



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR LEASE HIGH END MEDICAL OFFICE ON AIRLINE HWY.

15475 AIRLINE HIGHWAY, BLDG. C, BATON ROUGE, LA 70817

**4,200 SF**



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$23.50 SF/yr (NNN)</b>
<b>BUILDING C Available SF:</b>	<b>4,200 SF</b>

## PROPERTY HIGHLIGHTS

- High end Medical Offices located on Airline Hwy. South near Woman's Hospital, Prime Medical, and Highland Road
- Easy Commute to Ascension Parish
- High Traffic Campus
- Ample Parking and Visibility
- Quiet Setting with Idyllic Shady Oak Trees
- Layout includes Waiting Room, 4 Exam Rooms, Large Operating Room, Nurse's Station, Reception Area, Laundry Room, 5 Bathrooms, 2 Consultation Rooms, Large Kitchen and Break Area
- Can be Split into Two Suites (A & B)



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MAP I

# HIGH END MEDICAL OFFICE ON AIRLINE HWY.

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Map data ©2024 Google

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MAP II

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Map  
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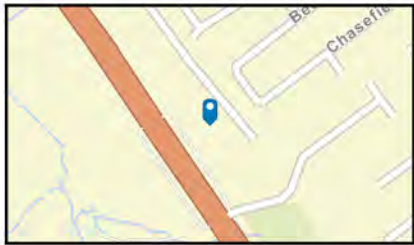
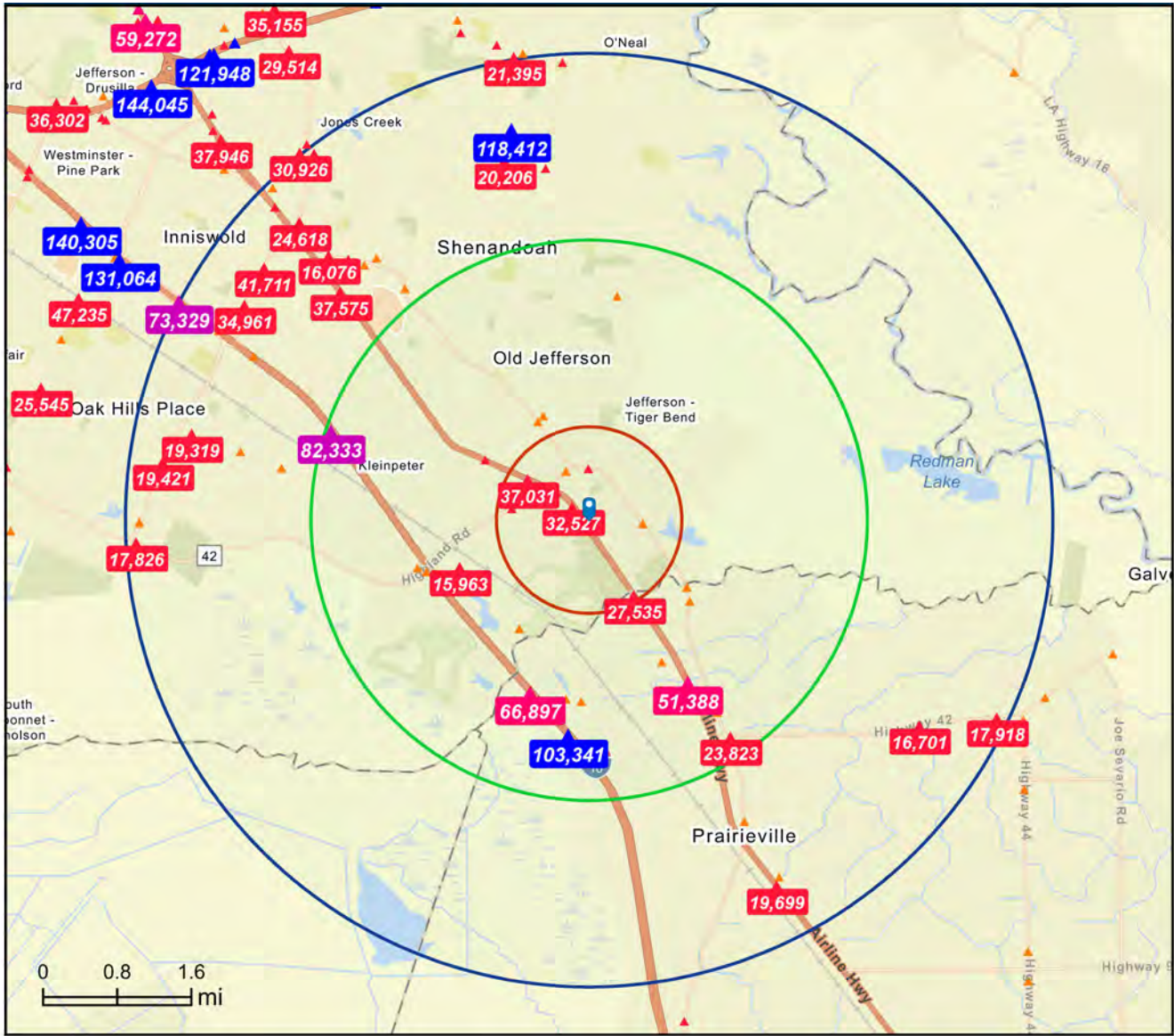
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# TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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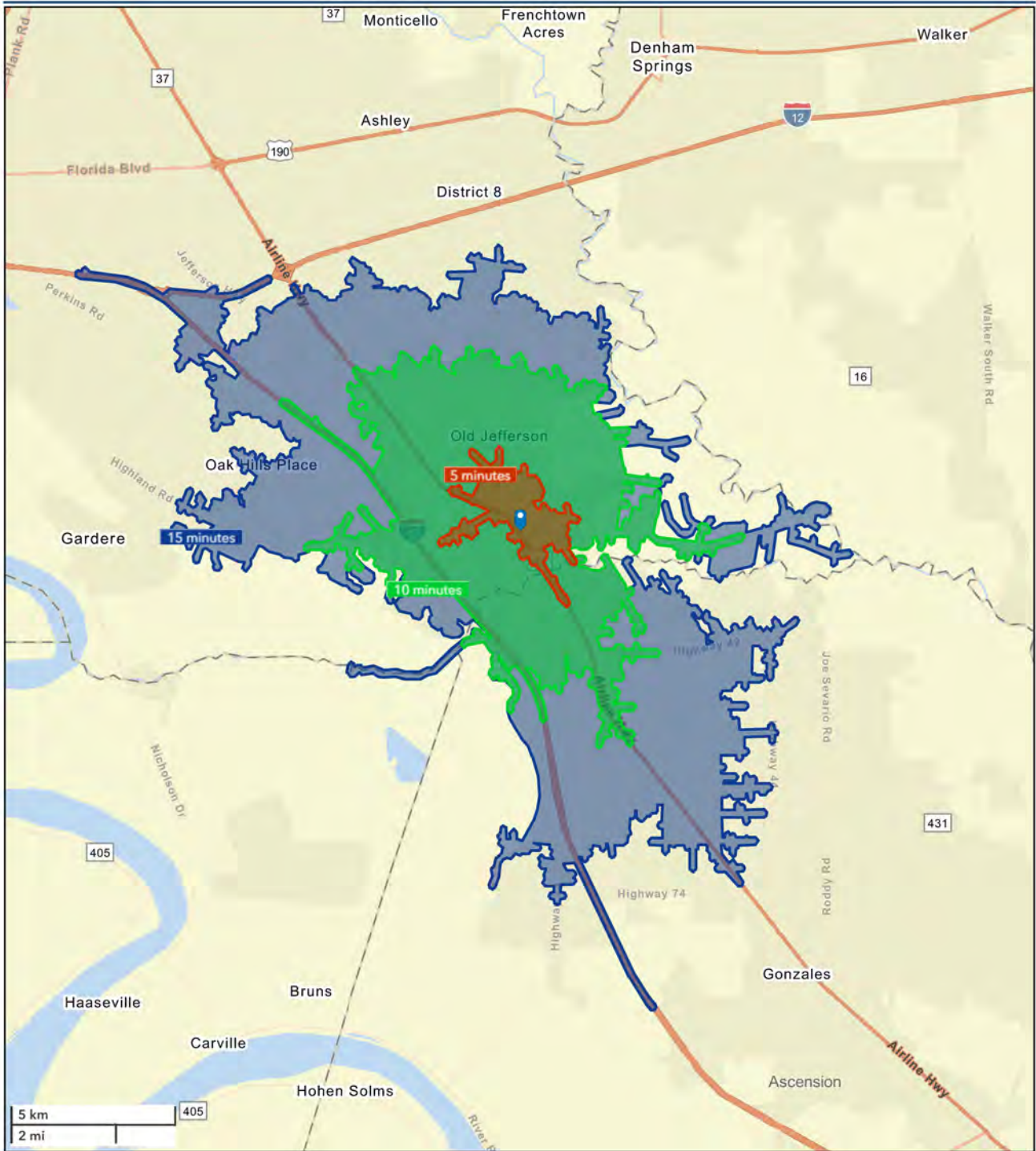


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# DRIVE TIME MAP: 5, 10, 15 MINUTES HIGH END MEDICAL OFFICE ON AIRLINE HWY.

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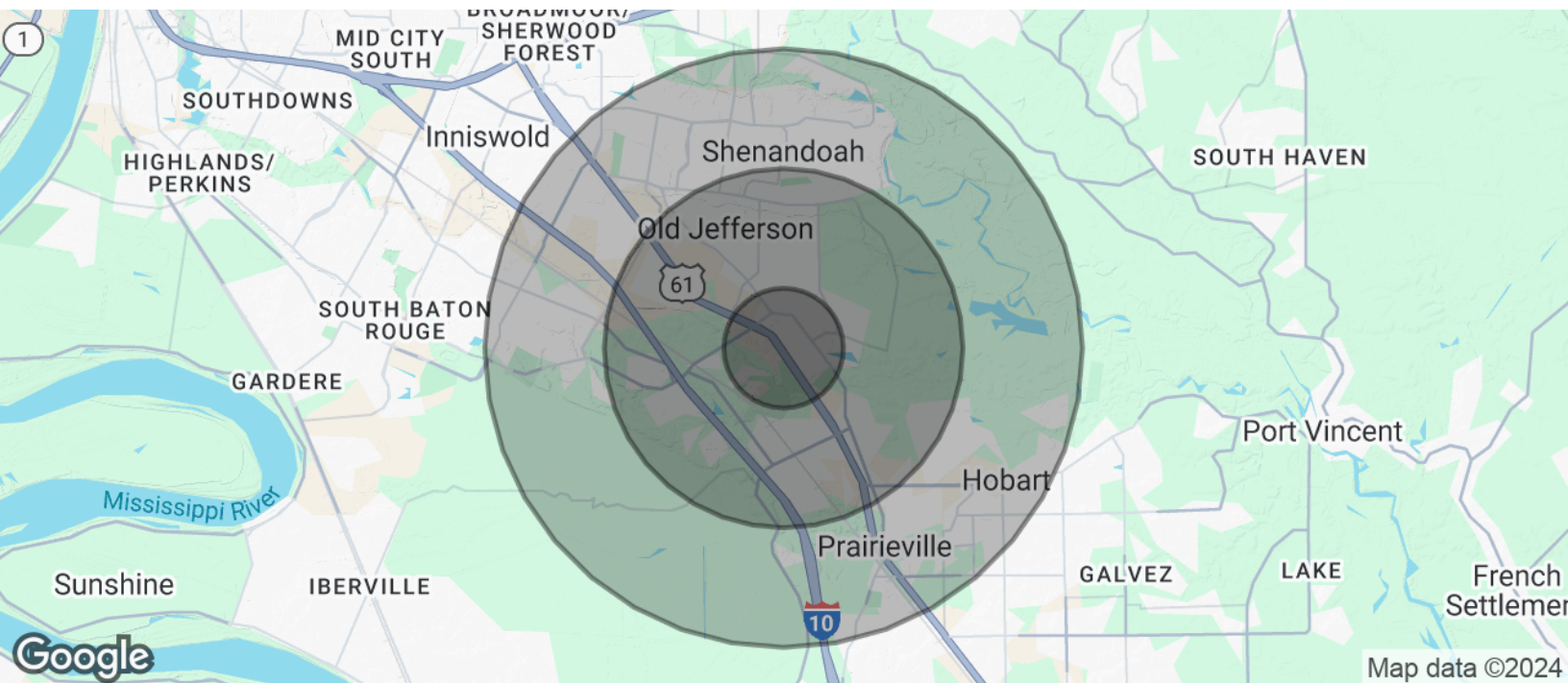
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,683	35,871	91,899
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,862	13,738	35,738
# Of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$138,142	\$142,559	\$130,323
Average House Value	\$332,373	\$389,081	\$358,022

*Demographics data derived from AlphaMap*

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