



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

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

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

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

CLASS "A" OFFICE | JEFFERSON/BUEBONNET CORRIDOR

FOR LEASE

9456 JEFFERSON HWY, BATON ROUGE, LA 70809

1,119 SF

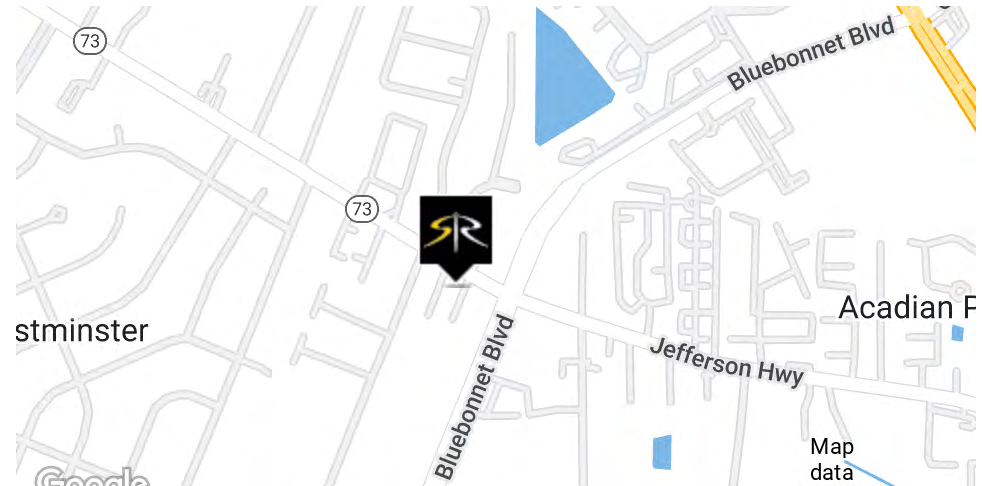


OFFERING SUMMARY

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

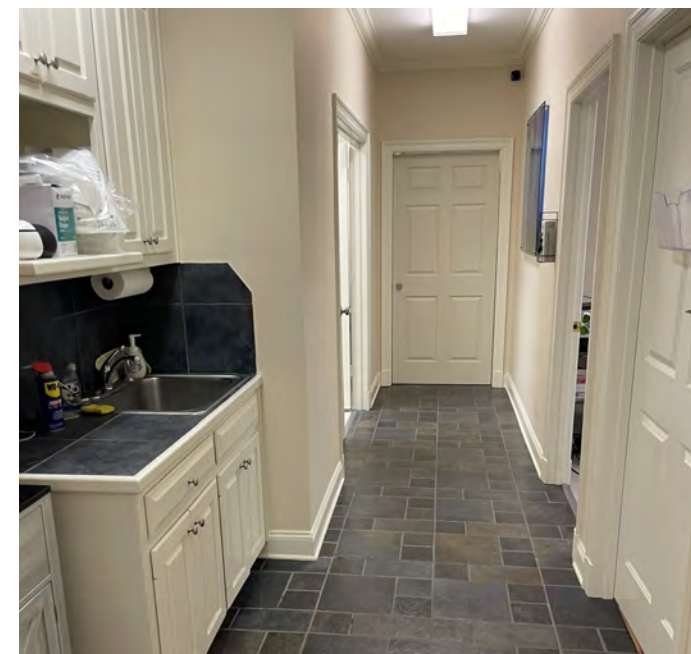
PROPERTY HIGHLIGHTS

- 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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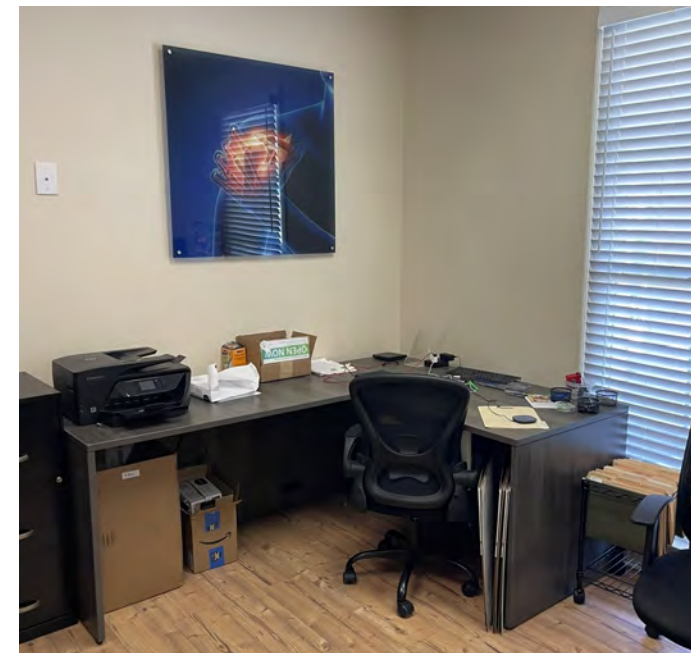
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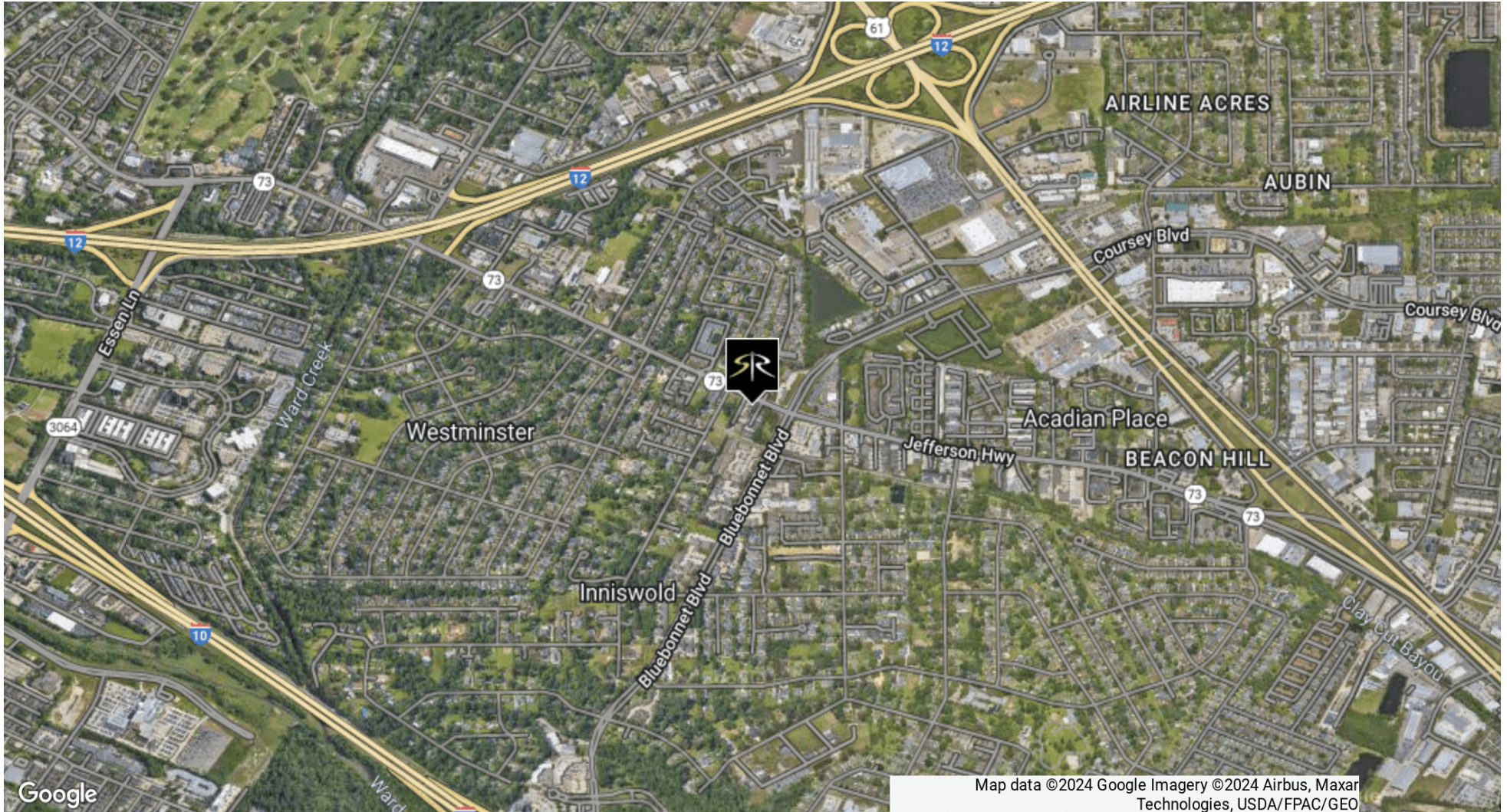


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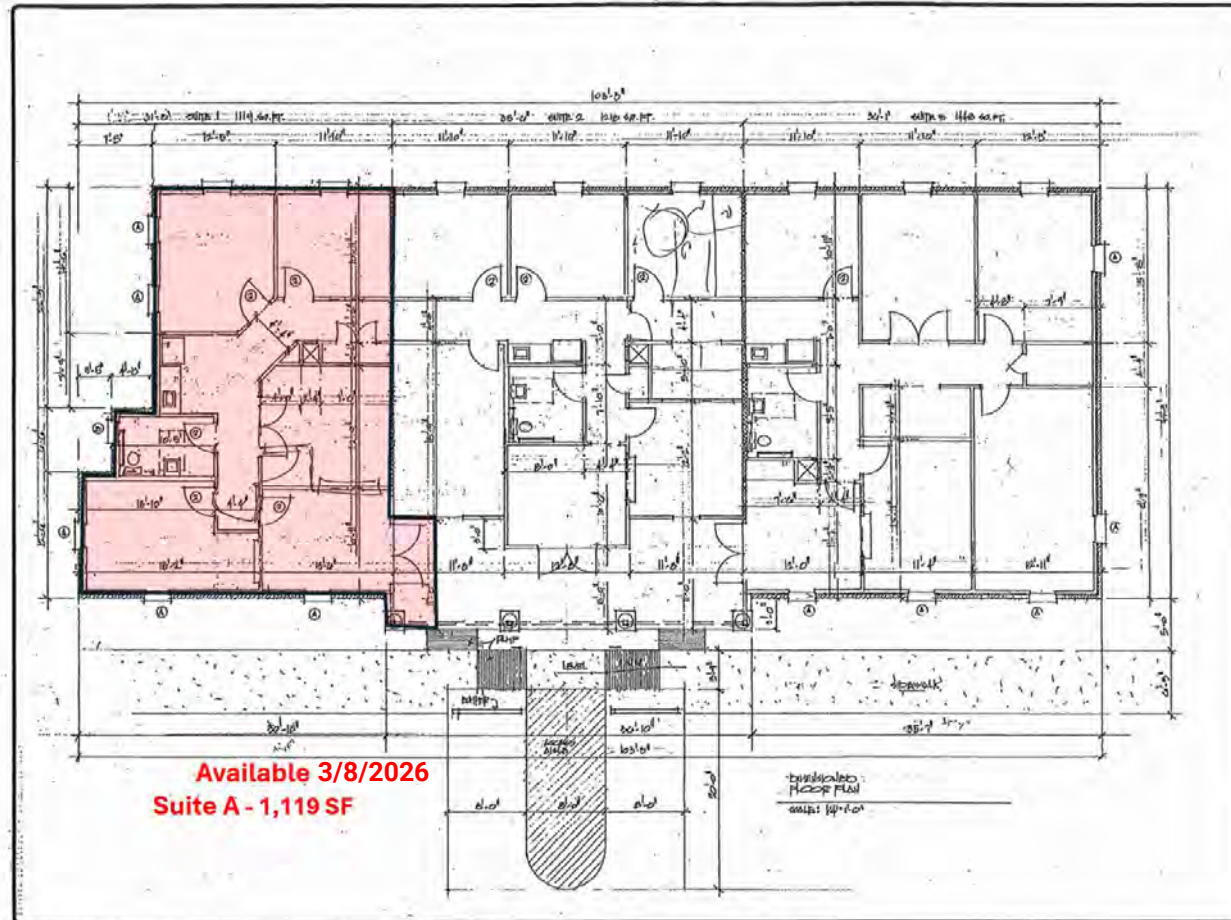
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FLOOR PLAN



INNIS MILL OFFICE COMPLEX
9456 JEFFERSON HWY.
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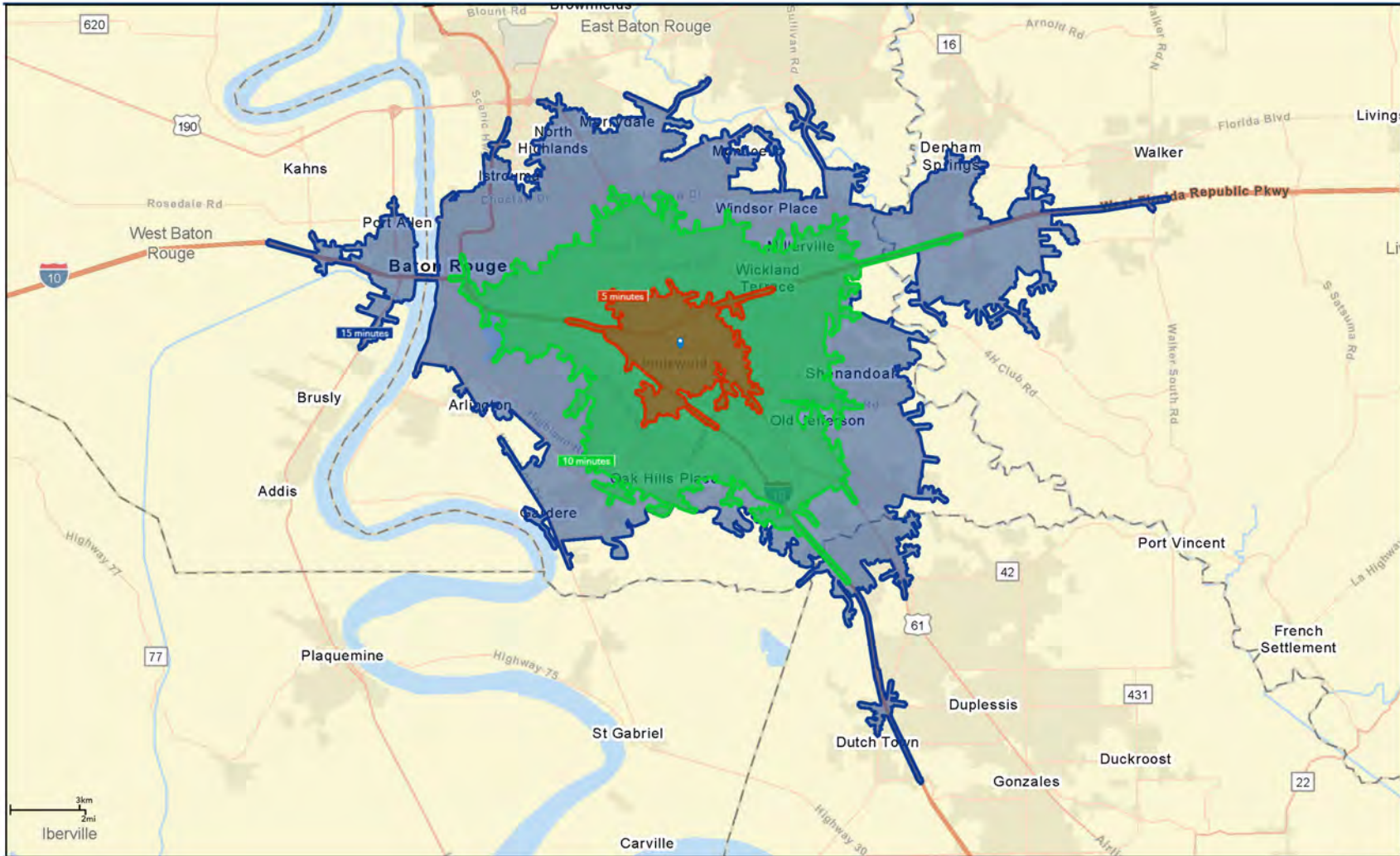
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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DEMOGRAPHICS

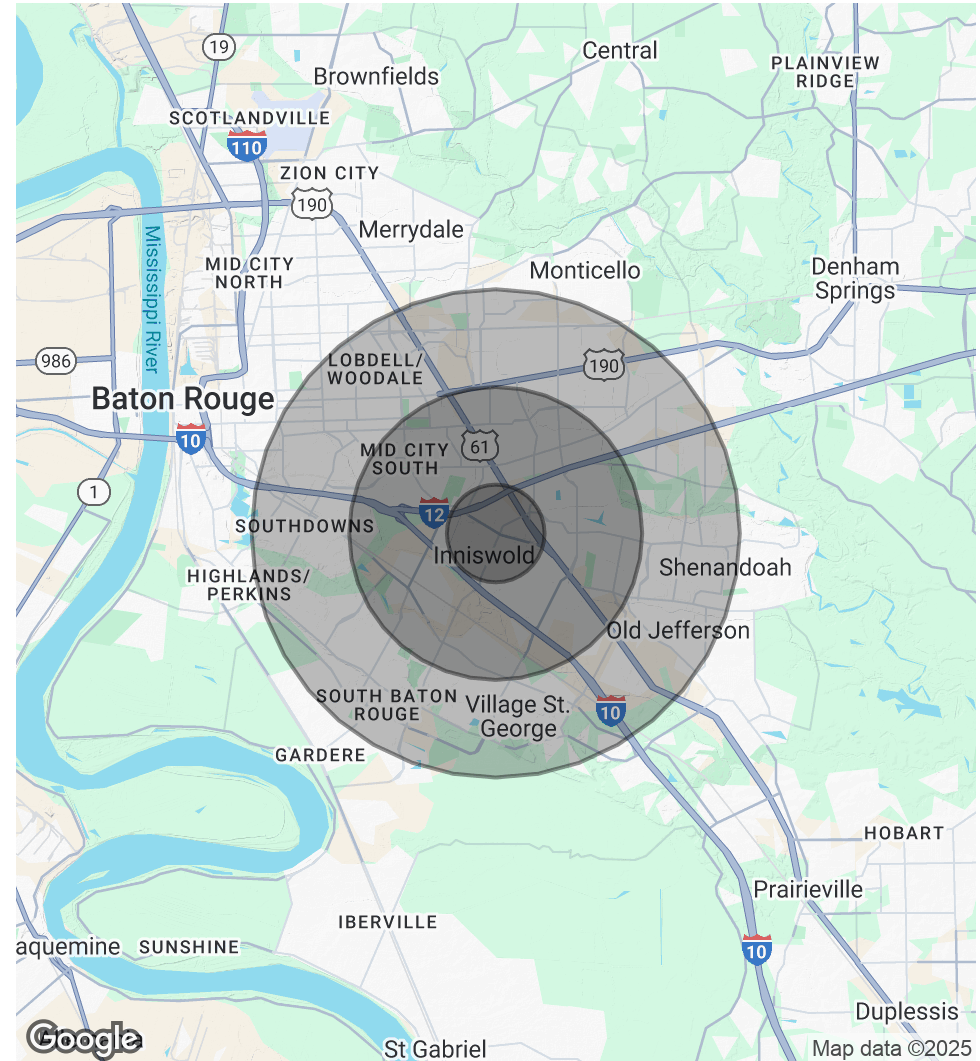
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,606	73,184	200,589
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	45	42	41

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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