15025 Jefferson Hwy Baton Rouge, LA 70817

OFFICE / CHILDCARE / MEDICAL BUILDING FOR LEASE

BEAU BOX
REAL ESTATE

Austin Palmer | 225.237.3343 | apalmer@beaubox.com

Office / Childcare / Medical For Lease

15025 Jefferson Hwy Baton Rouge, LA 70817

PROPERTY SUMMARY



Property Description

A rare opportunity to lease a fully built-out, move-in-ready freestanding building on high-visibility Jefferson Highway in southeast Baton Rouge. The ±2,750 SF brick structure sits on 0.71 acres and offers a flexible, partitioned floor plan — multiple private rooms, an open reception/check-in area, a full kitchen, and restrooms already in place — making it well suited for childcare, medical or dental office, professional and service-oriented office, or similar community-serving use. The building is currently operating as a licensed daycare/preschool, providing a true turnkey solution for an incoming childcare operator while offering an office or medical user an efficient, ready-to-occupy layout with a strong existing foundation to build from. The property also includes three modular buildings flanking the main structure — approximately 800 SF, 600 SF, and 650 SF (±2,050 SF combined, for ±4,800 SF total) — that provide flexible additional space for offices, instruction, treatment rooms, administration, or storage. An expansive striped parking lot with dedicated ADA-accessible parking and ramped access to the modular units rounds out an exceptional, versatile offering.

Offering Summary

Lease Rate:	$6,500/Month NNN
Available SF:	4,800 SF
Lot Size:	30,845 SF
Building Size:	2,750 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	60	360	1,962
Total Population	154	907	5,014
Average HH Income	$89,863	$78,325	$86,618

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HIGHLIGHTS





Property Highlights

- ±2,750 SF freestanding brick building on 0.71 acres
- Three modular buildings (±800, ±600, ±650 SF) — ±2,050 SF additional --- ±4,800 SF combined
- Flexible, partitioned floor plan well suited for childcare, medical/dental, or professional office use
- High-visibility frontage on Jefferson Highway with monument signage
- Established Old Jefferson trade area with strong residential density and daytime activity
- Move-in-ready and currently operating as a licensed daycare/preschool — turnkey for a childcare operator
- Multiple private rooms, open reception/check-in area, full kitchen, and restrooms in place
- Modular units offer flexible space for offices, instruction, treatment rooms, administration, or storage
- 20 Parking Spaces with dedicated ADA-accessible parking
- Ramped access to modular units
- Existing Land Use: Commercial; Future Land Use: Employment Center (supports office, medical, and service uses)

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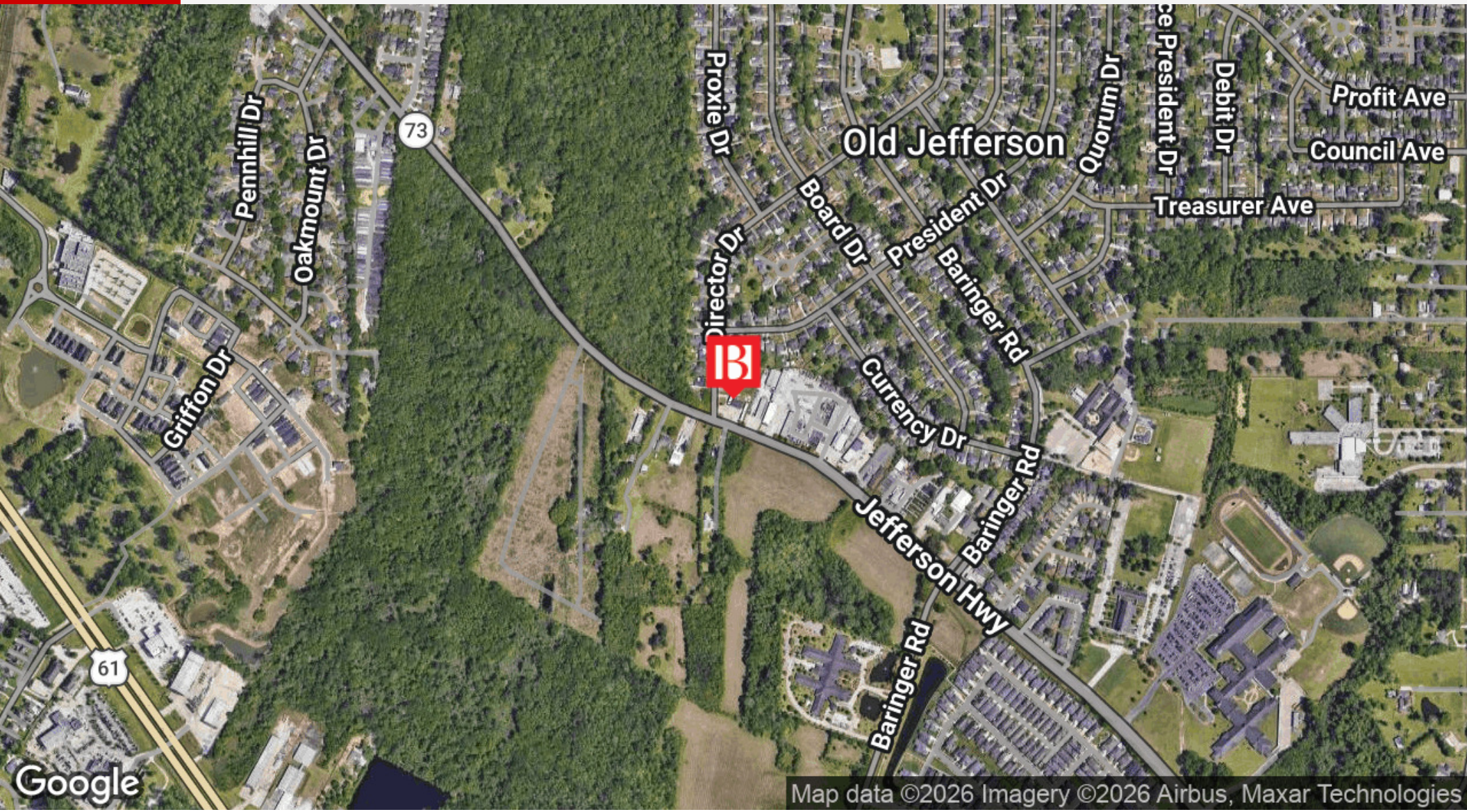
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AERIAL MAP



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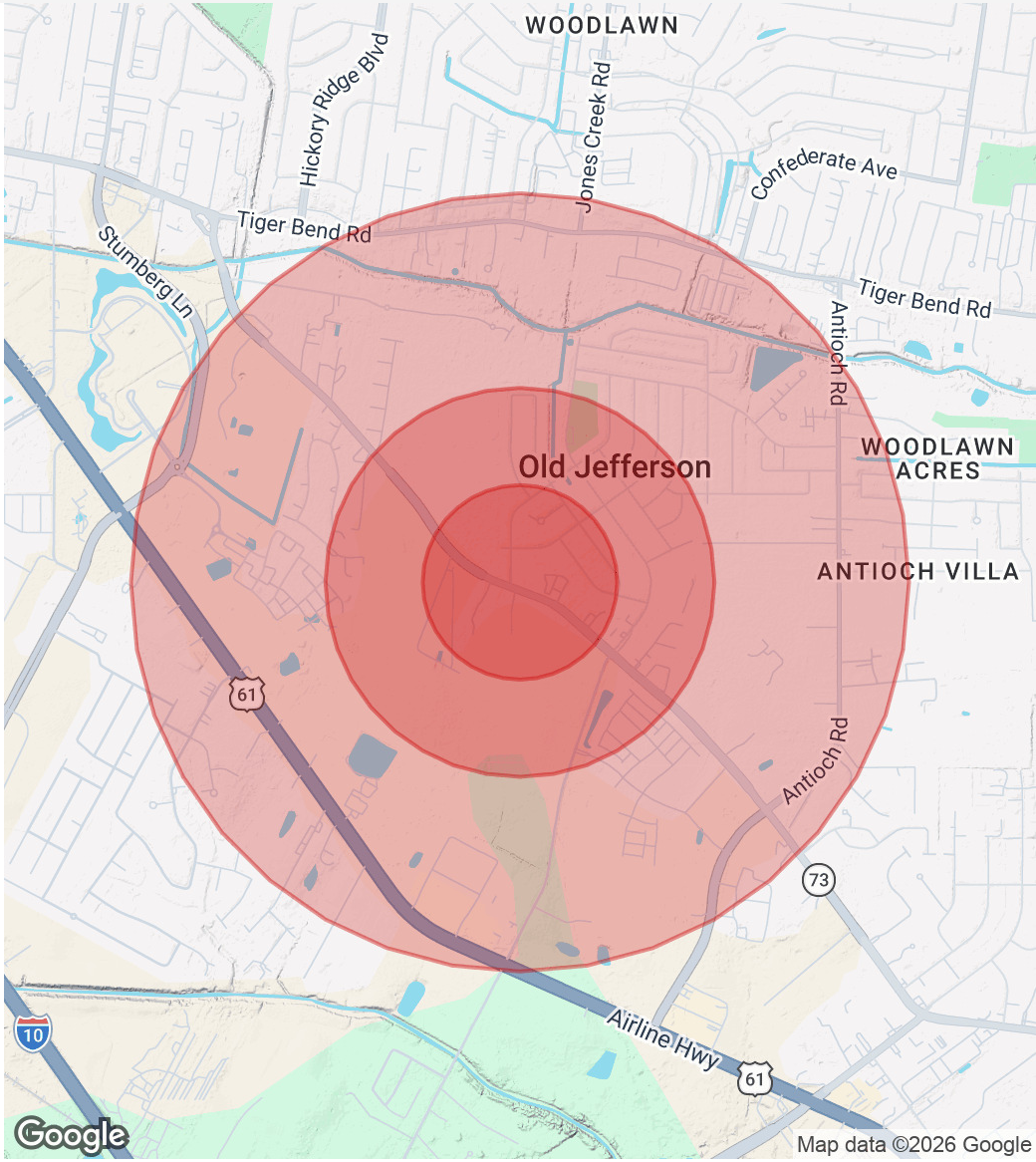
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	154	907	5,014
Average Age	36.3	34.7	33.4
Average Age (Male)	30.0	27.2	27.5
Average Age (Female)	42.2	39.3	36.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	60	360	1,962
# Of Persons Per HH	2.6	2.5	2.6
Average HH Income	$89,863	$78,325	$86,618
Average House Value	$243,938	$246,843	$266,186

2023 American Community Survey (ACS)



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MAIN BUILDING FRONT



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MAIN BUILDING INTERIOR





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REAR OF BUILDING





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RIGHT SIDE MODULAR BUILDINGS



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LEFT SIDE MODULAR BUILDING





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