



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**FOR LEASE  
CLASS "A" OFFICE  
JEFFERSON/BLUEBONNET  
CORRIDOR**

**9456 Jefferson Hwy., Suite A  
Baton Rouge, LA 70809**

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**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
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[carmen@sr-cre.com](mailto:carmen@sr-cre.com)



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COMMERCIAL REAL ESTATE

FOR LEASE

# CLASS "A" OFFICE | JEFFERSON/BLUEBONNET CORRIDOR

9456 JEFFERSON HWY, BATON ROUGE, LA 70809

1,119 SF



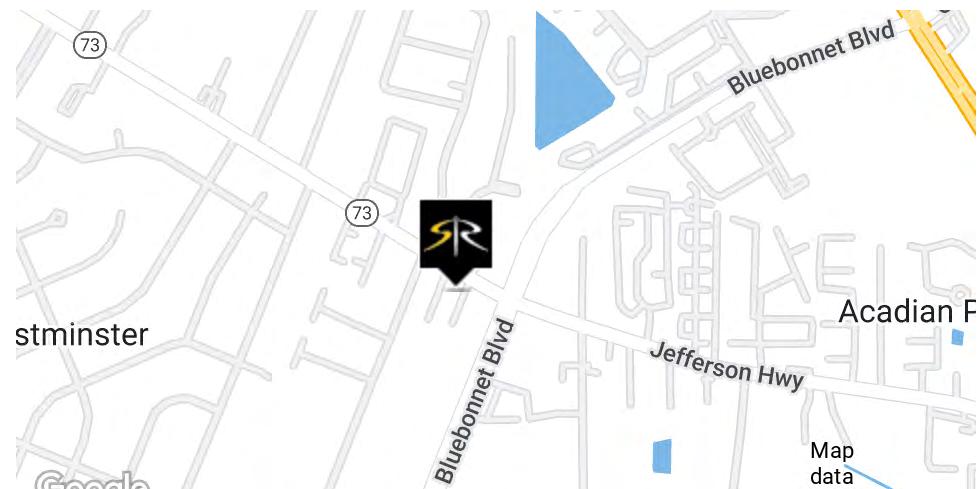
## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Suite A:	1,119 SF

## PROPERTY HIGHLIGHTS

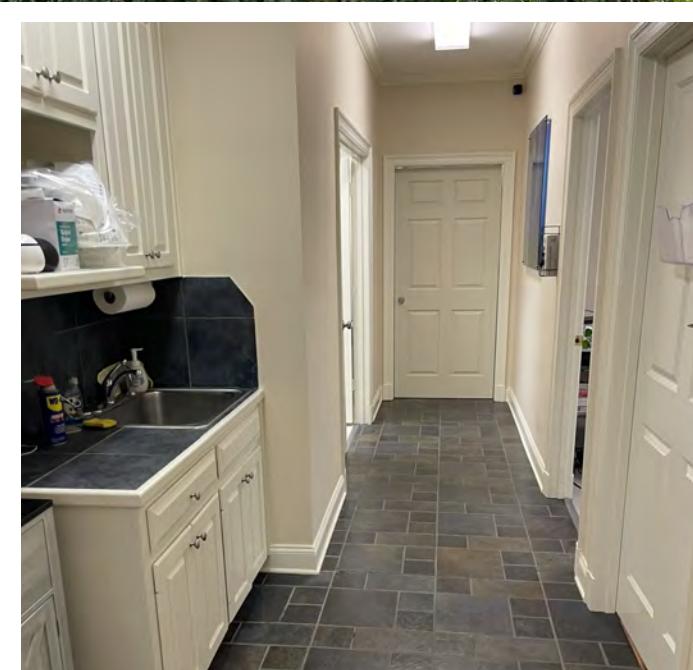
- Existing Class A Medical Space located in the Jefferson/Bluebonnet Corridor
- 9' Ceilings and Efficient Layout/Floor Plan
- Perfect for Medical or Professional Tenant / Shared Space Available
- Great Visibility and Access from Jefferson Hwy.
- Garden-style Condo Development with Ample Parking
- Easy Interstate Access I-10 & I-12
- Available: 3/8/2026

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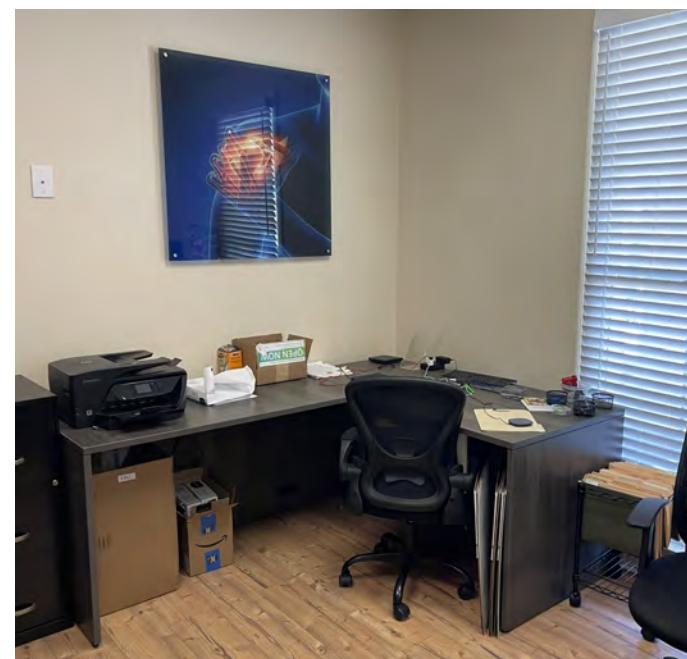
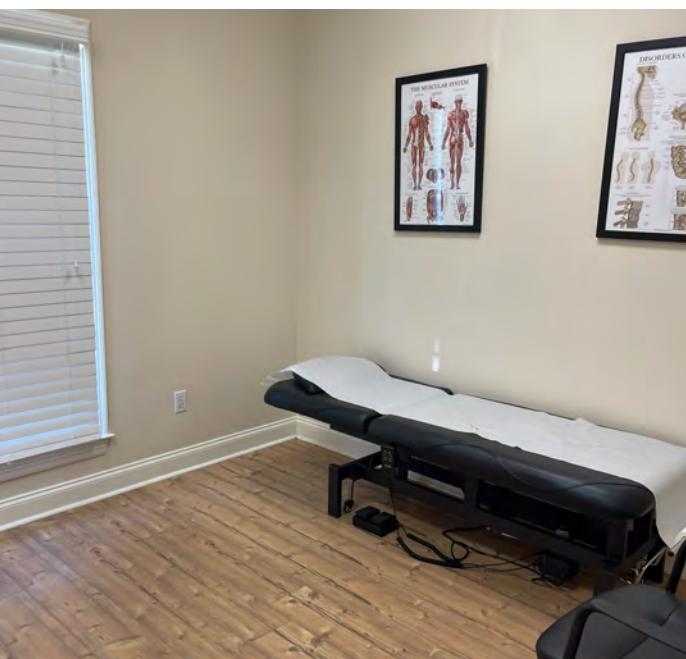
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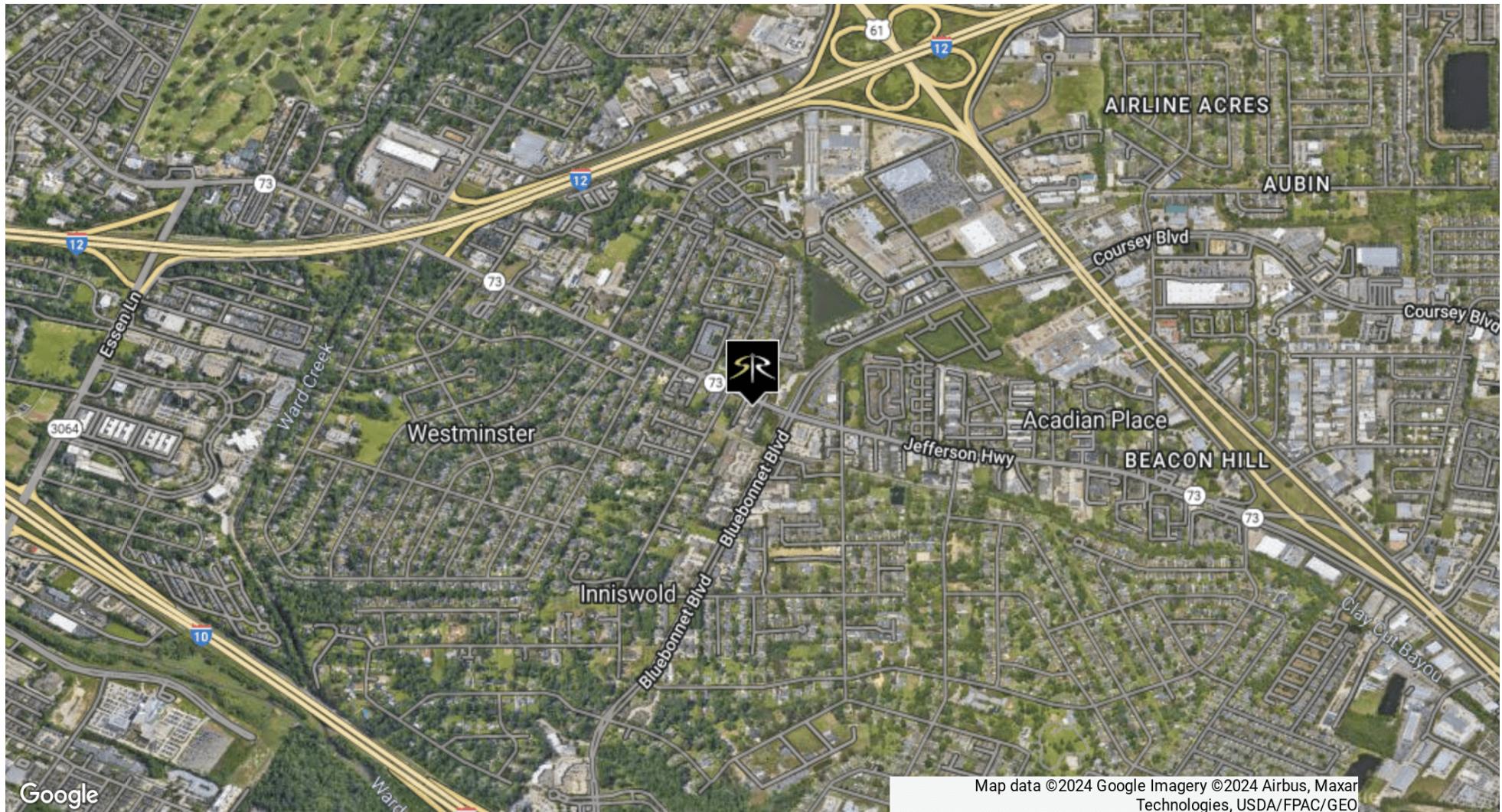
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AERIAL

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1,119 SF



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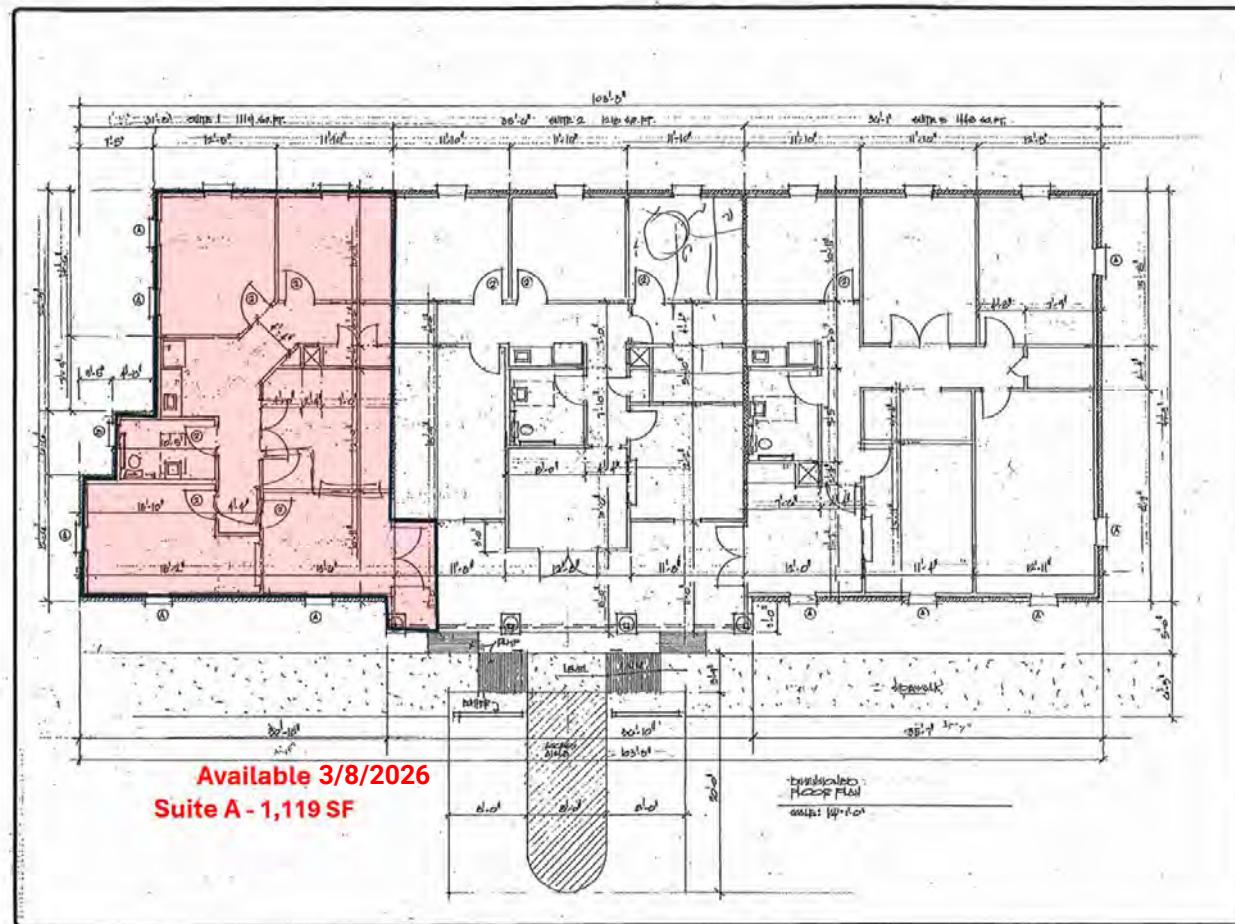
FLOOR PLAN

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9456 JEFFERSON HWY, BATON ROUGE, LA 70809

1,119 SF

## FLOOR PLAN



Available 3/8/2026  
Suite A - 1,119 SF

INNIS MILL OFFICE COMPLEX  
9456 JEFFERSON HWY.  
BATON ROUGE, LA 70809

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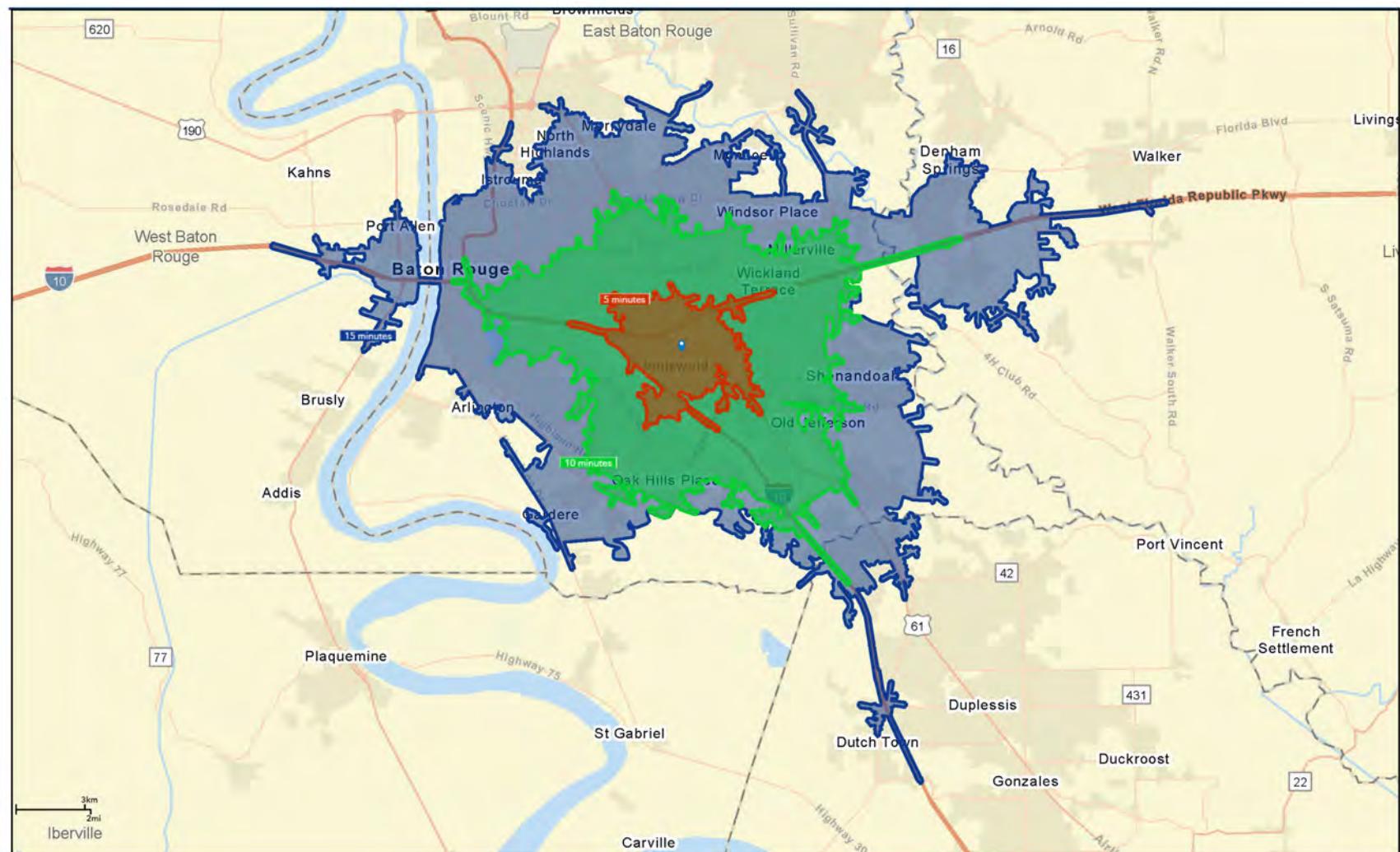
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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DEMOGRAPHICS

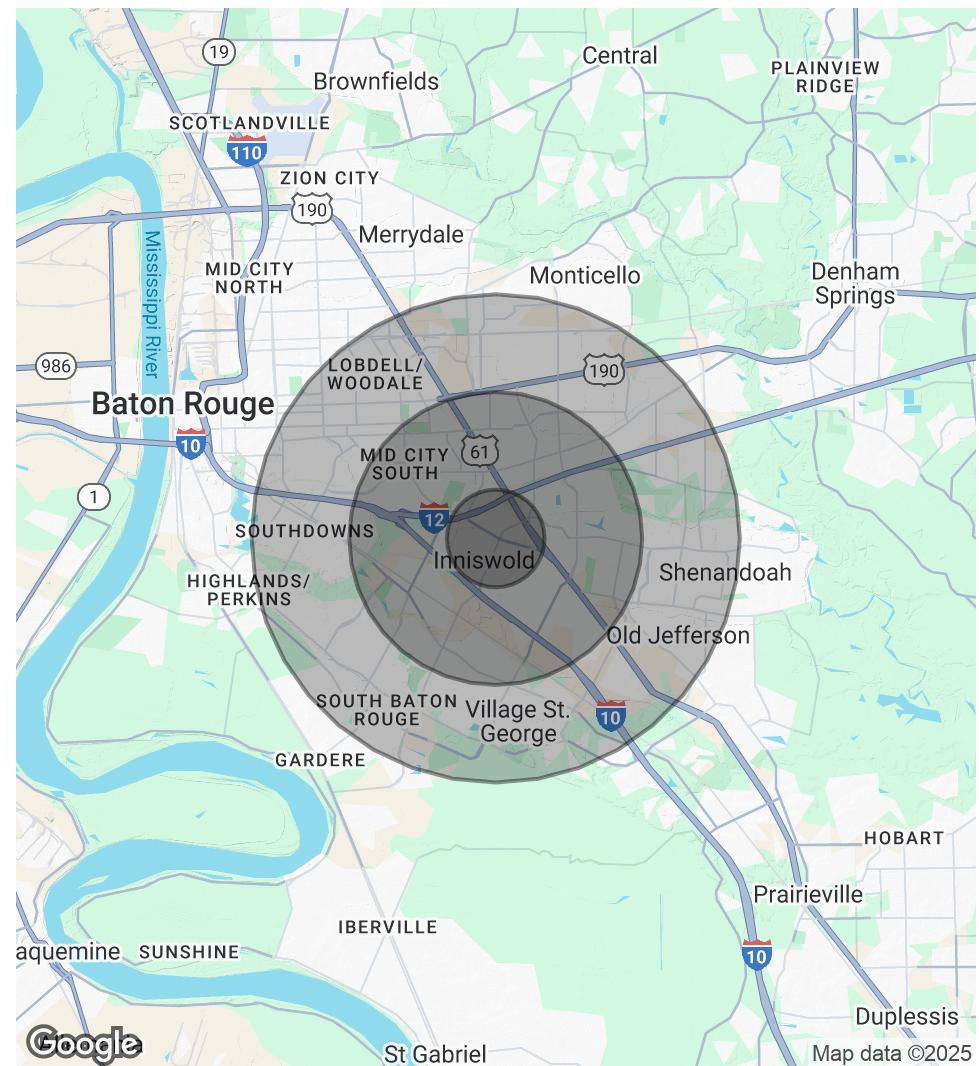
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,606	73,184	200,589
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	45	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,993	33,424	85,414
# Of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$105,728	\$98,762	\$93,802
Average House Value	\$301,919	\$343,784	\$322,900

\* Demographic data derived from 2020 ACS - US Census



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For more information, please contact:

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