



For Sublease

Surgical Specialty Center Medical Office Plaza
8080 Bluebonnet Blvd., Suite 2222
Baton Rouge, Louisiana 70810

8,242 RSF available on Floor 2

Premises

Suite 2222: 8,242 RSF

Sublease term

Through August 31, 2031

Rental rate

Negotiable

Available

Now

Furniture

Negotiable

Parking

Surface lot with employee/physician parking spaces

Space features

- 15 Exam rooms
- 1 Procedure room
- 11 Offices; 6 Built-in desks
- 12 Nurse's stations (2 nurses per cubical)
- 6 Provider workstations
- 1 Main waiting room; 2 sub-waiting rooms
- 2 Labs; 1 CT room
- Audiology space with 4 additional offices/treatment rooms
- Allergy space with 3 additional treatment rooms/potential lab space
- 3 bathrooms; 1 breakroom

Building Features

- Onsite security
- Onsite pharmacy
- Onsite café
- Receptionist in lobby

Demographics

5-MILE RADIUS POPULATION (2024)

Total Population	149,866
Households	65,326
Total Housing Units	64,134
Median Age	34.4
Average Household Income	\$95,952



TRAFFIC COUNTS (2024)

Bluebonnet Blvd & Linkwood Ct NE	32,221
Bluebonnet Blvd & Anselmo Ln	40,134
Bluebonnet Blvd & Highland Rd	20,799
LA1248 & Linkwood Ct S	21,969

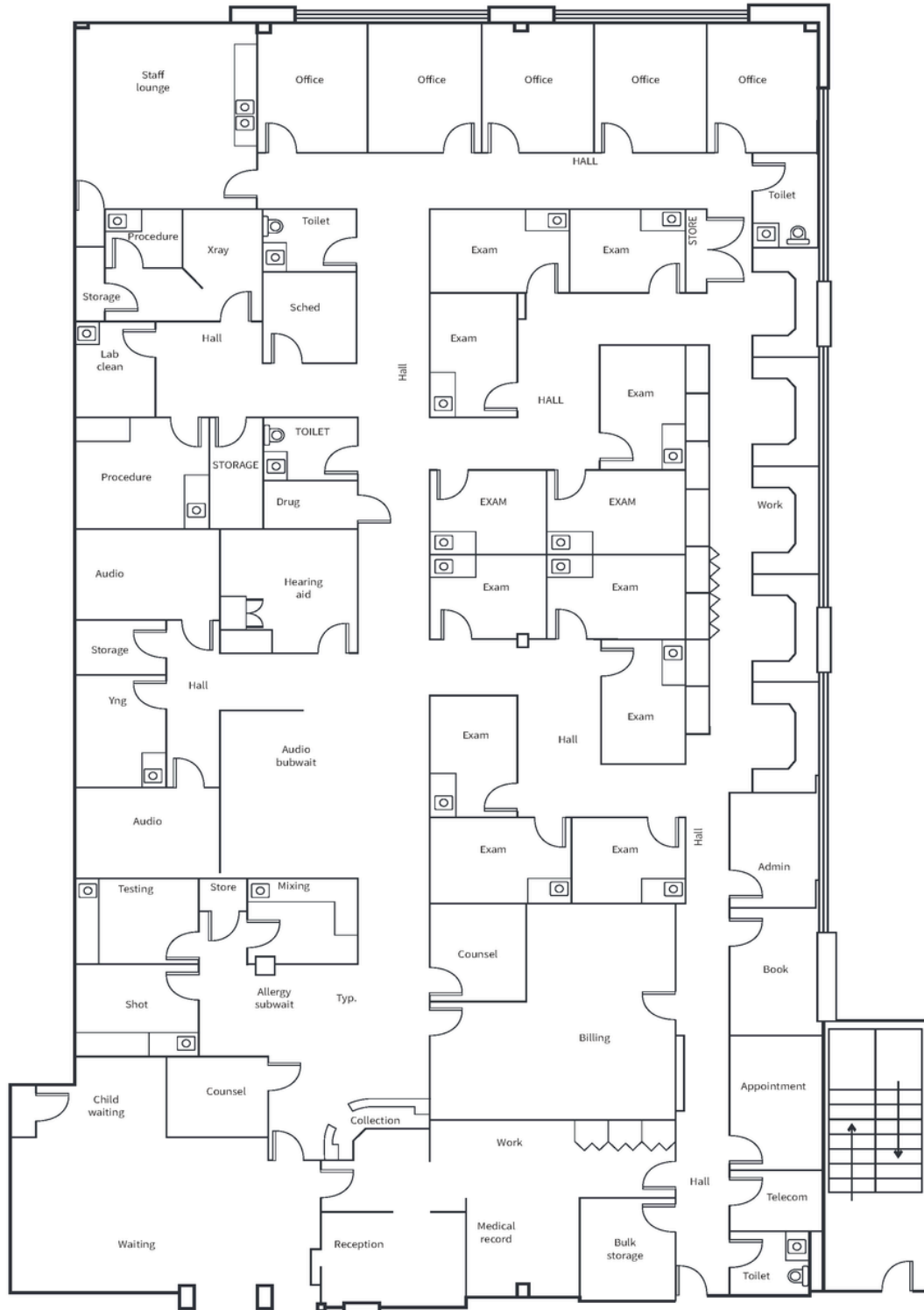


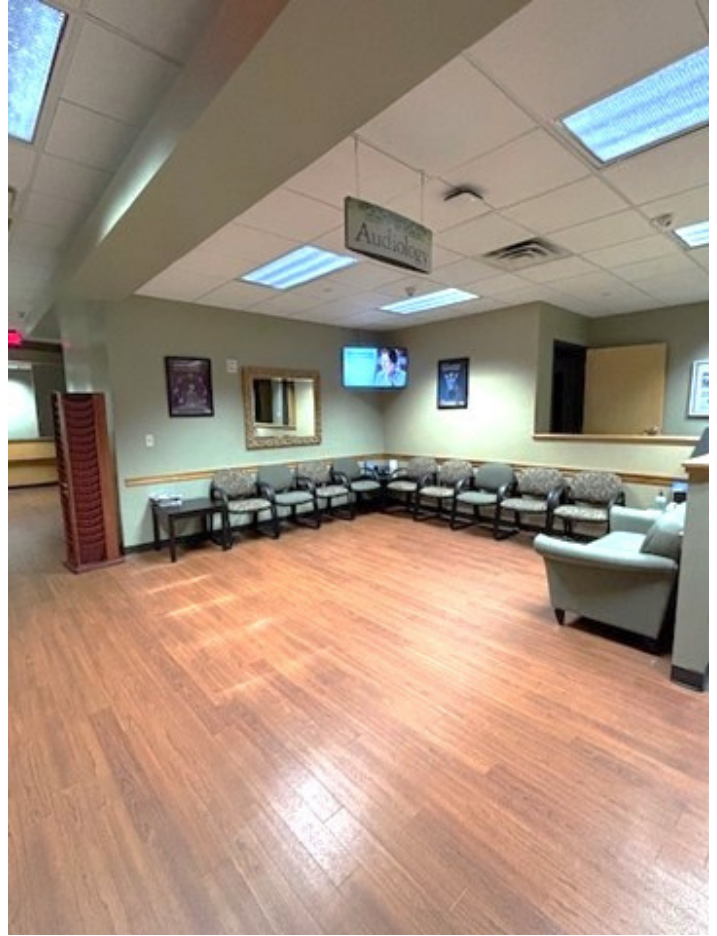
5-MILE RADIUS INDUSTRY SUMMARY (2024)

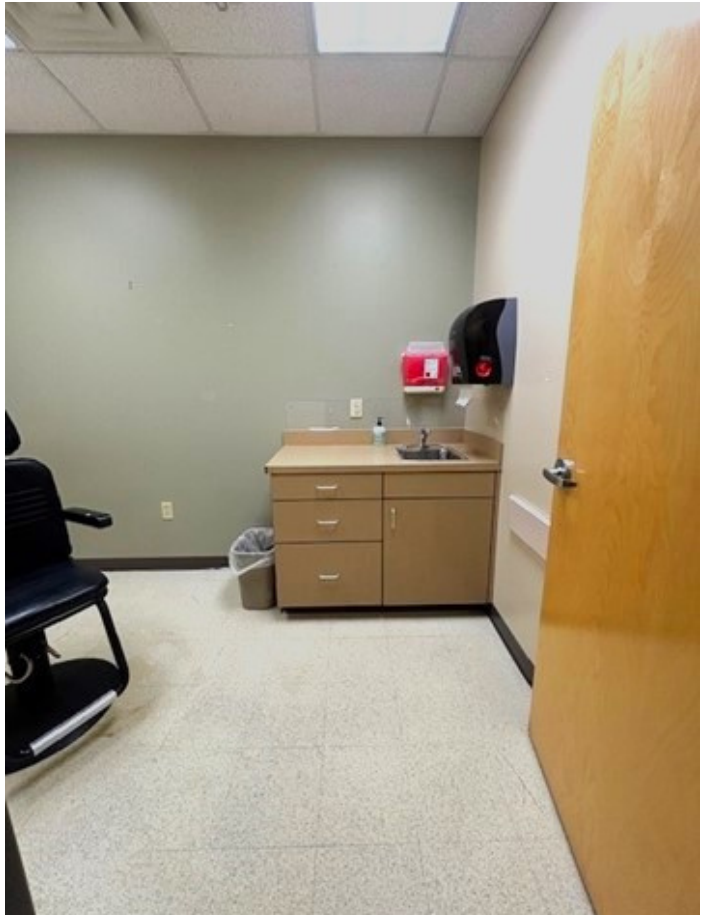
Total Businesses	16,529
Total Employees	150,505
Education & Health Services Employment	52,564
Average Household Healthcare Spending	\$1,380

Suite 2222

8,242 SF









For more information, please contact:

Sarah Savage

sarah.savage@jll.com

+1 214 205 8280

Bill Sanders

bsanders@beaibox.com

+1 225 247 6648

JLL Houston | 4200 Westheimer, Suite 1400 | Houston, TX 77027 | 713 888 4000



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date