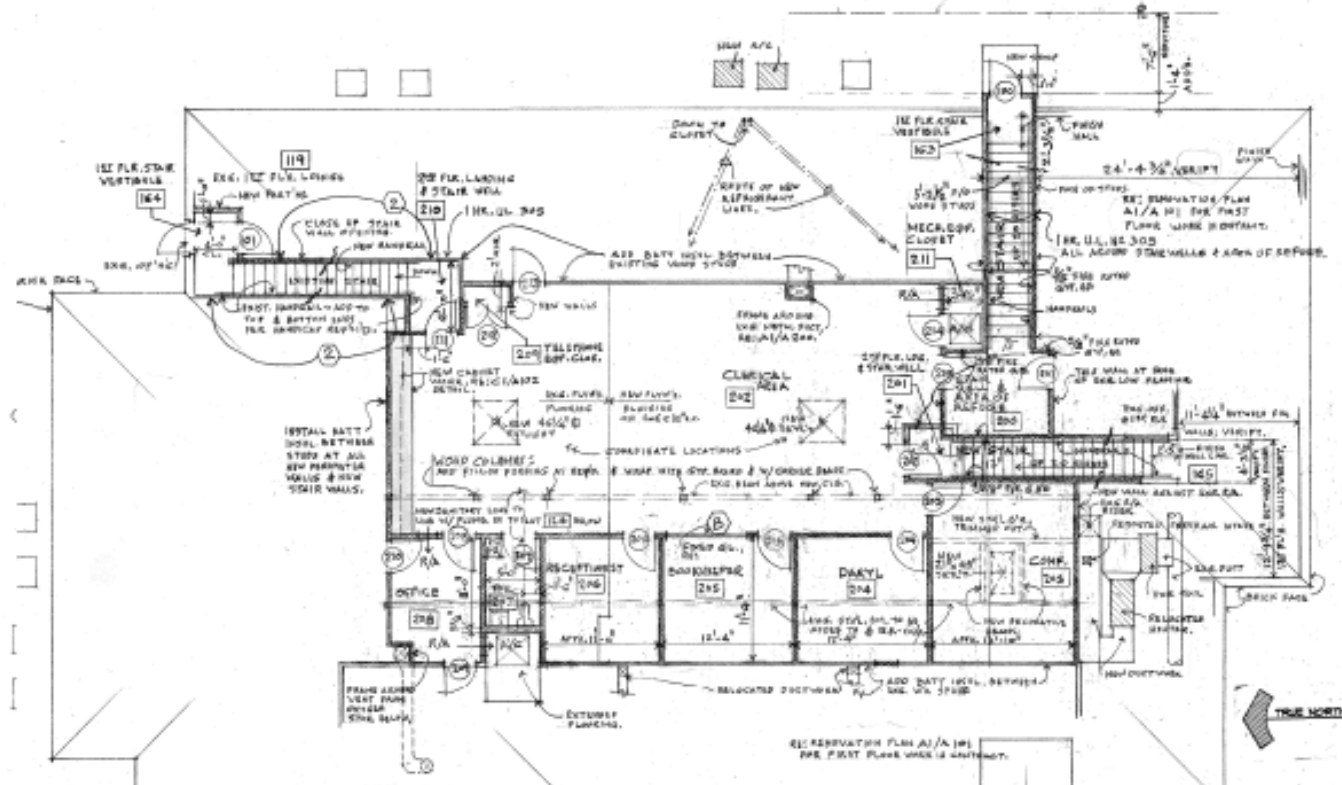
# SECOND FLOOR - FLOOR PLAN 3,043 SF SUBURBAN MEDICAL OFFICE / SURGERY CENTER

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3,043 SF

## Floor Plan - 2nd Floor

Additional space may be available



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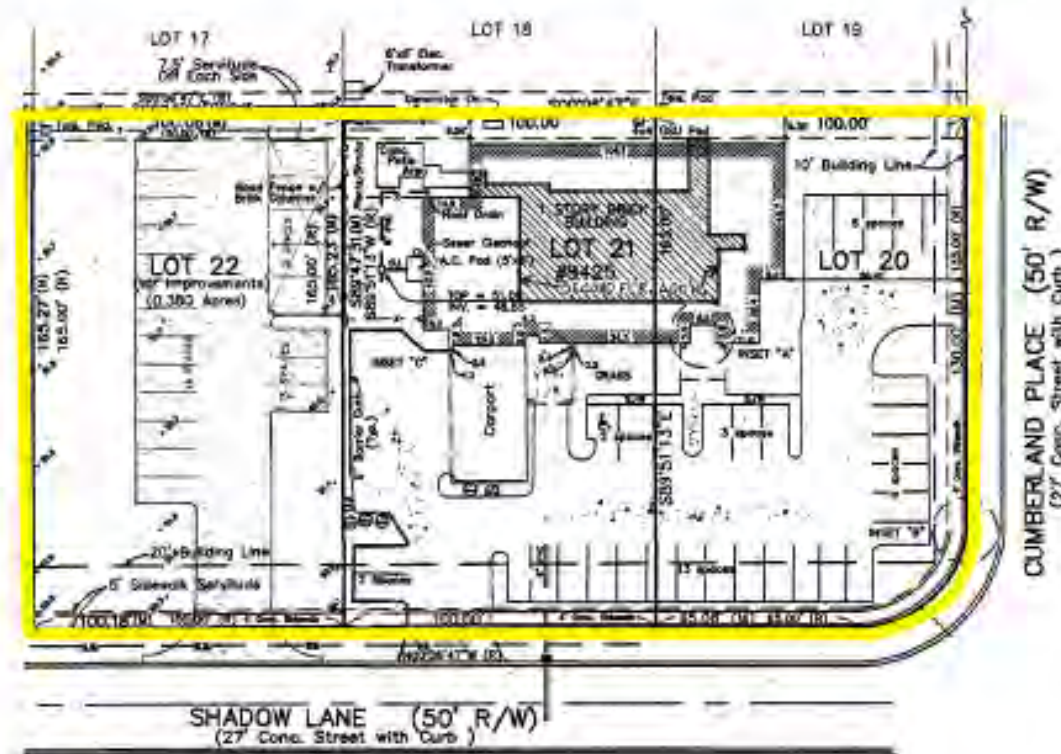
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SITE PLAN

3,043 SF

## Site Plan



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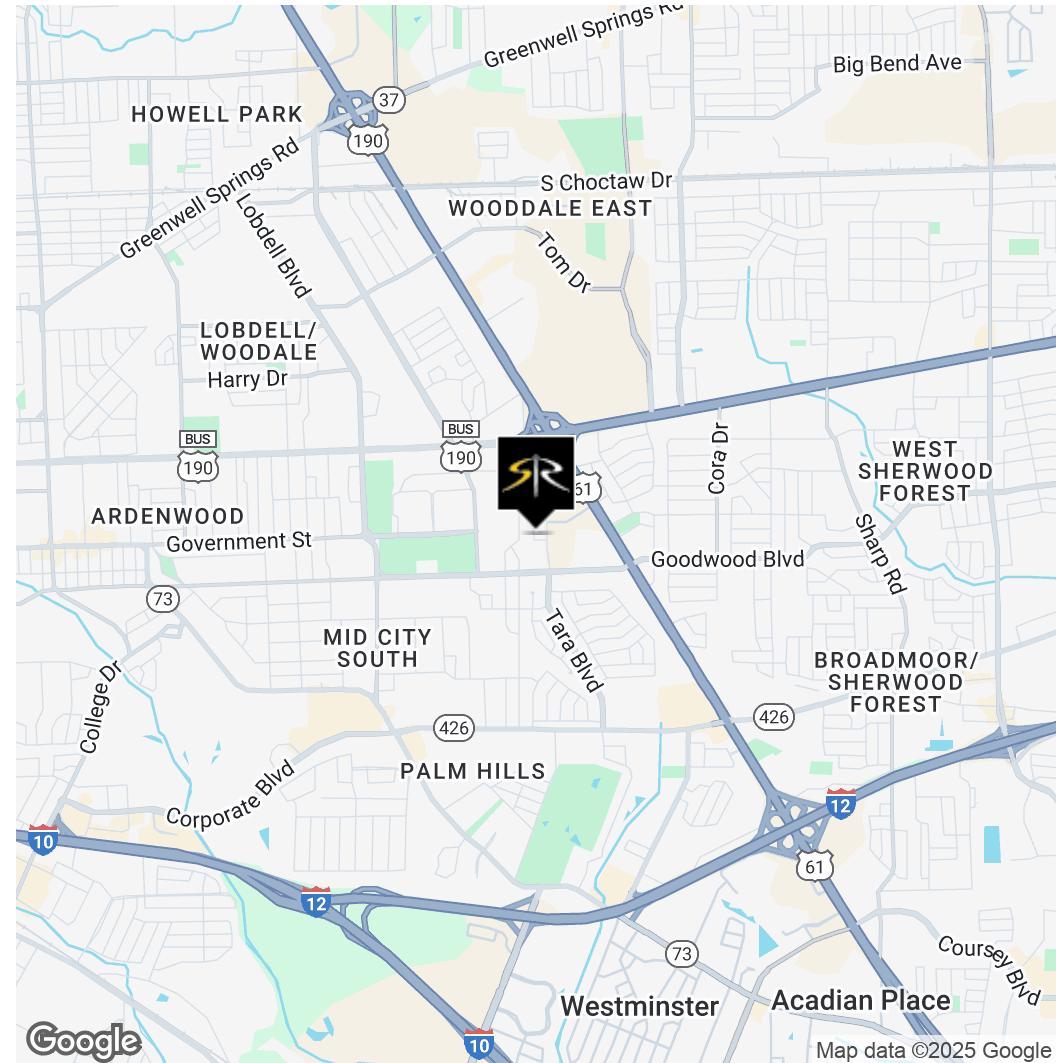
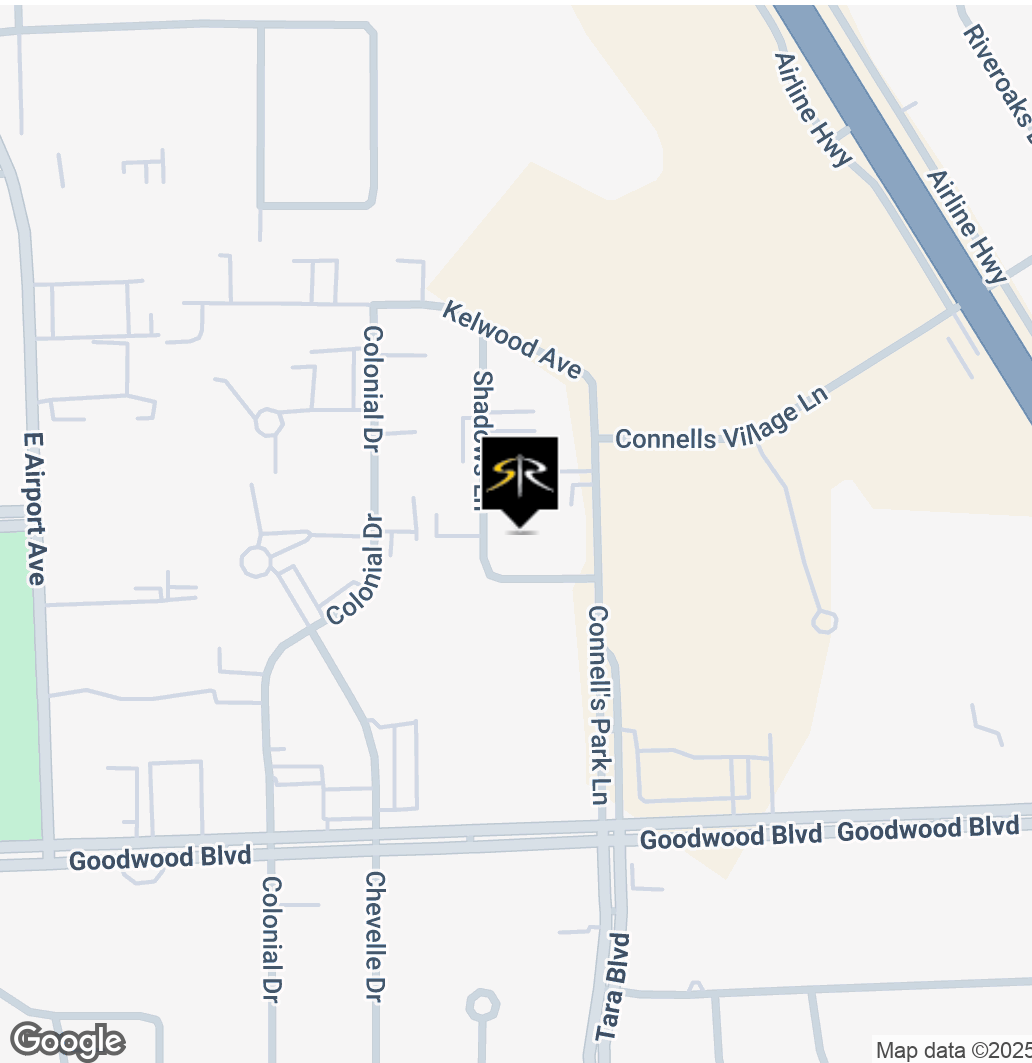
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LOCATION MAPS

±3,043 SF



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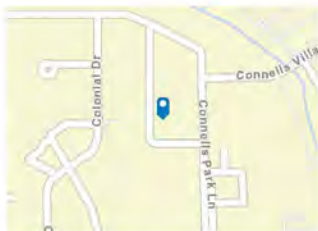
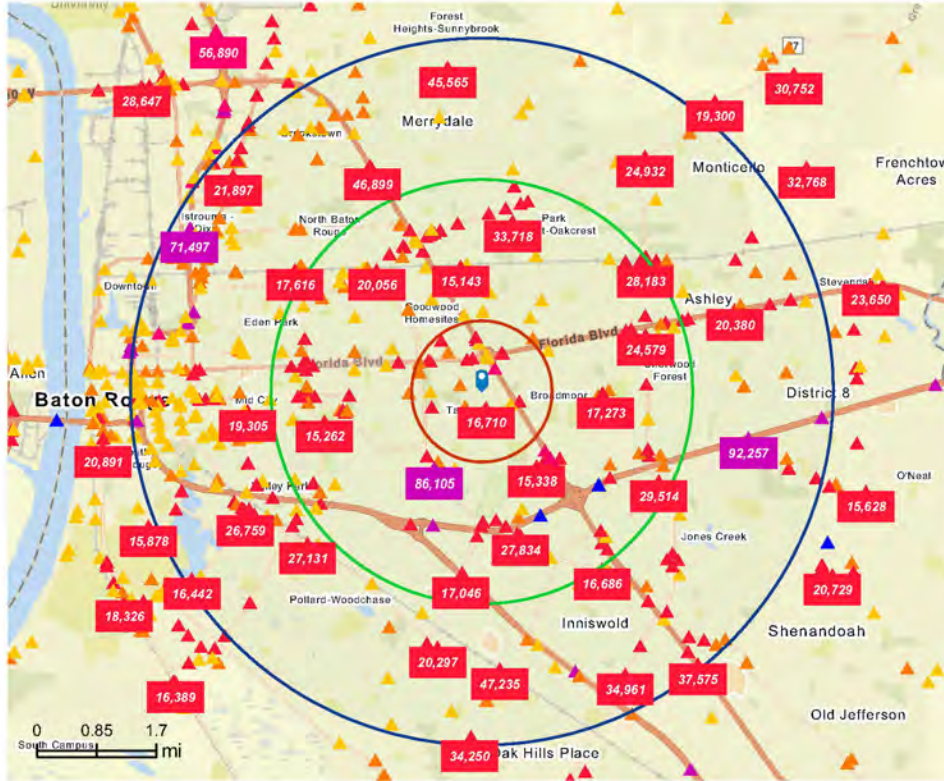
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TRAFFIC COUNT MAP (LEFT) | DRIVE TIME MAP: 5, 10, 15 MINUTE RADII (RIGHT)

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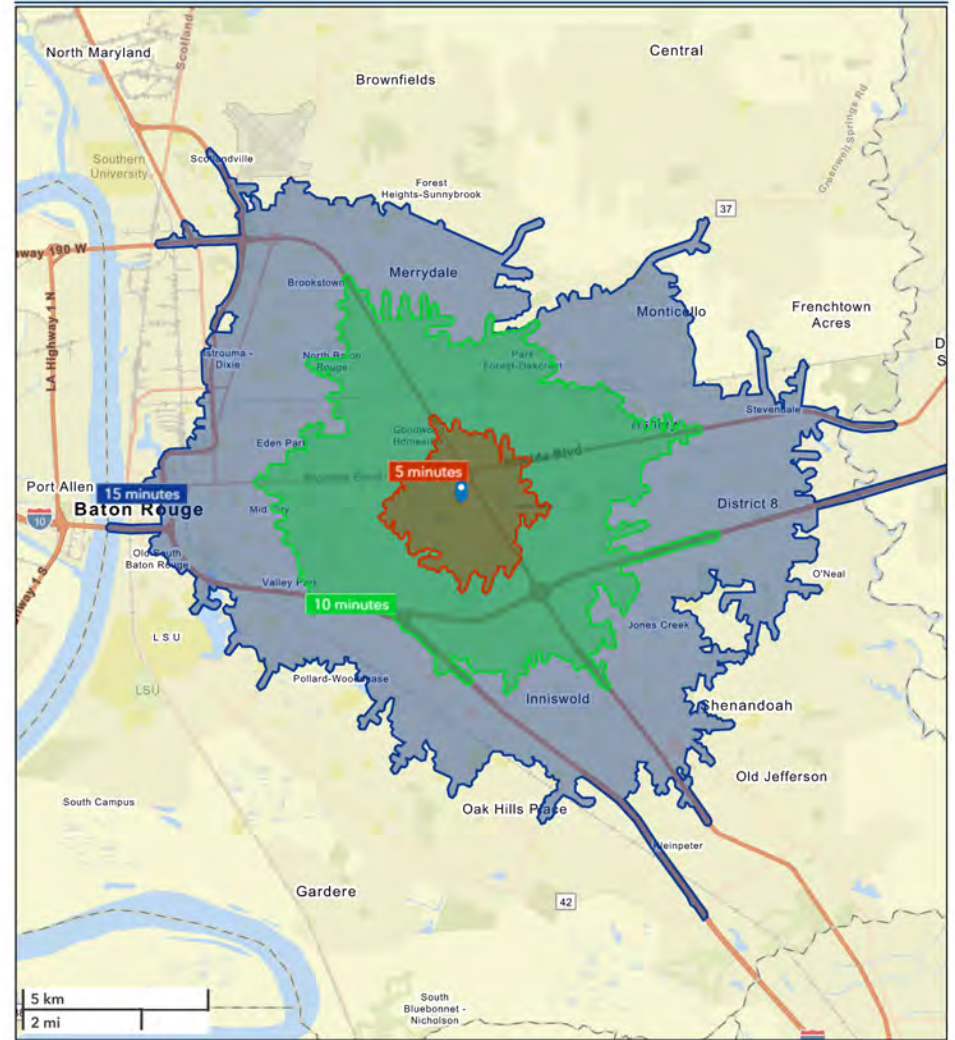
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**±3,043 SF**



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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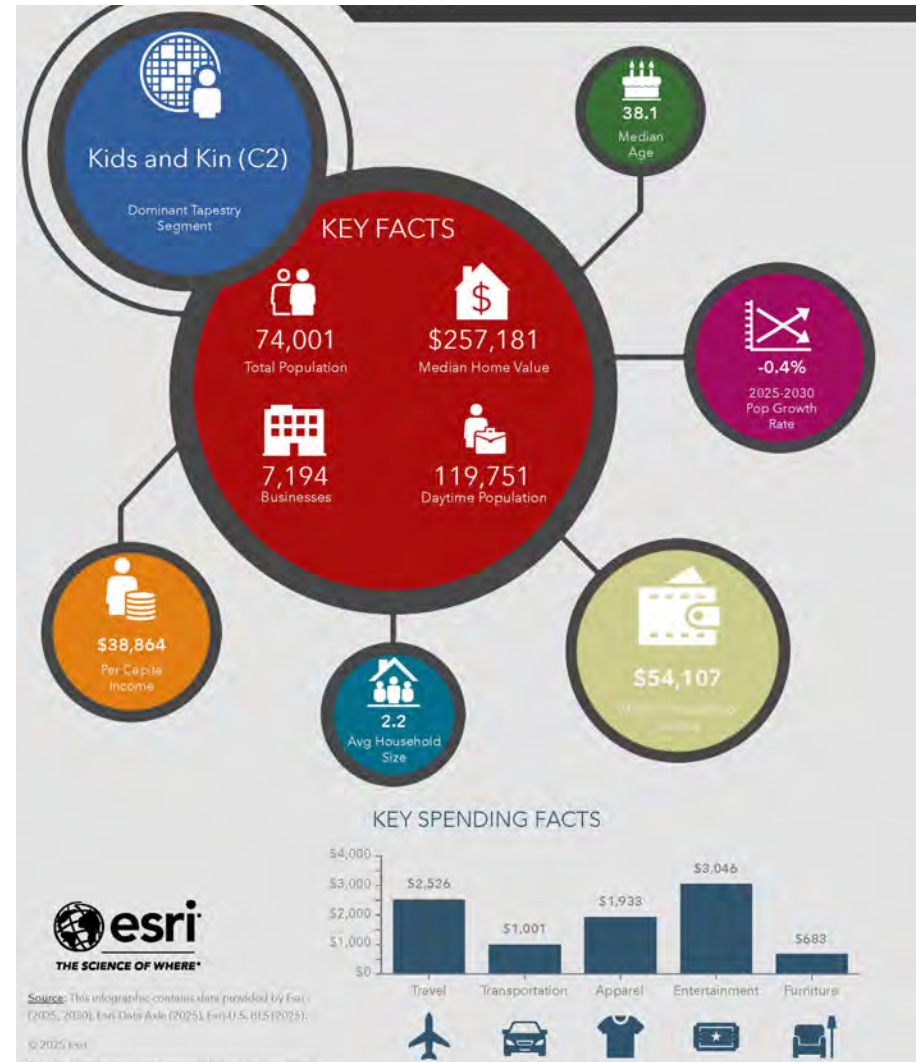
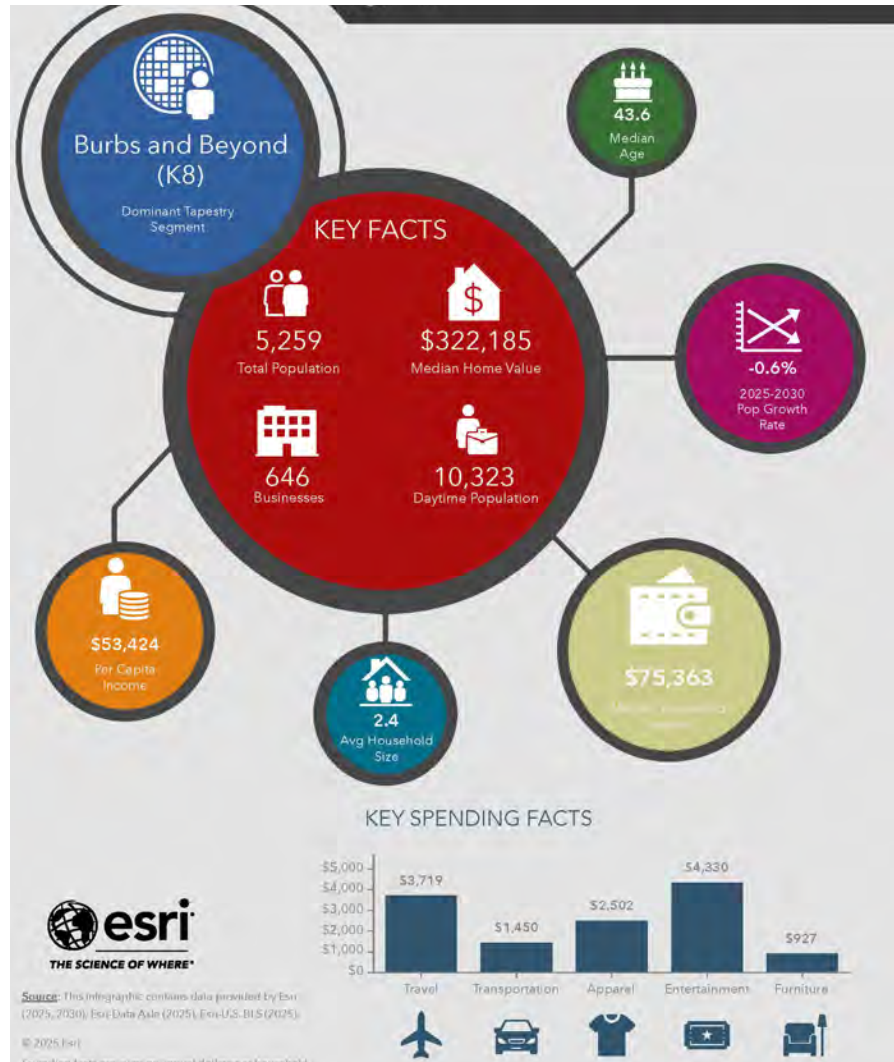
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# EXECUTIVE SUMMARY CALL OUTS: 1 MILE RADIUS (LEFT) | 3 MILE RADIUS (RIGHT)

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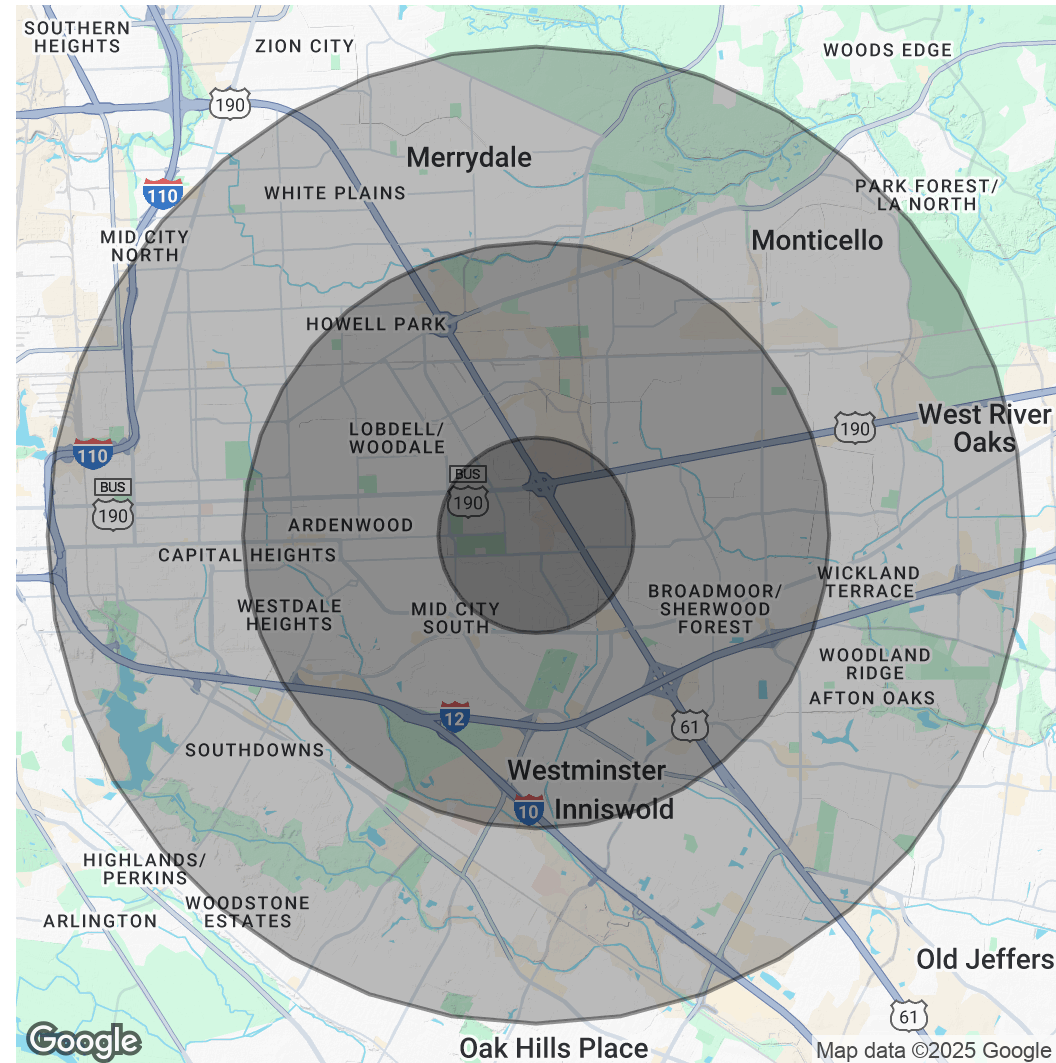
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3,043 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,259	73,487	215,195
Average Age	44	40	39
Average Age (Male)	42	38	38
Average Age (Female)	45	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,710	31,780	89,492
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$98,450	\$78,404	\$79,826
Average House Value	\$366,080	\$288,334	\$282,064

Demographics data derived from AlphaMap



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