

For Sale

**MODERN OFFICE BUILDING**  
**8940 BLUEBONNET BLVD, BATON ROUGE, LA 70810**

**\$2,995,000**



**PROPERTY INFO:**

- Ideal for an owner-occupant seeking a modern office building with long-term investment potential
- Suites feature high-quality, Class A interior finishes and private courtyard for tenant or owner use
- Ample parking with access points from Bluebonnet Blvd and N. Glenstone Rd
- Multi-tenant office complex totaling approximately 14,148 SF
- Located just off Bluebonnet Boulevard with convenient access to Interstate 10 and major transportation corridors
- Minutes from the Mall of Louisiana, Perkins Rowe, nearby medical centers, professional offices, dining, and retail options

PAUL ELLIS | c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

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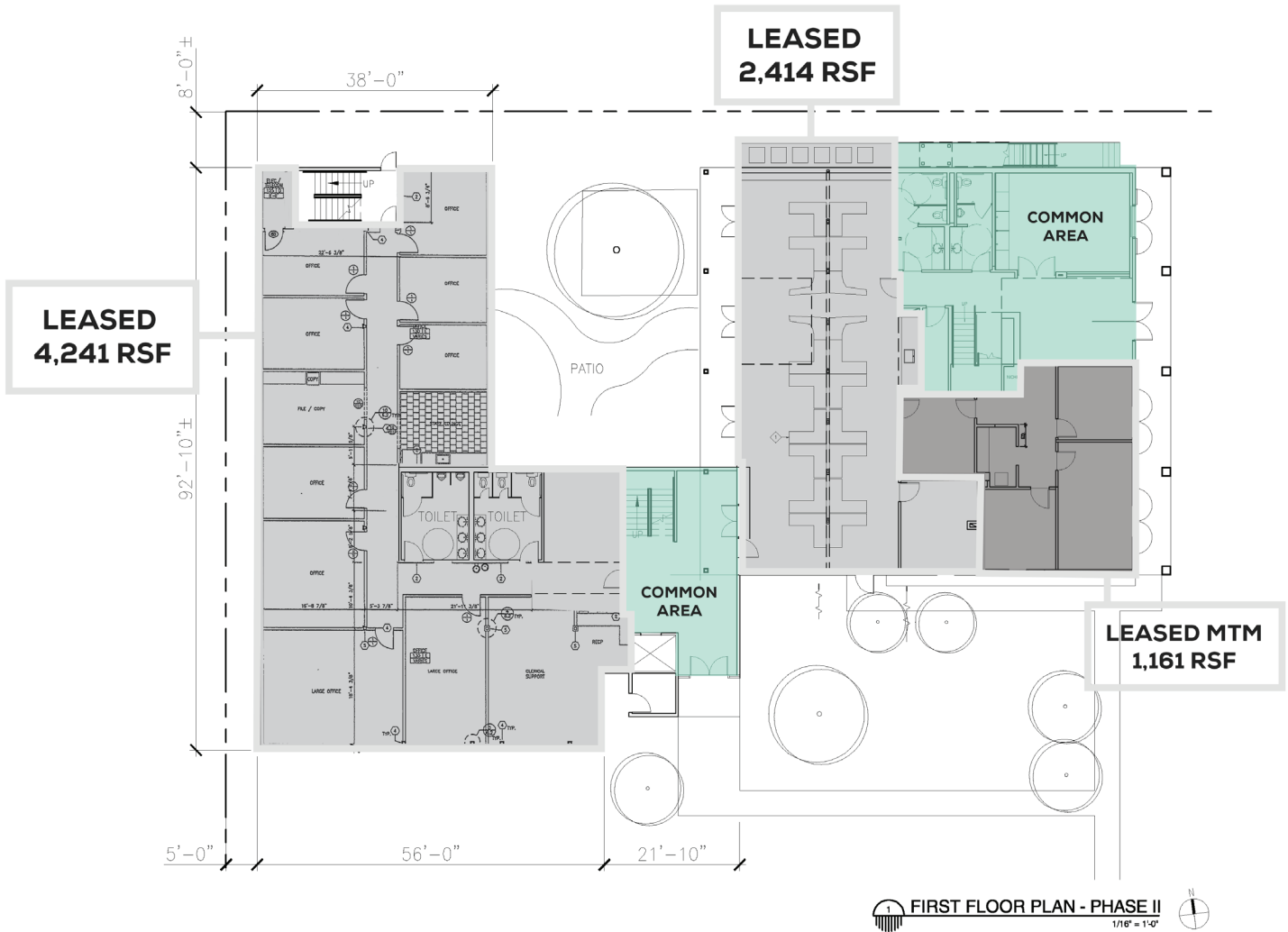
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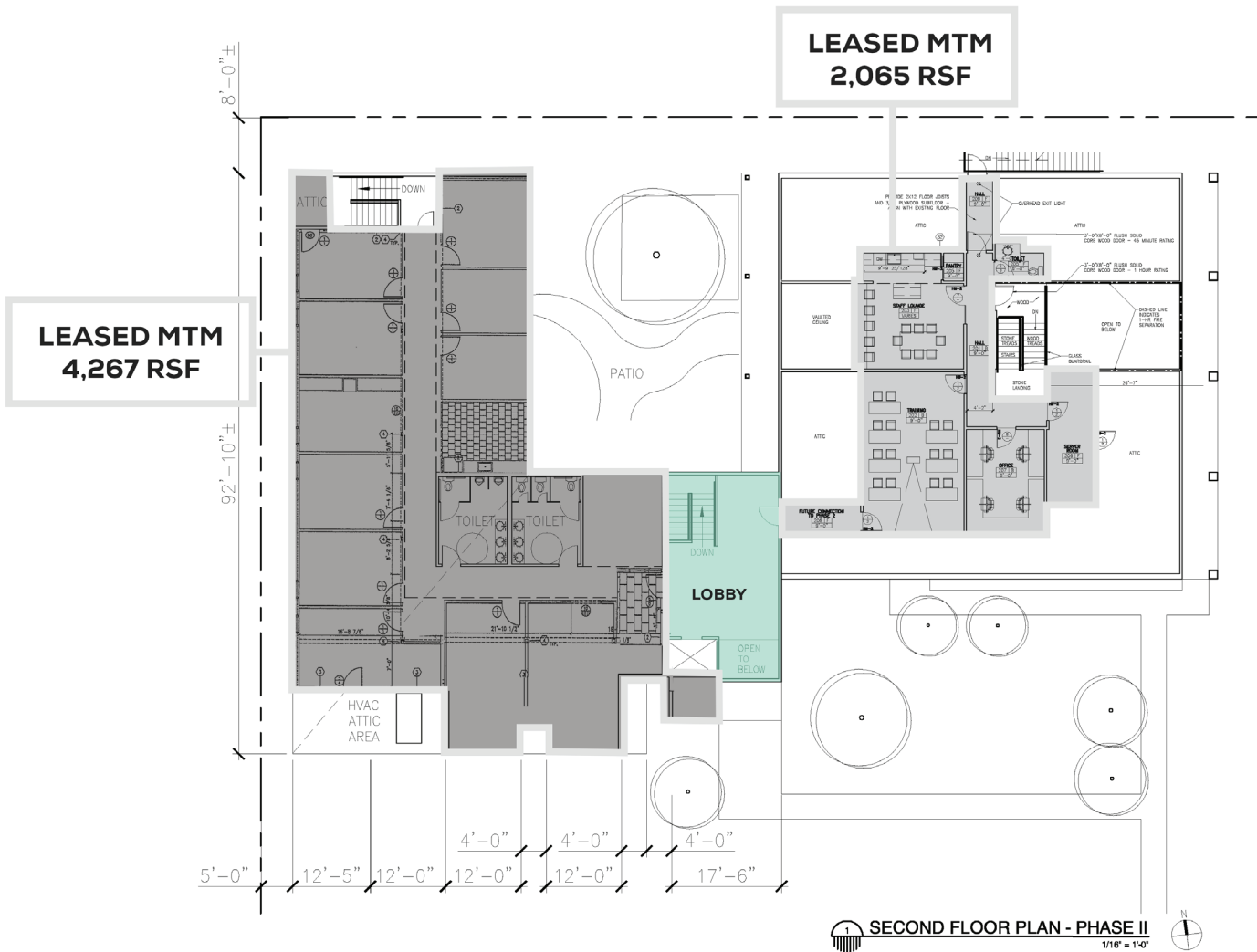
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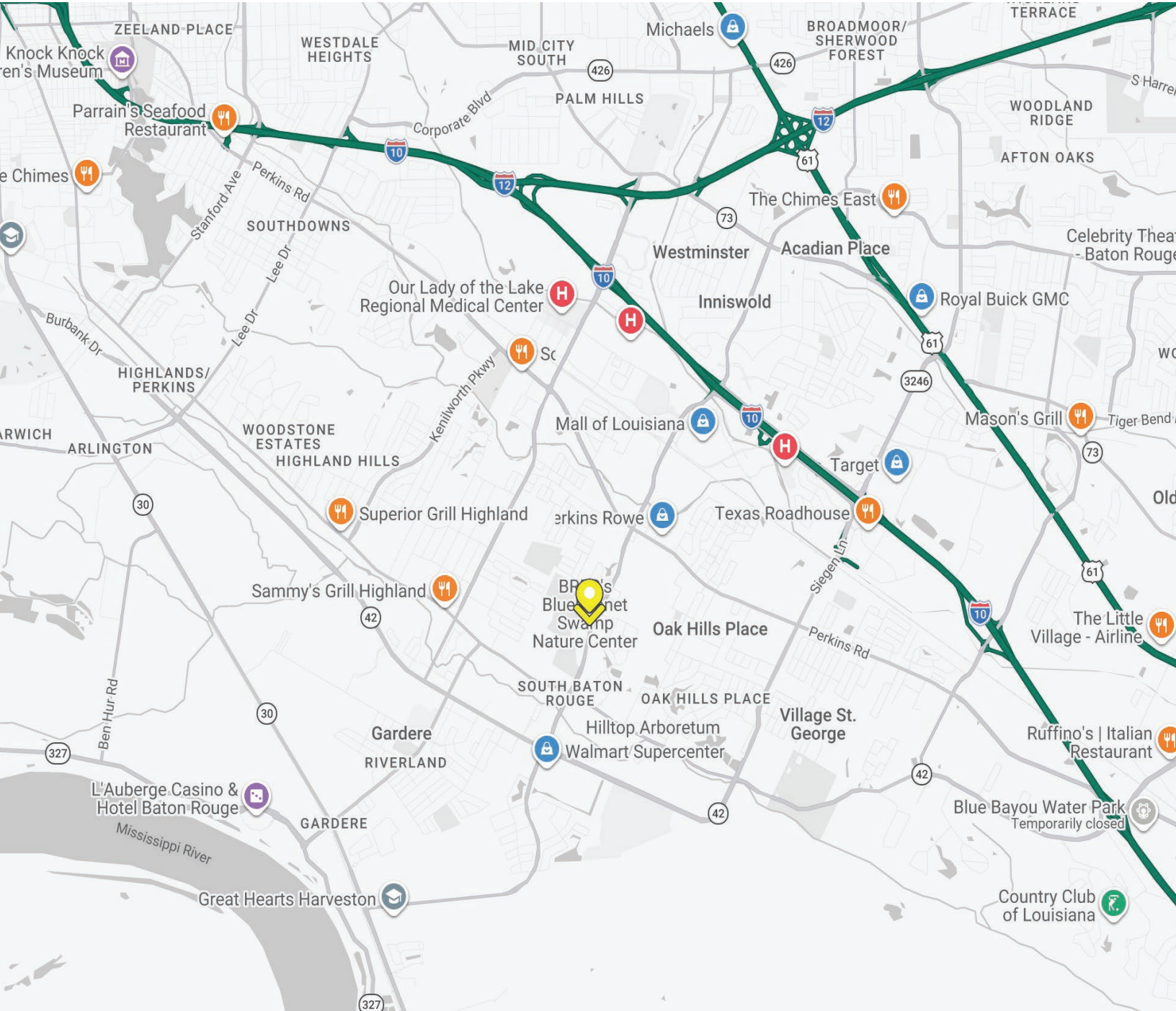
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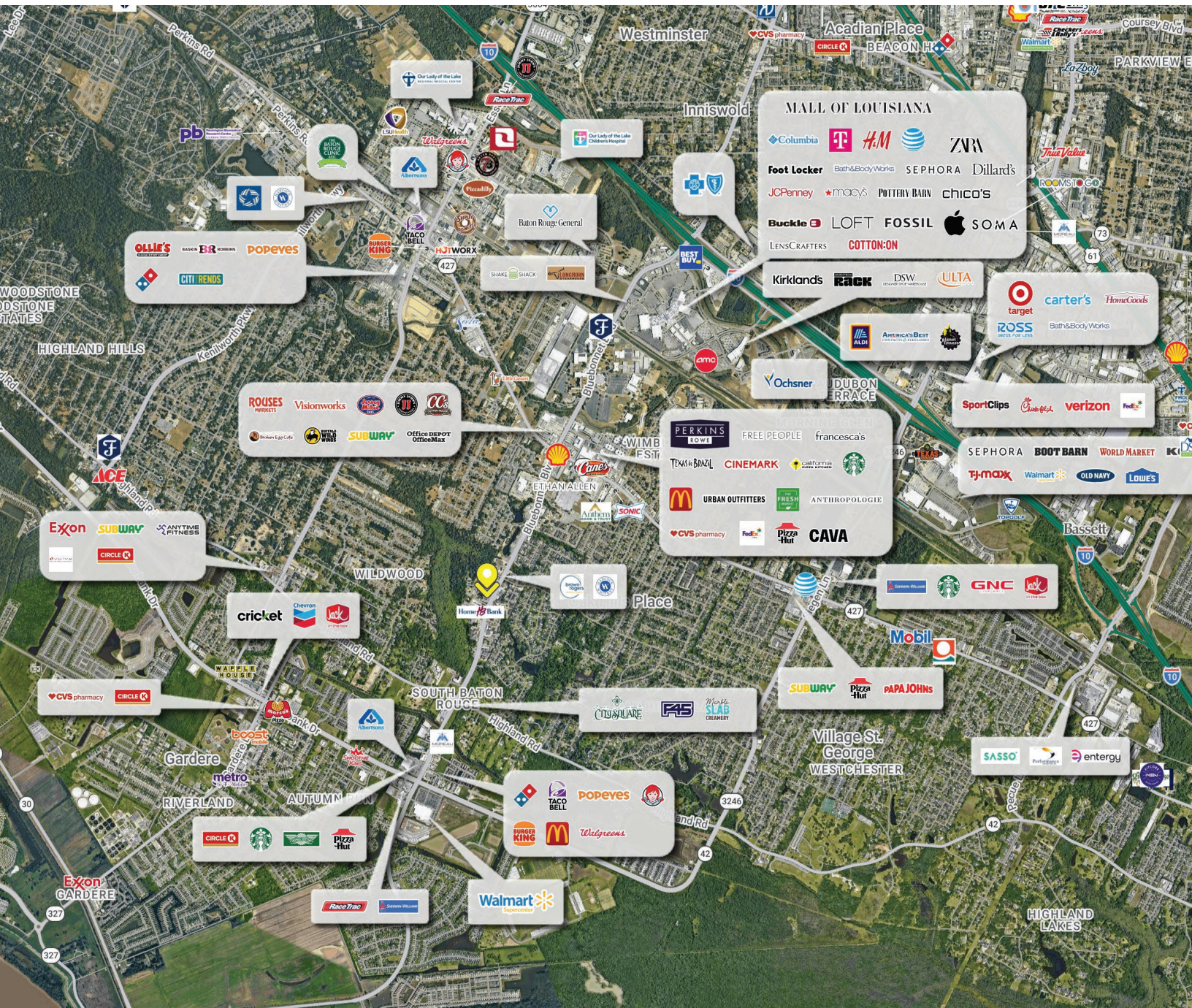
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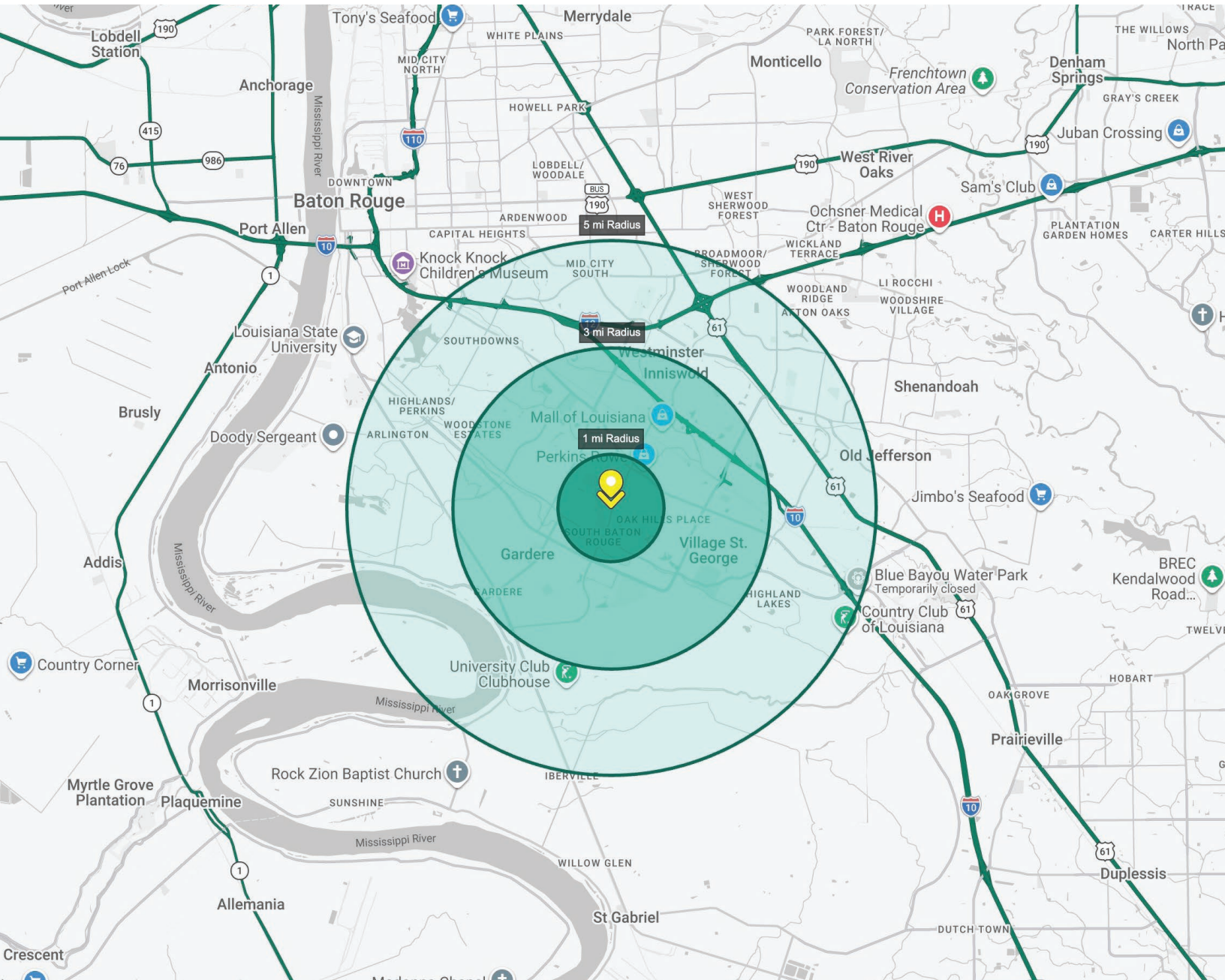
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**1 mi**    **3 mi**    **5 mi**  
**radius**   **radius**   **radius**

### Population

2025 Estimated Population	8,618	61,422	135,028
2030 Projected Population	8,393	61,076	132,945
2020 Census Population	8,926	58,991	131,063
2010 Census Population	9,000	52,169	118,984
Projected Annual Growth 2025 to 2030	-0.5%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	1.2%	0.9%
2025 Median Age	39.4	36.1	35.3

### Households

2025 Estimated Households	3,778	26,085	58,296
2030 Projected Households	3,788	26,688	58,945
2020 Census Households	4,107	25,420	58,046
2010 Census Households	3,891	21,617	51,697
Projected Annual Growth 2025 to 2030	-	0.5%	0.2%
Historical Annual Growth 2010 to 2025	-0.2%	1.4%	0.9%

### Race and Ethnicity

2025 Estimated White	52.1%	52.1%	54.7%
2025 Estimated Black or African American	35.7%	32.9%	30.8%
2025 Estimated Asian or Pacific Islander	6.0%	5.8%	5.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2025 Estimated Other Races	6.0%	9.0%	8.3%
2025 Estimated Hispanic	6.4%	9.7%	9.0%

### Income

2025 Estimated Average Household Income	\$131,262	\$123,432	\$122,043
2025 Estimated Median Household Income	\$92,513	\$86,223	\$85,521
2025 Estimated Per Capita Income	\$57,561	\$52,477	\$52,786

### Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.1%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.7%	2.5%
2025 Estimated High School Graduate	15.7%	17.7%	17.8%
2025 Estimated Some College	16.0%	18.4%	18.2%
2025 Estimated Associates Degree Only	5.0%	6.4%	6.9%
2025 Estimated Bachelors Degree Only	30.7%	29.5%	30.0%
2025 Estimated Graduate Degree	27.0%	22.1%	22.2%

### Business

2025 Estimated Total Businesses	759	3,721	10,136
2025 Estimated Total Employees	5,339	36,561	106,046
2025 Estimated Employee Population per Business	7.0	9.8	10.5
2025 Estimated Residential Population per Business	11.4	16.5	13.3

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