

# Bluebonnet Blvd Office For Lease

- BLUEBONNET GARDEN OFFICE
- 5,330 SF TOTAL
- SUITE 101: 2,233 SF
- SUITE 102: 3,097 SF
- ZONED C2
- NOT IN FLOOD ZONE



10512 S Glenstone Pl, Baton Rouge, LA 70810

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# S. Glenstone Place Office Building

10512 S Glenstone Pl, Baton Rouge, LA 70810

## PROPERTY SUMMARY



## Property Highlights

- Bluebonnet Garden Office
- Can be combined to create one 5,330 SF office
- Large parking lot with 24 spaces including one handicap space
- Outdoor patio in rear surrounded by BREC Bluebonnet Swamp Park
- Located 0.5 miles from the Bluebonnet Blvd/Highland Rd intersection
- Suite 101 consists of 4 private offices, executive office, service counter for microwave & compact refrigerator with sink, conference room, receptionist/waiting room, bullpen area, supply/IT room, men and women restrooms
- Suite 102 consists of 6 private offices, conference room, copy room, kitchenette/breakroom, reception/waiting area, supply/IT room, men and women restrooms
- Zoned Heavy Commercial (C2)

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## Offering Summary

Lease Rate:	\$18.50 PSF
Lease Type:	MG; Modified Gross
Space Available:	2,233-5,330 SF
Building Size:	5,330 SF

Spaces	Lease Rate	Space Size
101	\$18.50 SF/yr	2,233 SF
102	\$18.50 SF/yr	3,097 SF
101 & 102	\$18.50 SF/yr	5,330 SF





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## EXTERIOR PHOTOS



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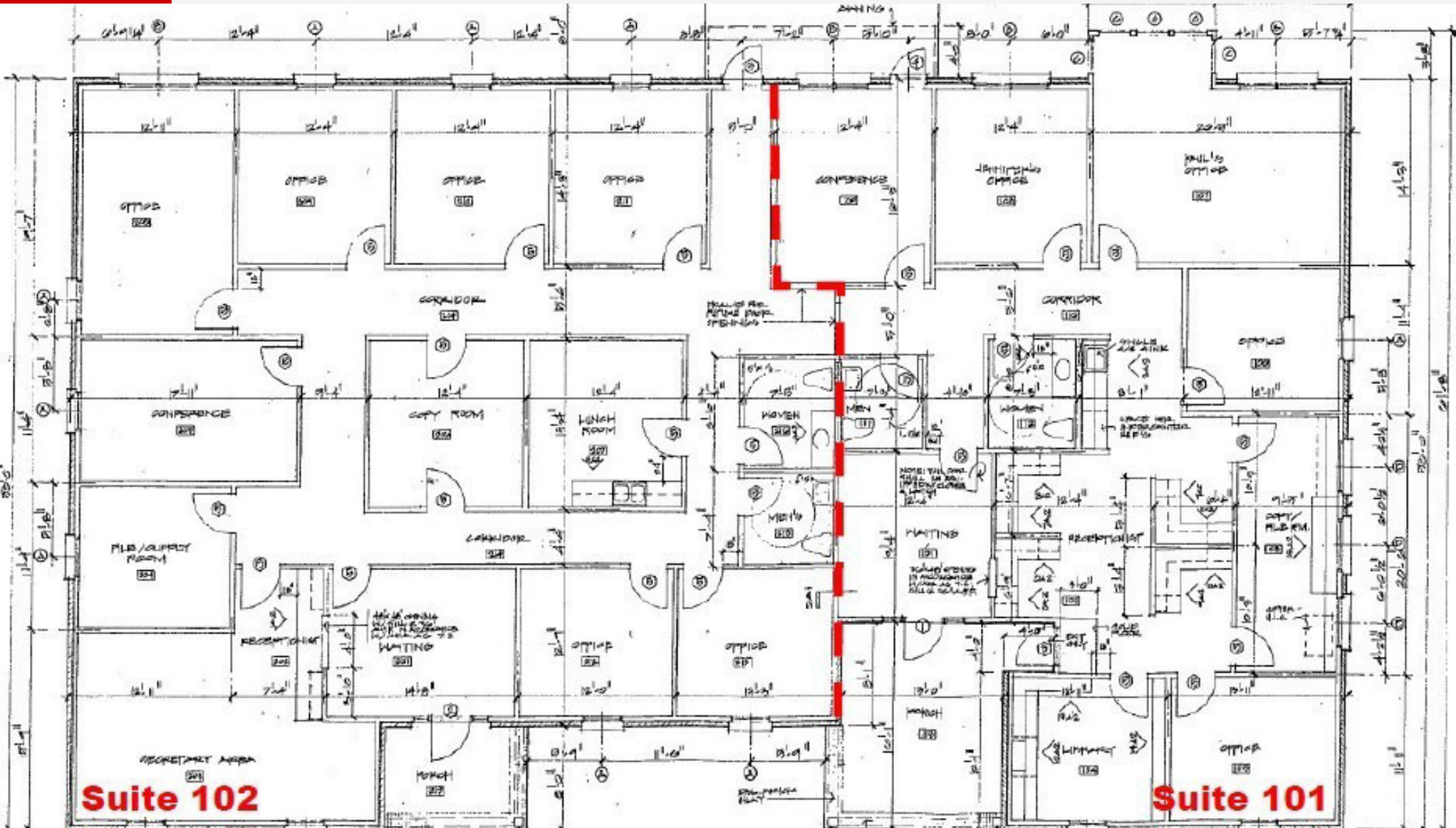




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## FLOOR PLAN



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## SUITE 102 INTERIOR PHOTOS



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## SUITE 101 INTERIOR PHOTOS



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## LOCATION MAP



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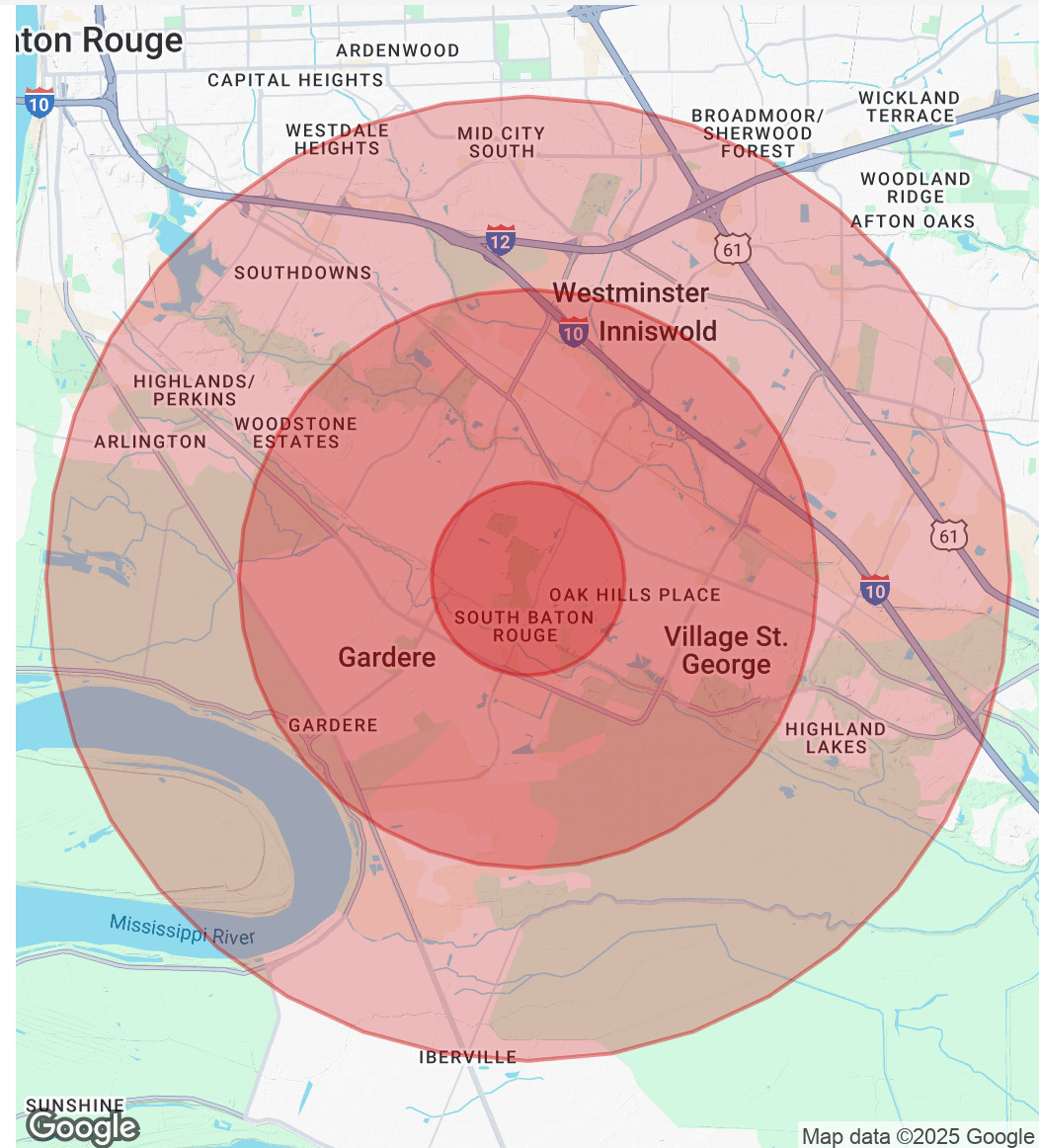
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,854	61,327	126,798
Average Age	42	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,538	26,246	54,313
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$109,440	\$108,969	\$106,138
Average House Value	\$408,777	\$402,476	\$417,255

\* Demographic data derived from 2020 ACS - US Census



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