



### PROPERTY DESCRIPTION

This 2,000 SF office suite, formerly occupied by a medical lab, is well positioned for medical or professional office users. The space features three private offices, an open co-working area, kitchenette, and a break room.

Located at One Calais Avenue, the property offers excellent interstate visibility along I-10 with convenient access to Essen Lane. Its location near Baton Rouge's medical district, including Our Lady of the Lake Hospital and Baton Rouge General Hospital, makes it an ideal choice for businesses seeking accessibility and proximity to key healthcare and business hubs.

#### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES   | 5 MILES  |
|-------------------|----------|-----------|----------|
| Total Households  | 2,577    | 31,705    | 88,916   |
| Total Population  | 5,074    | 68,130    | 205,834  |
| Average HH Income | \$91,932 | \$111,374 | \$90,801 |

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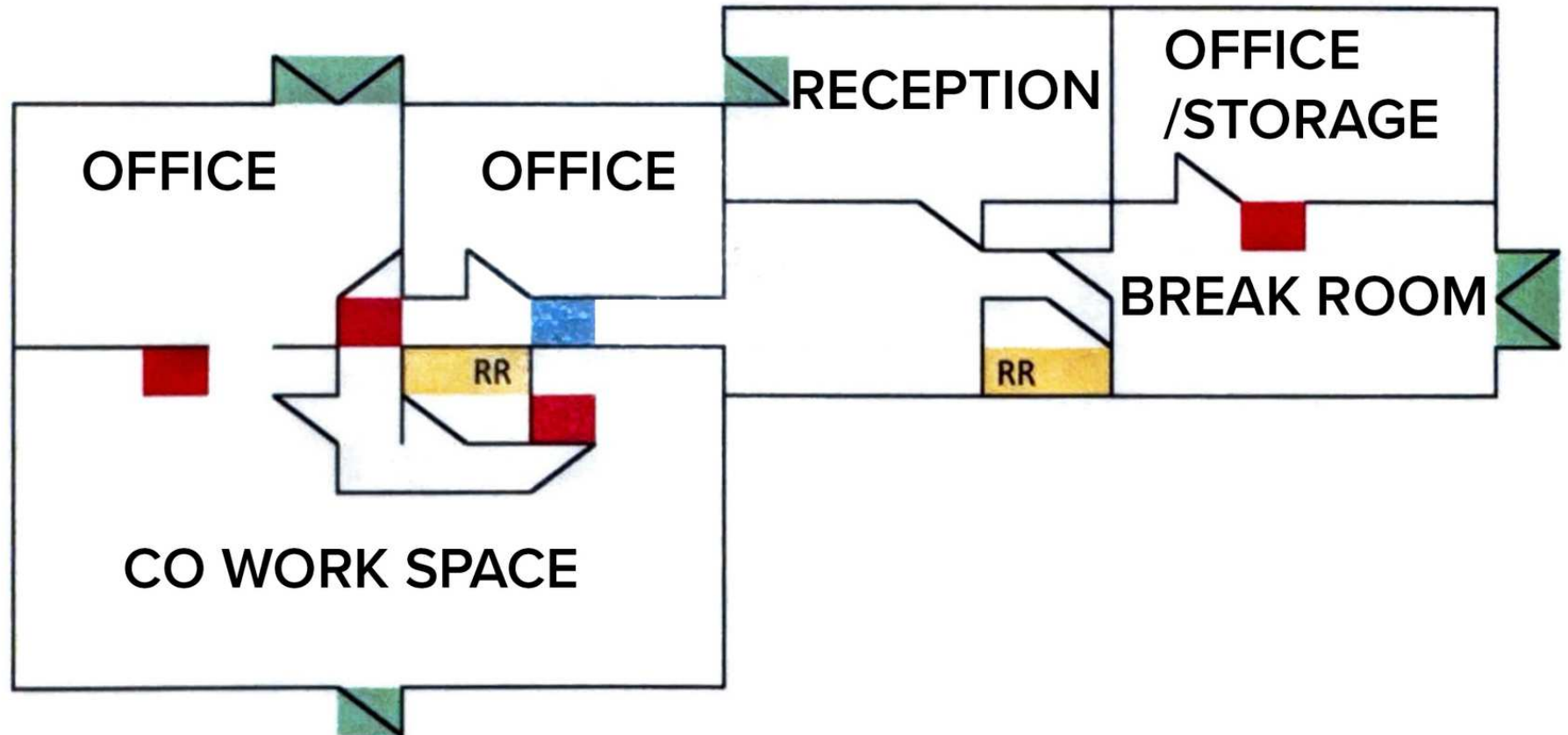
### PROPERTY HIGHLIGHTS

- 2,000 SF office suite with 3 private offices, co-working space, Kitchenette, and break room
- Formerly occupied by a medical lab, ideal for medical or professional office use
- Excellent interstate visibility with convenient access to I-10 and Essen Lane
- Monument signage available

### OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$16.00 SF/yr (MG) |
| Available SF:  | 2,000 SF           |
| Lot Size:      | 15,462 SF          |
| Building Size: | 8,418 SF           |

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# stirling

## 8146 ONE CALAIS AVE

BATON ROUGE, LA 70809

Office Building For Lease



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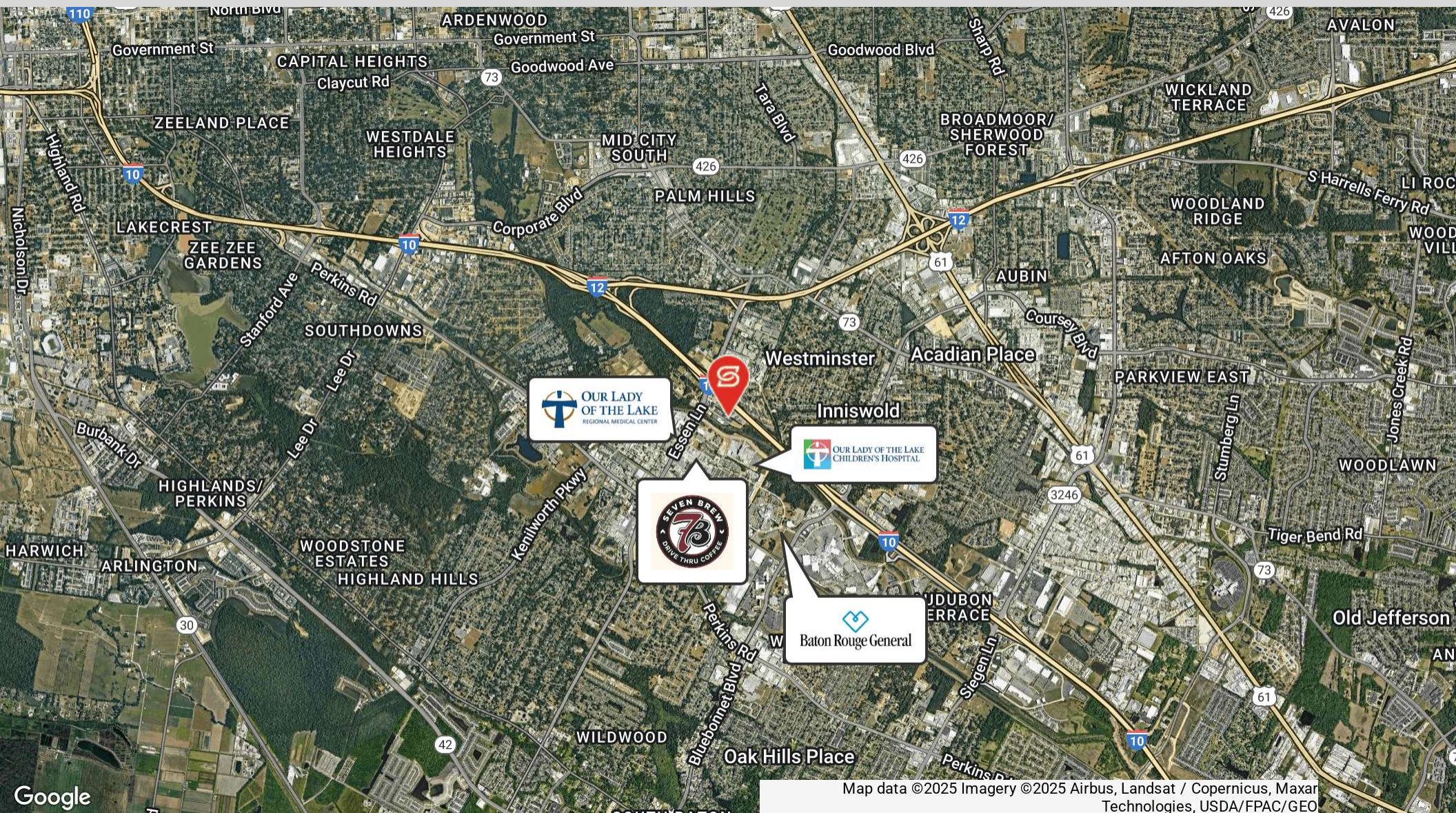
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