

7330 PERKINS ROAD

Baton Rouge, LA 70808

FOR LEASE



Property Description

Medical office space for lease consisting of approximately 3,795 SF, located at 7330 Perkins Road, Suite 200. The property is situated within the Baton Rouge Health District, near Our Lady of the Lake Hospital, Baton Rouge General Bluebonnet Campus, and The Baton Rouge Clinic.

The suite includes an entry area that can be reconfigured to serve as a standard medical clinic reception and waiting area, subject to tenant improvements, with funding subject to lease terms. The interior layout consists of six (6) patient treatment rooms, two (2) private offices, one (1) consultation room, men's and women's restrooms with shower facilities, a dispensary area, and a kitchen/breakroom with employee lockers.

Offering Summary

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	3,795 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	215	938	3,217
Total Population	400	1,873	6,442
Average HH Income	\$127,770	\$112,095	\$103,852

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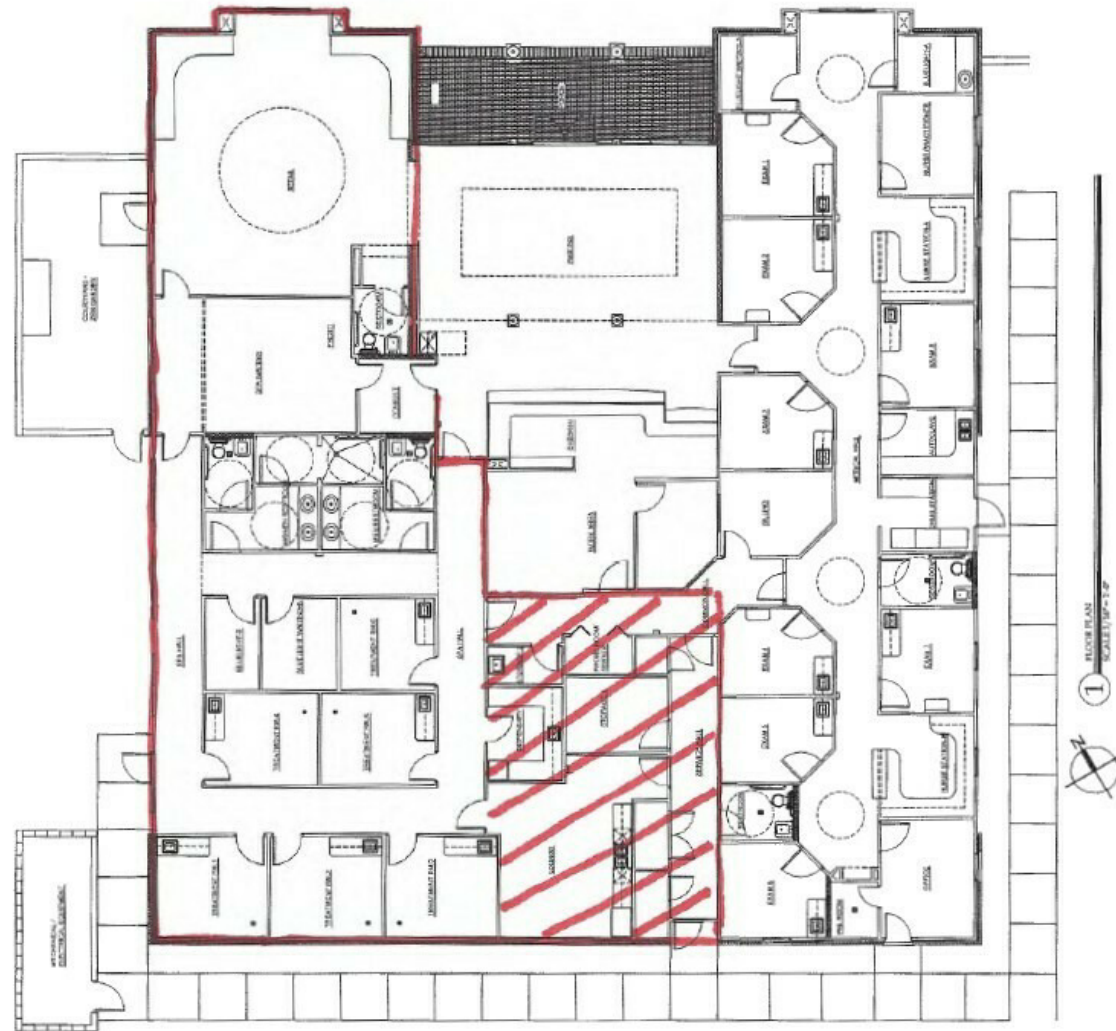
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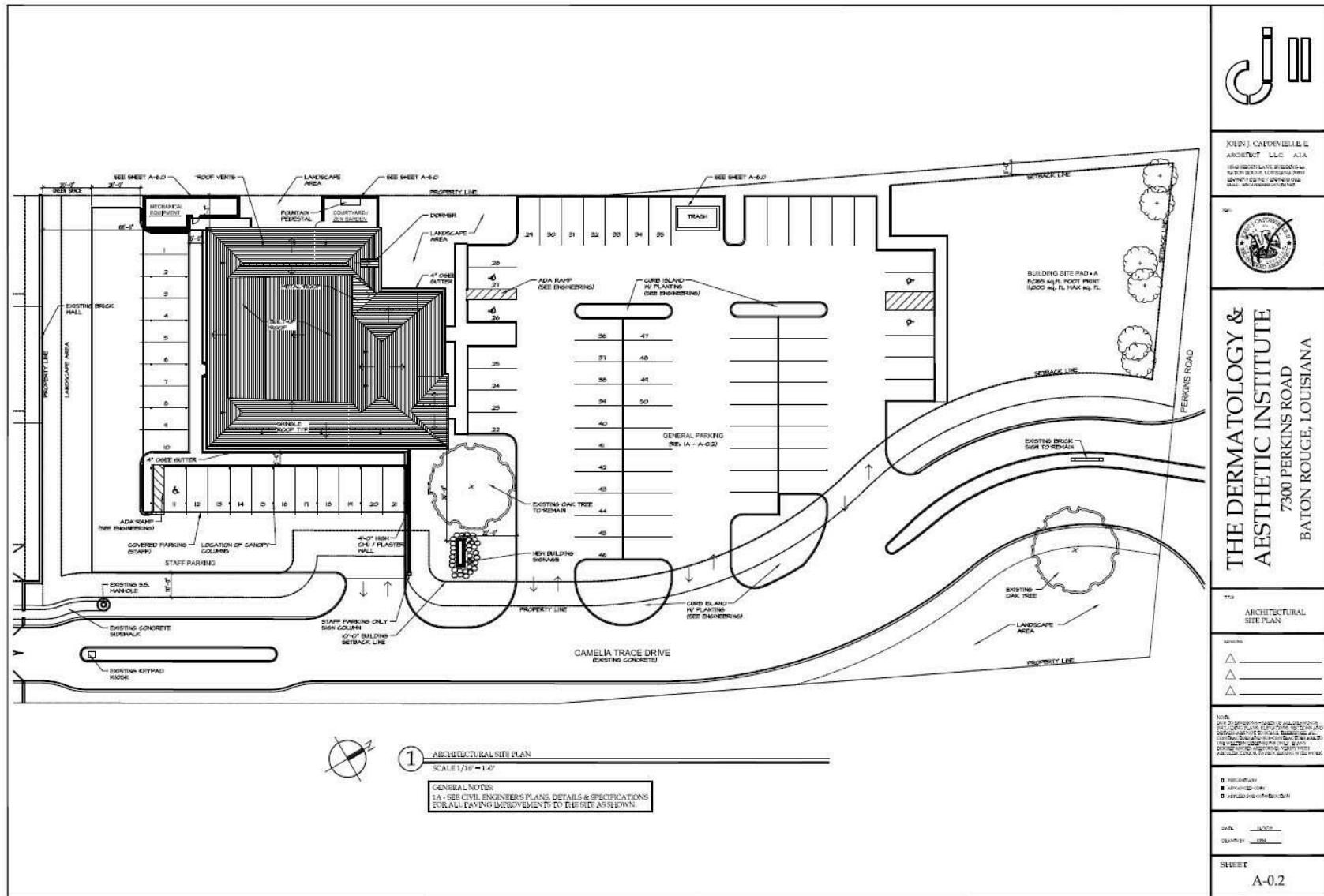
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