



9522

Brookline Square

9522 Brookline Ave,
Baton Rouge, LA
70809

OFFICE FOR LEASE

Prepared By:

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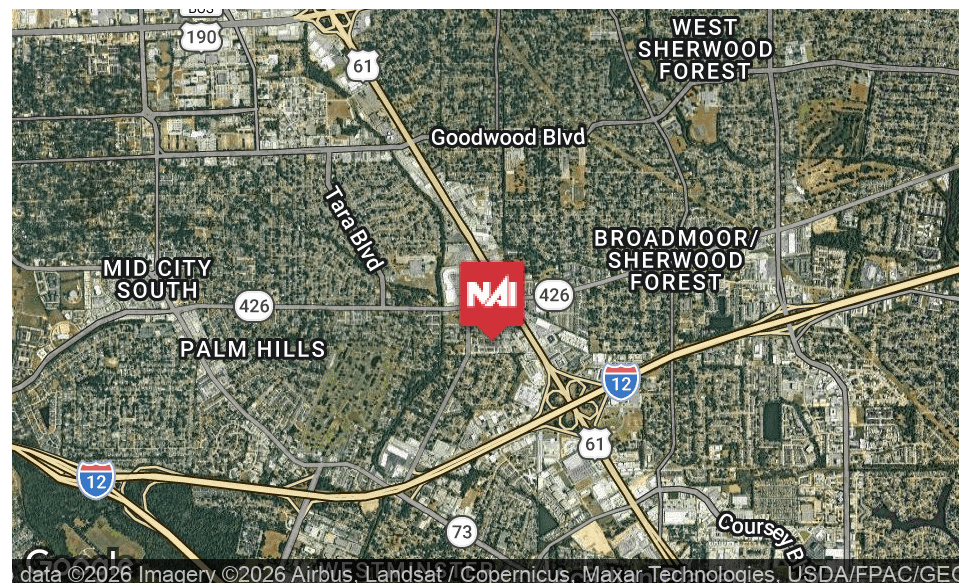
PROPERTY DESCRIPTION

Recently renovated, this space is move in ready, offering tenants a professional office environment with practical shared amenities. Tenants have access to two large shared kitchens, conference rooms available for booking, elevator access, and electronic/fob entry. The property also provides a parking ratio of 5 spaces per 1,000 SF, great for client-facing service businesses that rely on convenient access for customers, appointments, and staff.

Brookline Square sits near a mix of office users, healthcare-related activity, restaurants, retail, and established residential neighborhoods. Nearby medical and wellness users in the broader 70809 area, including healthcare providers and clinics, can create referral opportunities for businesses such as counseling, insurance, legal, accounting, staffing, home care, and professional consulting services. The area also includes restaurant and retail options that support daily tenant convenience and client meetings, including nearby dining activity around Jefferson Highway and Bluebonnet Boulevard.

The office is located in an established Baton Rouge commercial area near major corridors including Drusilla Lane, Jefferson Highway, Airline Highway, I-10, and I-12, giving tenants convenient regional access across the Baton Rouge market. The property benefits from a strong surrounding daytime population, with 4,141 people within a 3-minute drive, 17,413 within a 5-minute drive, and 152,397 within a 10-minute drive. The surrounding income profile is also favorable, with 2025 median household income estimated at approximately \$80,434 within 3 minutes, \$80,511 within 5 minutes, and \$67,972 within 10 minutes.

Recent and ongoing infrastructure improvements in the surrounding corridor further support accessibility. The Jefferson Highway corridor has seen roadway work involving pavement replacement, curbs, sidewalks, and driveway improvements, while the Jefferson Highway and Bluebonnet Boulevard intersection project was designed to add turn-lane capacity and improve traffic flow. These types of improvements can benefit tenants by making client access, visibility, and daily commuting more efficient over time.



OFFERING SUMMARY

Property Use:	Coworking / Executive Office
Building Class:	Class A
Available SF:	310 SF
Lease Rate:	\$500 - \$1,425 Per Month
Lease Type:	Full Service
Amenities:	Shared Kitchen, Bookable Conference Room, Elevator, Electronic Access
Parking Ratio:	5/1,000
Building Size:	19,461 SF



1st Floor Plan January 15, 2019

Suite 101 =	696 sq. ft.	Suite 111 =	808 sq. ft.
Suite 103 =	745 sq. ft.	Suite 113 =	912 sq. ft.
Suite 105 =	567 sq. ft.	Suite 115 =	752 sq. ft.
Suite 107 =	682 sq. ft.	Suite 117 =	817 sq. ft.
Suite 109 =	621 sq. ft.	Suite 119 =	785 sq. ft.

Common Area = 4,626 sq. ft.
Total Building Area = 19,461 sq. ft.

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2nd Floor Plan January 15, 2019

Suite 201 =	675 sq. ft.	Suite 211 =	896 sq. ft.	Common Area =	4,629 sq. ft.
Suite 203 =	756 sq. ft.	Suite 213 =	1,150 sq. ft.	Total Building Area =	18,461 sq. ft.
Suite 205 =	615 sq. ft.	Suite 215 =	887 sq. ft.		
Suite 207 =	310 sq. ft.	Suite 217 =	878 sq. ft.		
Suite 209 =	575 sq. ft.	Suite 219 =	888 sq. ft.		

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	310 SF	Lease Rate:	\$795 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 111B	-	158 SF	Full Service	\$500 per month	- Coworking Space w/ Shared Reception Area
Suite 111C	-	121 SF	Full Service	\$500 per month	- Coworking Space w/ Shared Reception Area
Suite 119	-	785 SF	Full Service	\$1,425 per month	- 4 Private Offices - Reception / Waiting Area
Suite 205	-	615 SF	Full Service	\$1,275 per month	- 3 Private Offices - Reception / Waiting Area
Suite 207	Available	310 SF	Full Service	\$795 per month	- 1 Private Office - Reception / Waiting Area

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