



OFFICE SUITE FOR LEASE

**Perkins Road Medical/Retail Suite Adjacent  
to Bayou Braces**  
8482 Perkins Rd, Baton Rouge, LA 70810

Presented By:

**Dex Shill**

Commercial Sales & Leasing

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## PROPERTY DESCRIPTION

2,895 SF of highly functional commercial space available on Perkins Road in the heart of Baton Rouge's premier medical and professional corridor. This well-located suite is adjacent to Bayou Braces and offers excellent visibility, strong co-tenancy, and convenient access to Bluebonnet Blvd., Essen Lane, and I-10.

The space features a clean, modern, and flexible layout with polished concrete floors, two private restrooms, and a wide-open configuration ideal for medical, office, fitness, or specialty retail users. Ample parking and prominent building signage opportunities provide strong branding potential in a high-traffic, high-income trade area.

## PROPERTY HIGHLIGHTS

- 2,895 SF wide-open suite with polished concrete floors and two private restrooms
- Prime Perkins Road medical/professional corridor location adjacent to Bayou Braces
- Excellent visibility, signage, and parking in a high-traffic, high-income trade area
- Convenient access to Bluebonnet Blvd., Essen Lane & I-10
- Ideal for medical, office, fitness, or boutique retail users

## OFFERING SUMMARY

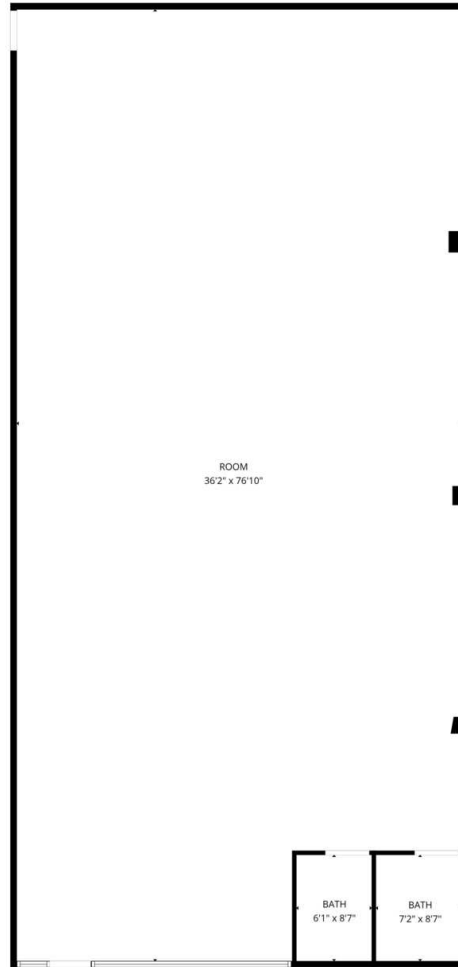
Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	2,895 SF
Lot Size:	82,084 SF
Building Size:	16,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,479	31,671	75,398
Total Population	9,147	70,995	172,751
Average HH Income	\$96,413	\$109,901	\$101,335

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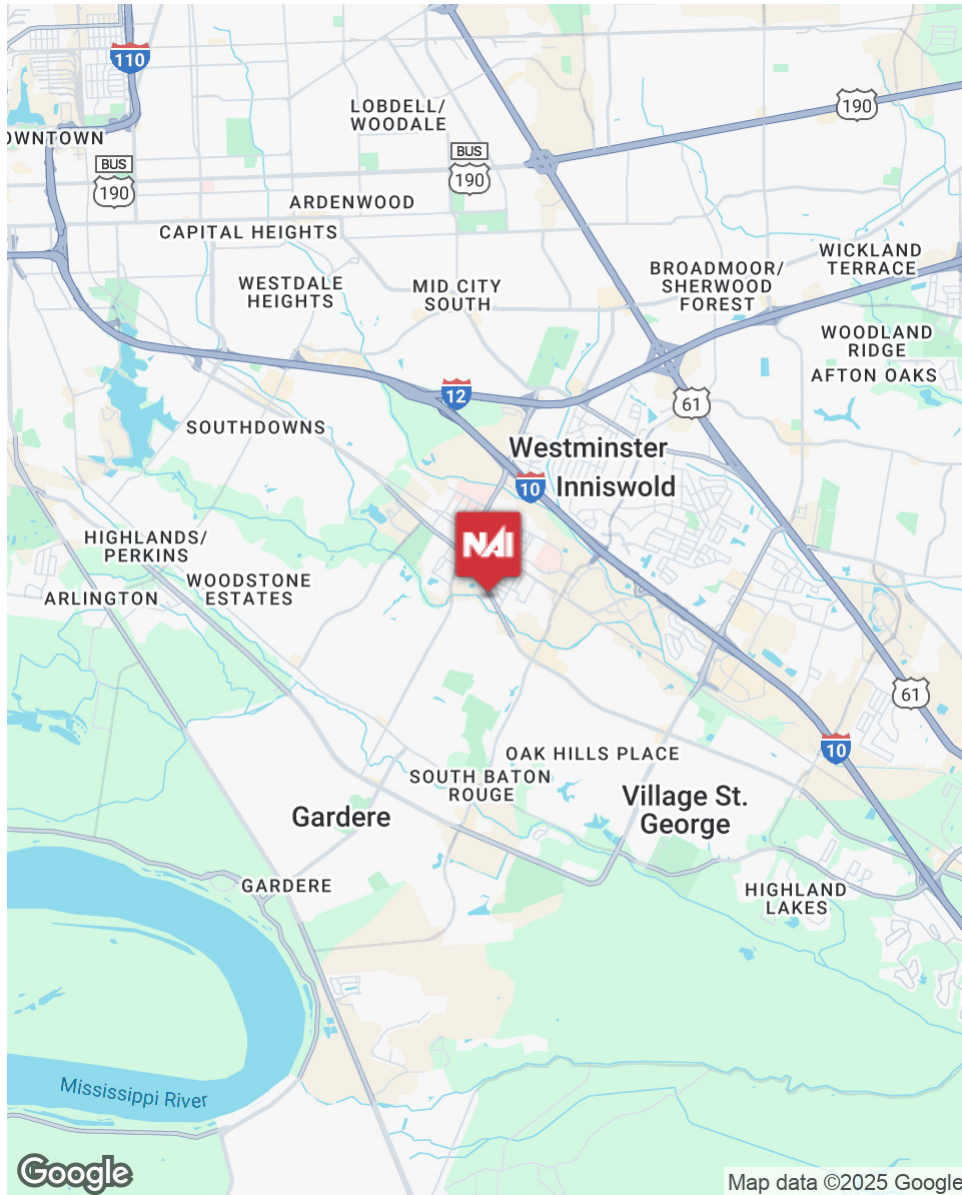
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**Total GLA: 2895 sq. ft | Total: 2895 sq. ft**  
Floor 1: 2895 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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**BAYOU BRACES**

**LIT SMILES**

For More Information:

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