

Baton Rouge, LA

OUTPATIENT MEDICAL SPACE FOR LEASE

Baton Rouge, LA

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9118 Bluebonnet Centre Blvd. Baton Rouge, LA 70809

PROPERTY SUMMARY



Property Description:

- 11,409 SF available immediately for lease
- 1st floor vacancy
- 25,269 SF building constructed in 2003
- AAAHC accredited facility (Accreditation Association for Ambulatory Health Care)
- Two story Class A outpatient medical building
- 3.3:1,000 parking ratio

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,533	32,314	86,218
Total Population	6,709	66,681	184,654
Average HH Income	\$82,017	\$88,217	\$84,268

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PROPERTY DESCRIPTION



Property Information:

- Subject suite is a first floor operating suite
- Private designated ingress/egress points with covered patient drop off
- Building fronts I-10 at the Bluebonnet exit
- Located in the medical corridor, less than one (1) mile from the following hospitals: Oschner, Baton Rouge General, Our Lady of the Lake Children's Hospital and Our Lady of the Lake Regional Medical Center
- Fully sprinklered property
- Two (2) OR rooms, large recovery area and mix of exam rooms and offices
- Emergency backup generator
- 1,185 SF shell space available for expansion

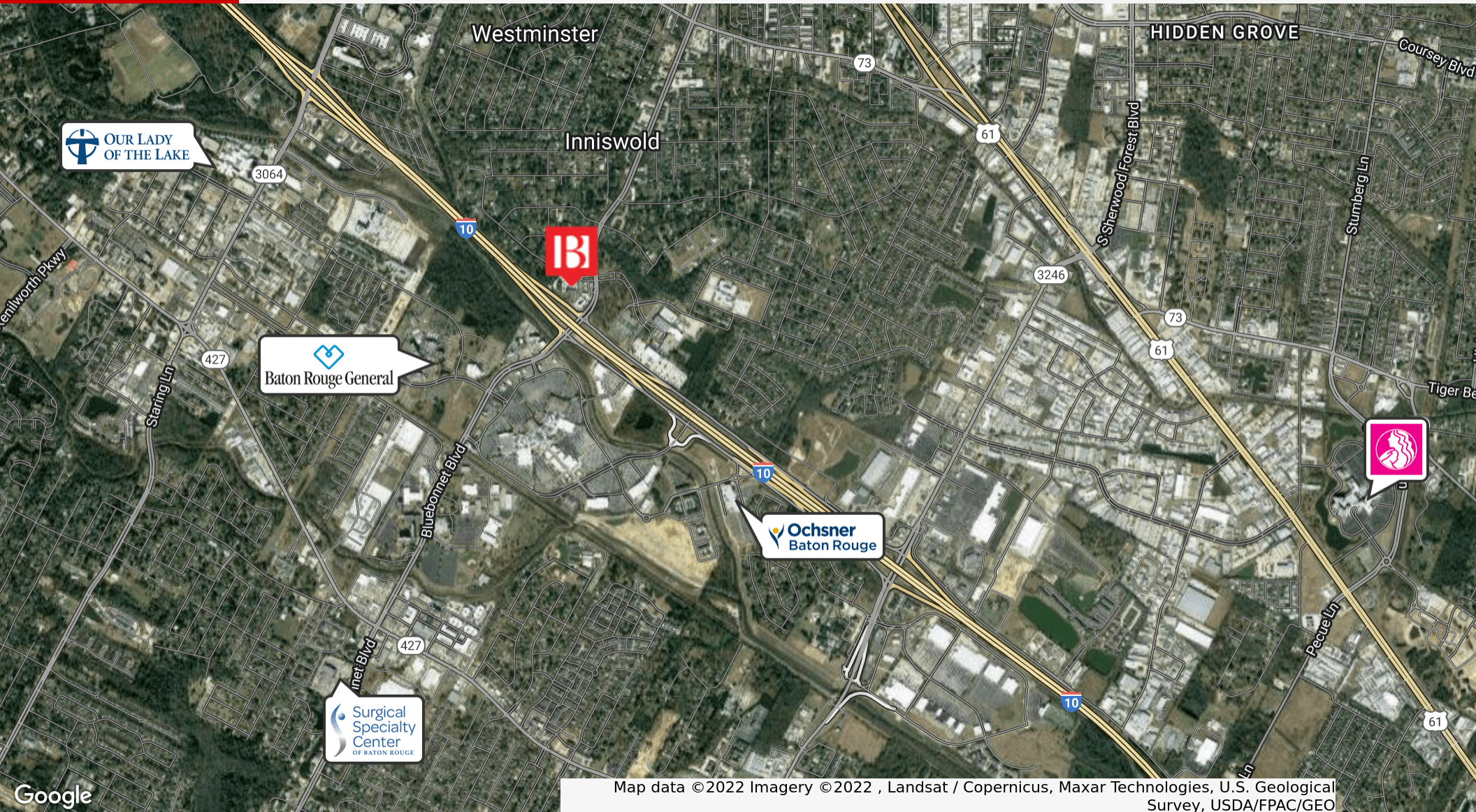
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HEALTH CARE MAP



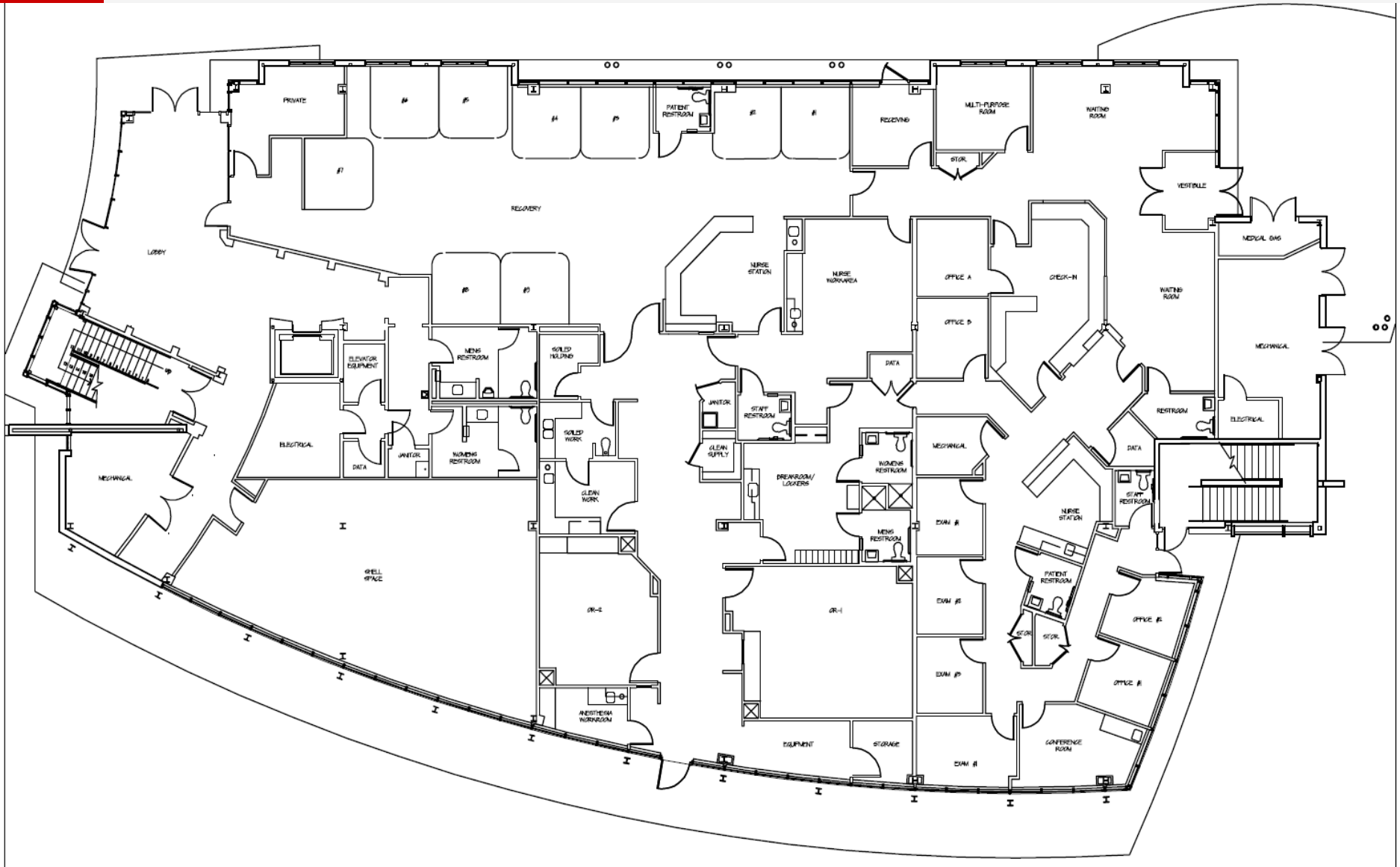
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FLOOR PLAN



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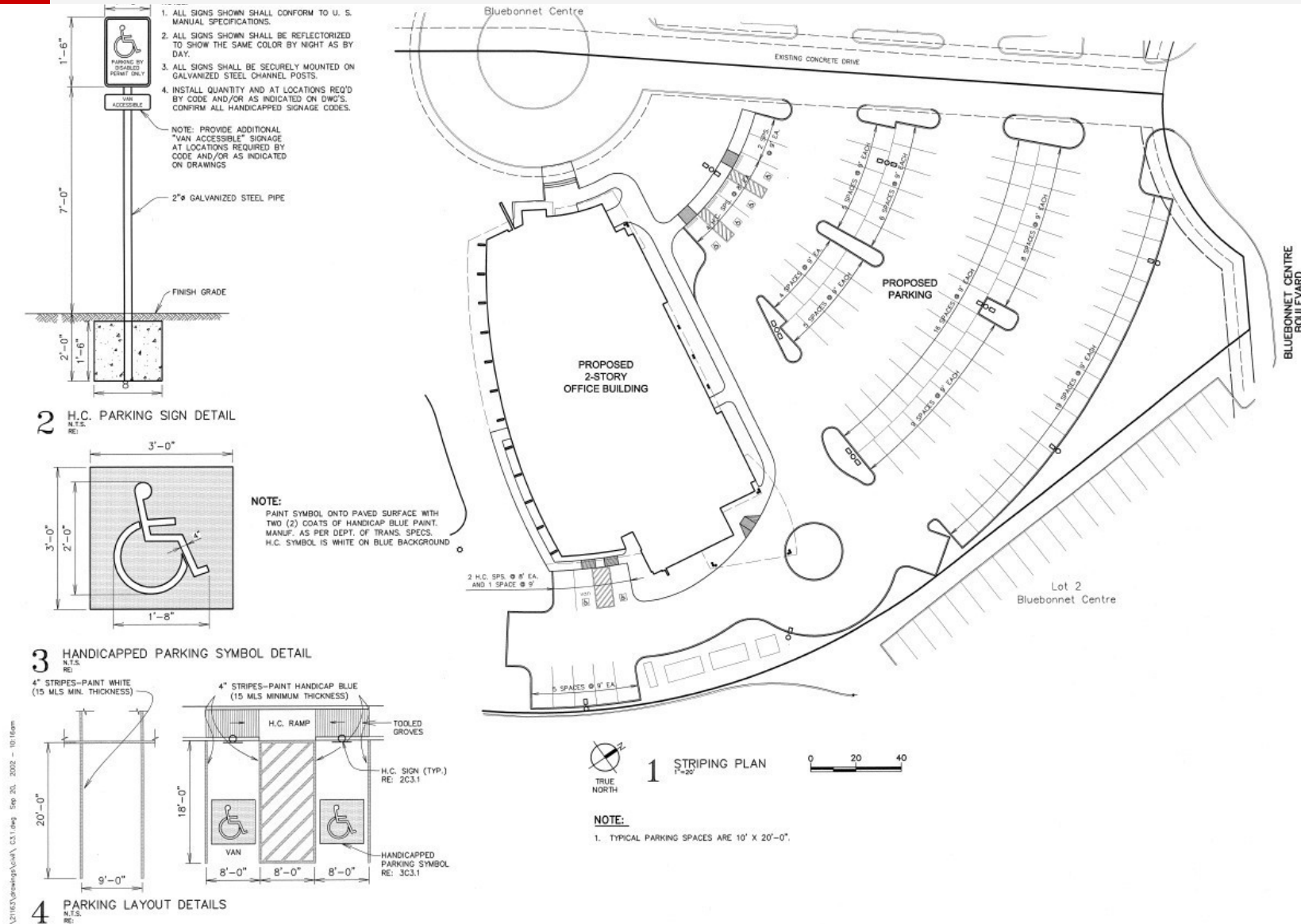


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PARKING MAP



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LOBBY PHOTOS



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ADDITIONAL PHOTOS



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