



CORPORATE REALTY

301 Main St., Ste. 1100, Baton Rouge, LA 70801
225.228.3750 | corp-realty.com

OFFICE SPACE | FOR LEASE

Class A Office Space at Bluebonnet Centre

9100 Bluebonnet Centre Boulevard

BATON ROUGE, LA 70809

Walt Ketchings

wketchings@corp-realty.com
225.228.3750



HIGH QUALITY OFFICE SPACE

9100 Bluebonnet Centre Boulevard, Baton Rouge, LA 70809

PROPERTY OVERVIEW

Bluebonnet Centre is a distinctive, blue glass-clad, five-story Class A office building along I-10. It is located in the Essen-Bluebonnet submarket, a dynamic Baton Rouge submarket with high visibility and easy access. The building is on Bluebonnet Centre Boulevard near the entrance to I-10, providing close proximity to the Baton Rouge Medical District and the Mall of Louisiana.

It is also adjacent to the The Villas of Bluebonnet Centre, a strip center containing a dry cleaner, hair salon, and several restaurants such as Cadillac Cafe, Triplet's Blue Store Chicken, and local favorite Albasha Greek & Lebanese Restaurant.

PROPERTY SUMMARY

AVAILABLE	Suite 103 - 1,818 rsf Suite 200 - 1,815 rsf
RENTAL RATE	\$22.00/rsf, full service
ALLOWANCE	Negotiable, depending on tenant and term
PARKING	Plentiful surface parking

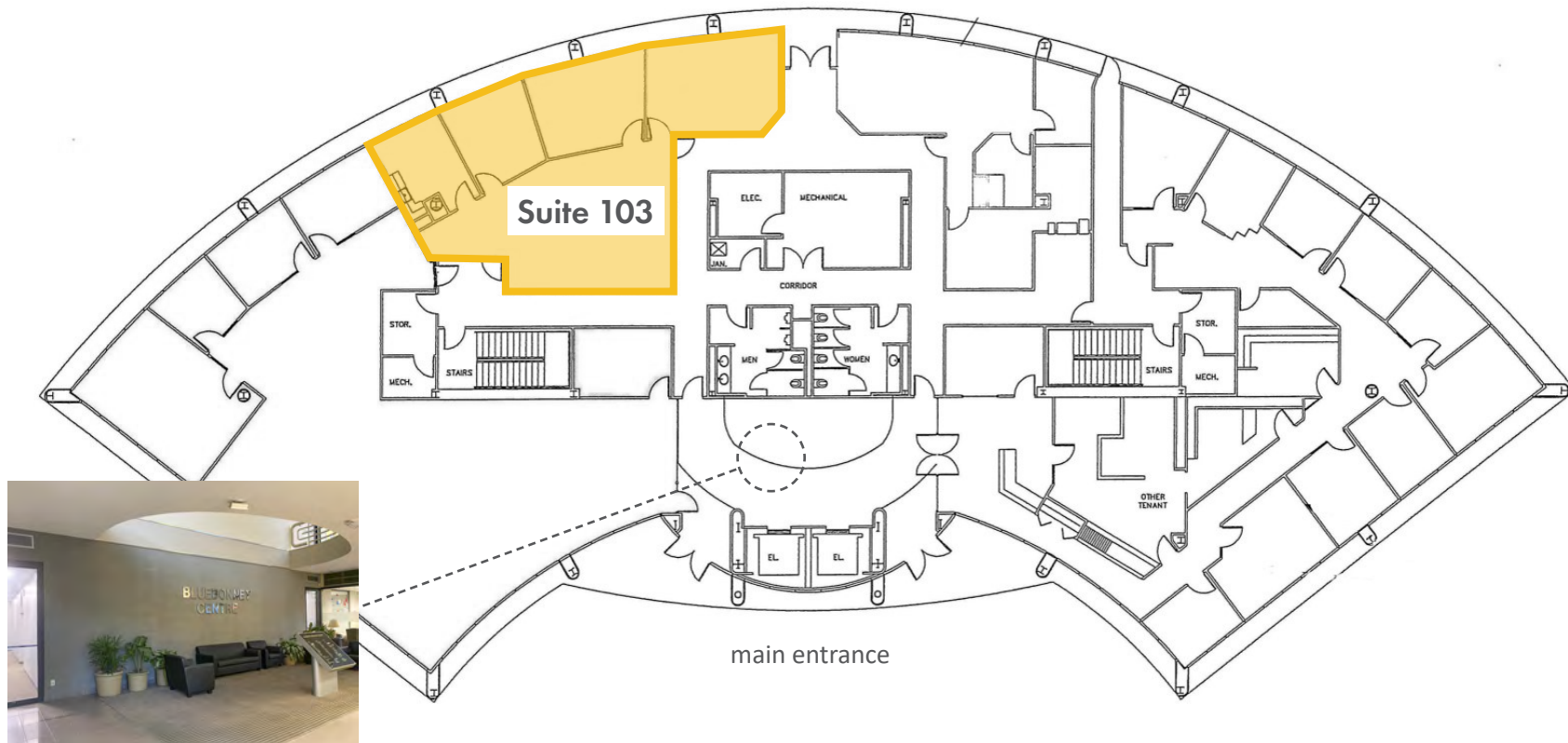


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9100 BLUEBONNET CENTRE BLVD

FLOOR PLAN | SUITE 103

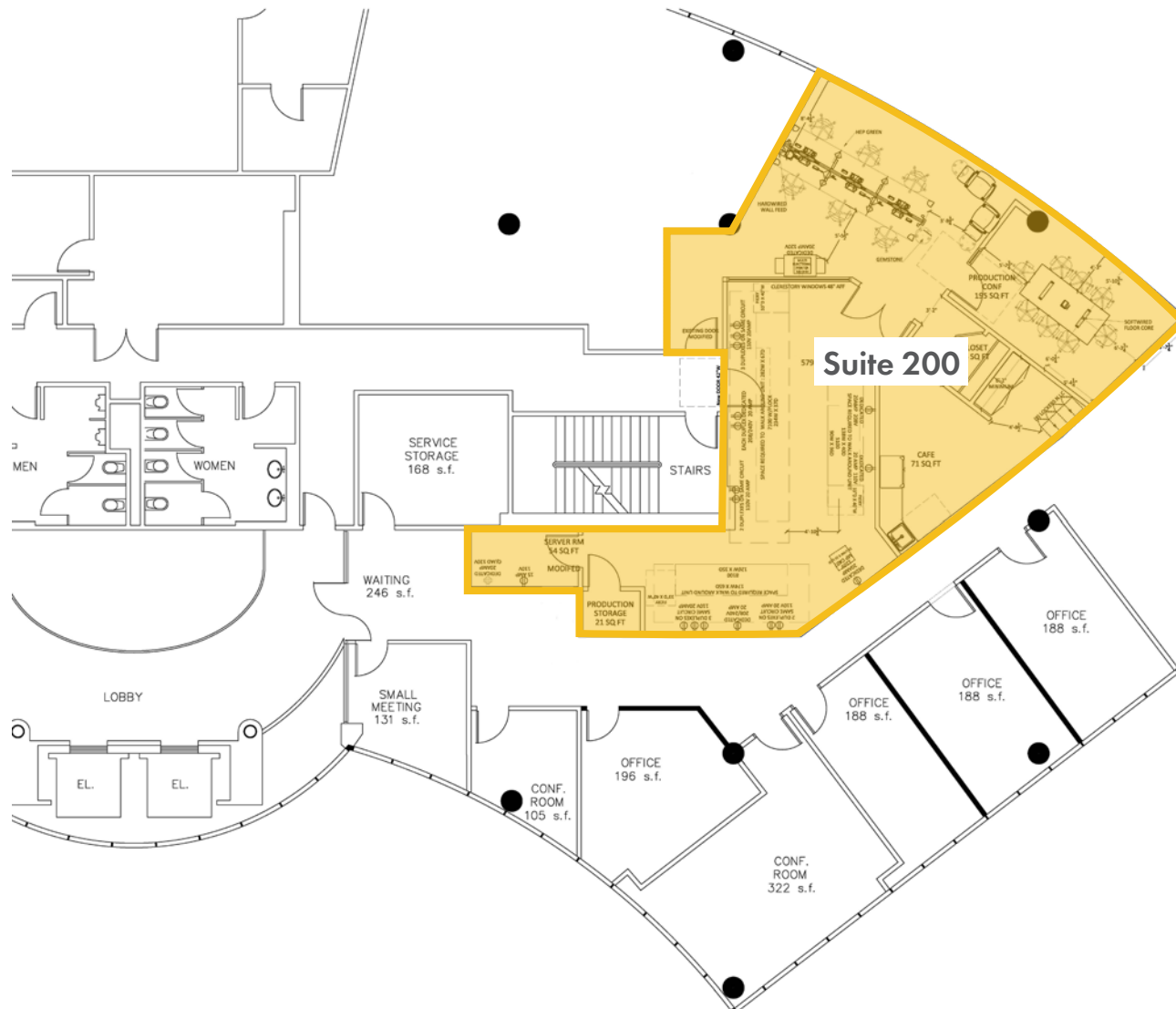


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9100 BLUEBONNET CENTRE BLVD

FLOOR PLAN | SUITE 200





Bluebonnet Centre

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