



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR LEASE MERCANTILE ON BLUEBONNET OFFICE PARK

**4471 Bluebonnet Boulevard  
Baton Rouge, LA 70809**

**EDWARD L. ROTENBERG, SIOR**  
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**JACK HERRINGTON, CCIM**  
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(D)610.563.9046  
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# MERCANTILE ON BLUEBONNET OFFICE PARK

4471 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

FOR LEASE

4,522 SF

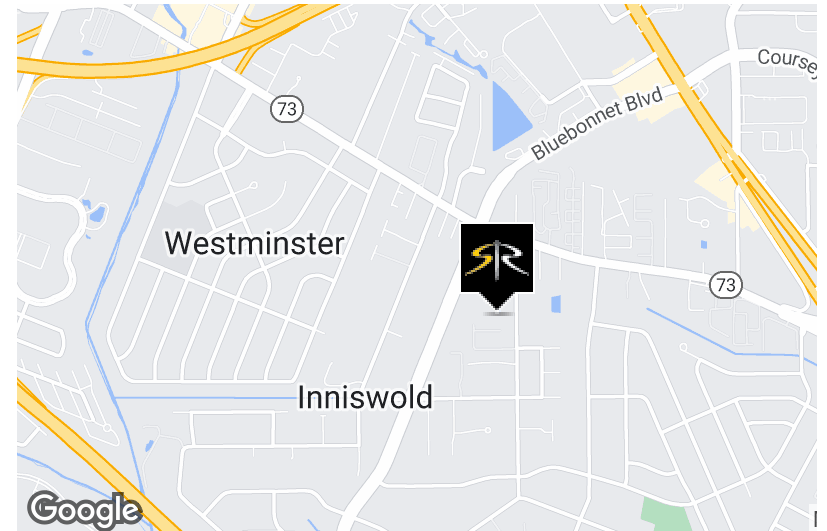


## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	4,522 SF
Available:	April 1, 2024

## PROPERTY HIGHLIGHTS

- Stand-alone Professional Office Building Available for Lease in the Desirable Mercantile on Bluebonnet Office Park, the Premier Garden Office Park in Baton Rouge
- High-end Premium Finishes throughout with Vaulted Ceilings
- Includes Reception w/Waiting Room, Large Conference Room, 15 Offices, Copy Room, Staff Lounge/Kitchen, Men's & Women's Restrooms
- 15 Total Offices: 13 Standard Offices, an Executive Office which could be a Secondary Conference Room, and 1 Shared Office/Small Bullpen



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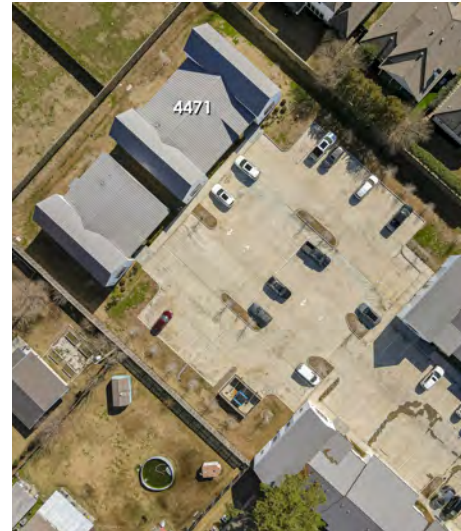


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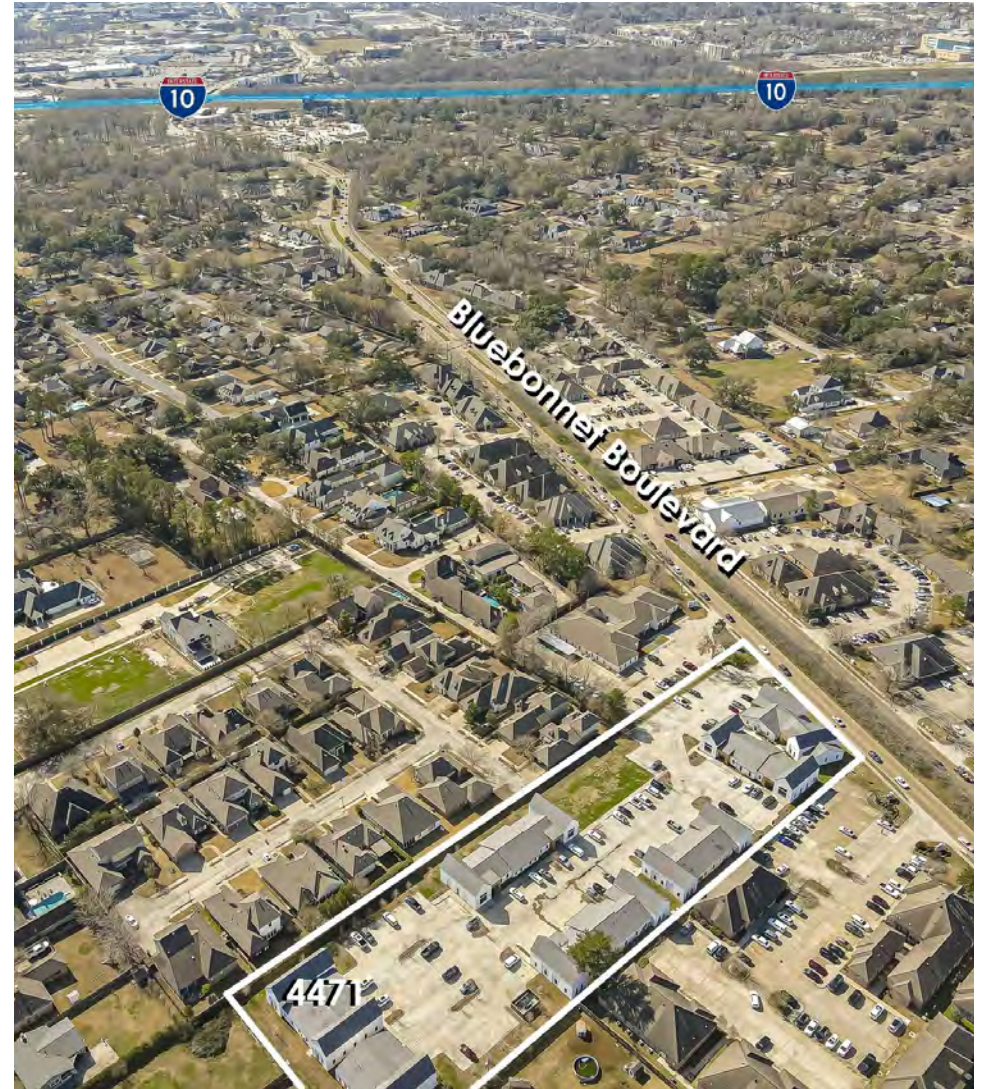
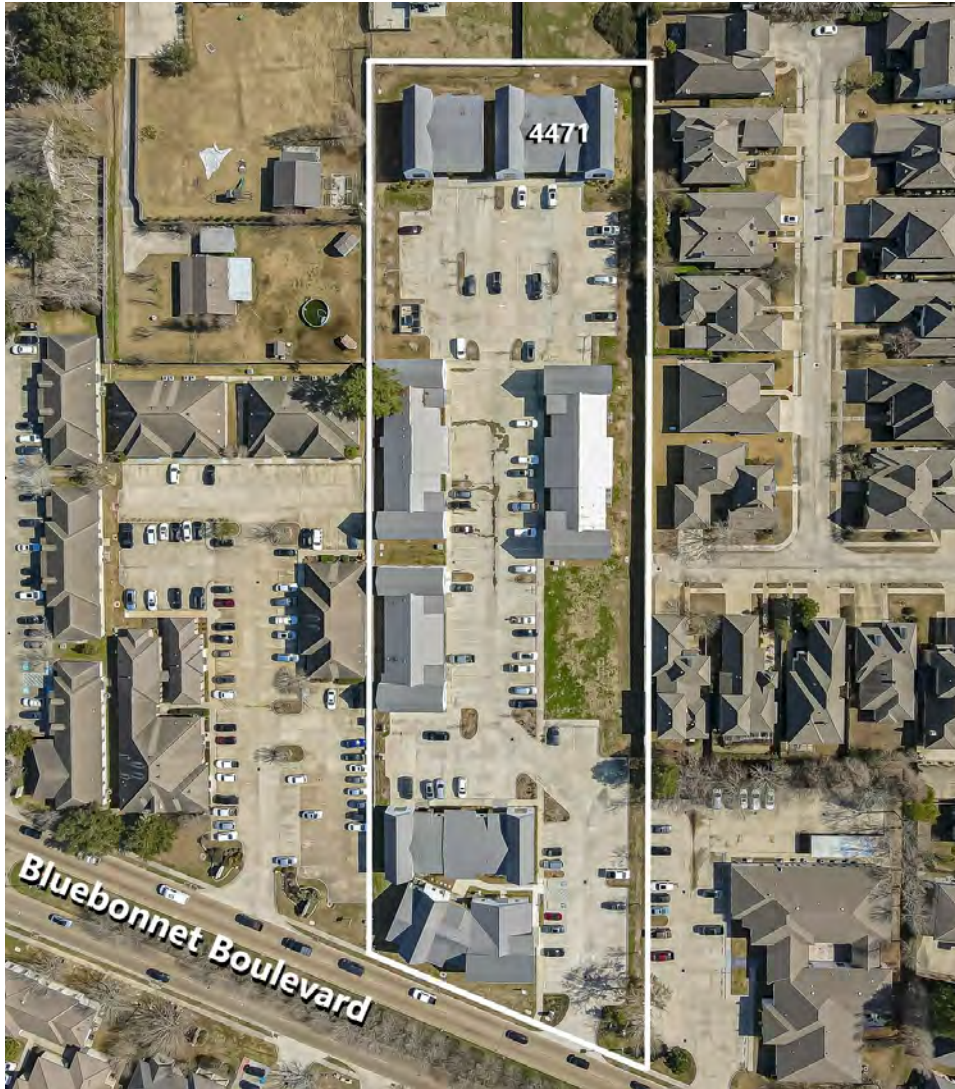
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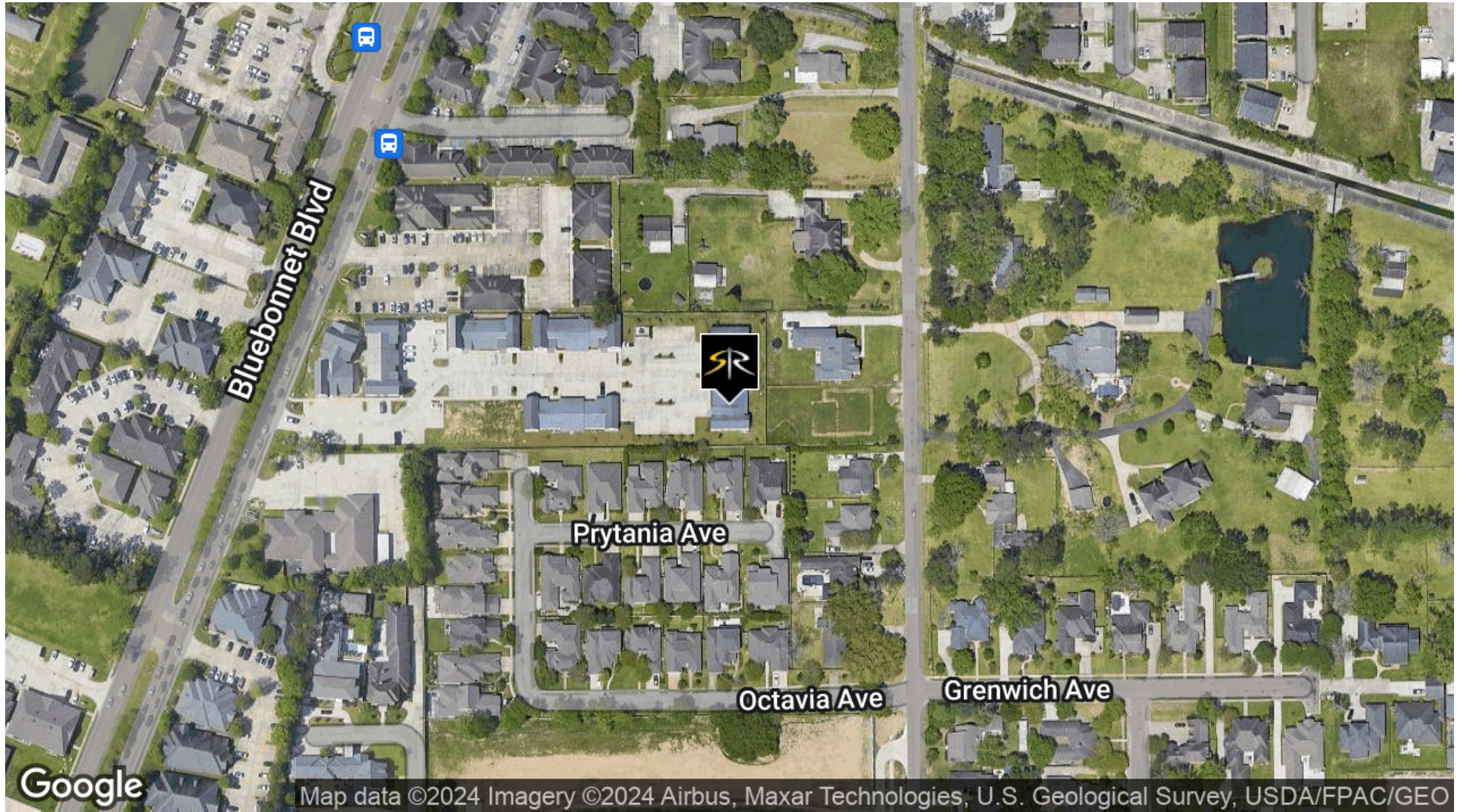
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# MERCANTILE ON BLUEBONNET OFFICE PARK

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AERIAL

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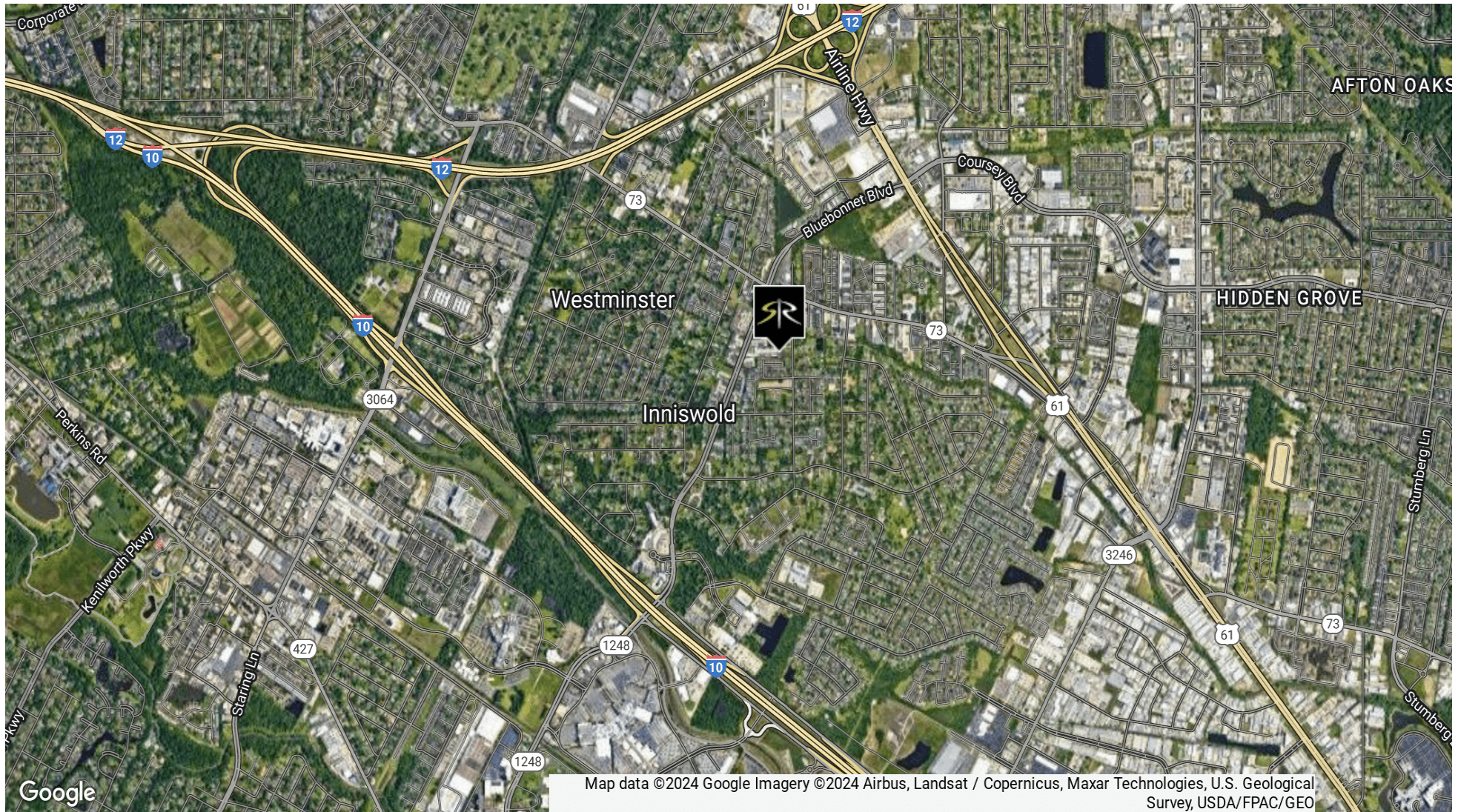
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AREA OVERVIEW

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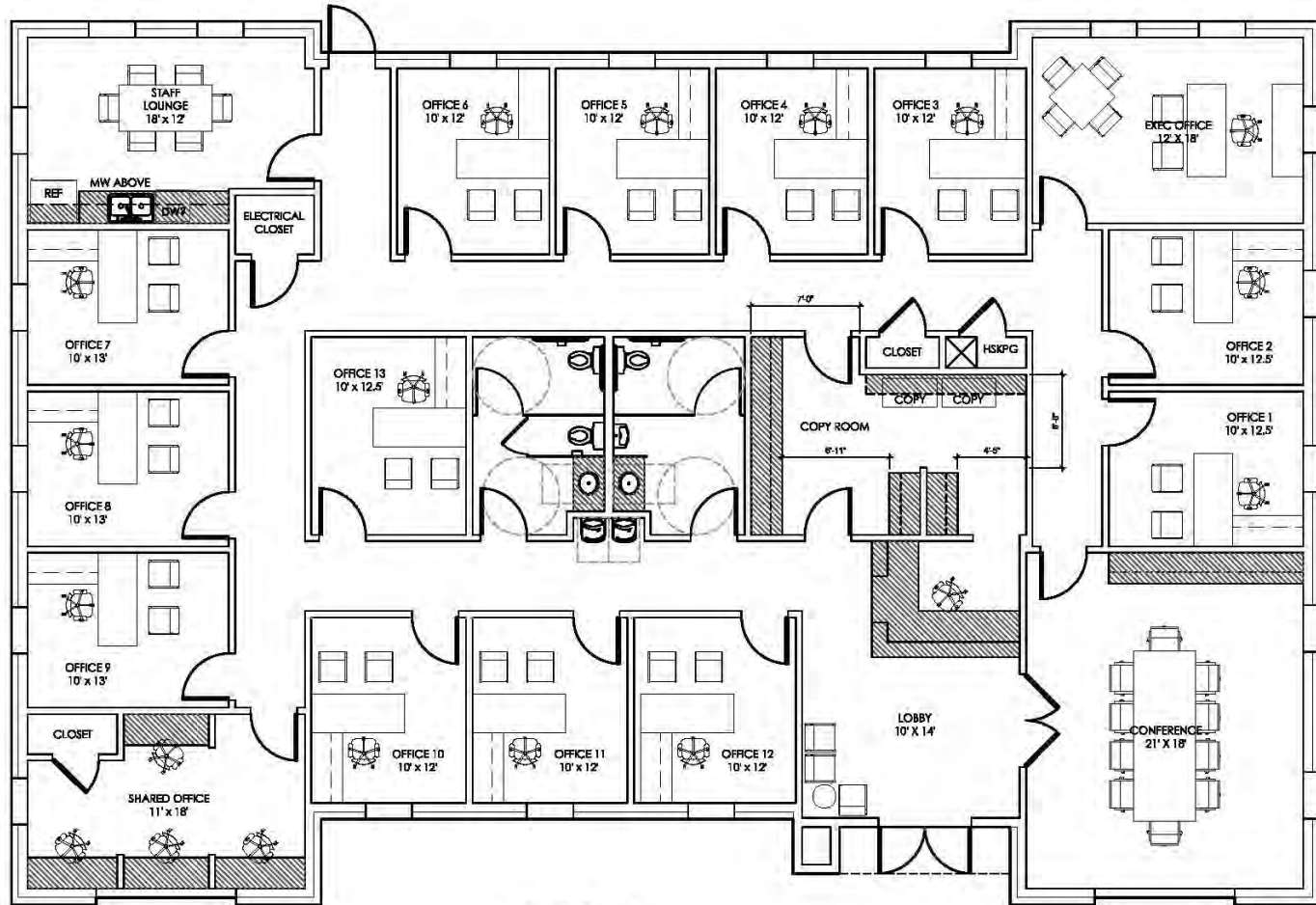


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# FLOOR PLAN MERCANTILE ON BLUEBONNET OFFICE PARK

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**4,522 SF**



**FLOOR PLAN**  
THE MERCANTILE  
4,522 SF

SCALE: 1/8"=1'-0"  
05.29.18

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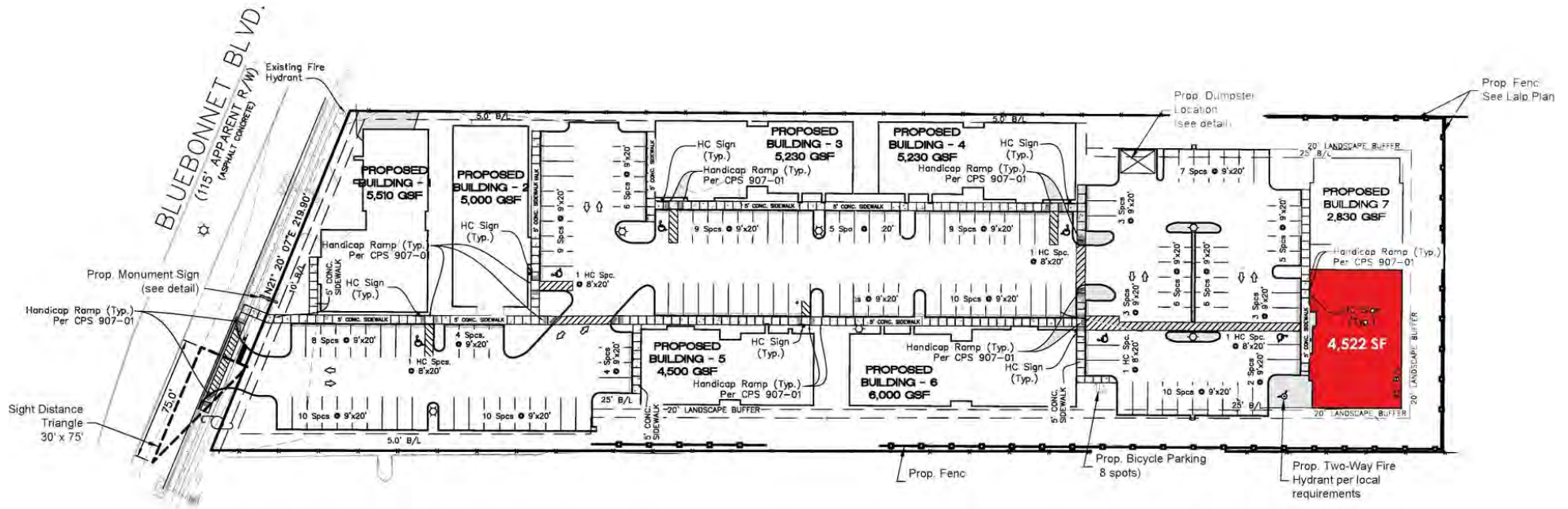


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# SITE PLAN MERCANTILE ON BLUEBONNET OFFICE PARK

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**4,522 SF**



## MERCANTILE ON BLUEBONNET OFFICE PARK

4471 Bluebonnet Boulevard  
4,522 SF  
AVAILABLE

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