

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.

*Possible reconfiguration - Landlord will provide turnkey renovation for qualifying prospects. Contact agents for more information

Offering Summary

Lease Rate:	\$27 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

JESSIE BABCOCK
225.772.8090
jbabcock@beaibox.com

HAYDEN CLARK
225.223.7990
hclark@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Beau Box Commercial Real Estate, 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225.237.3343 | February 20, 2026



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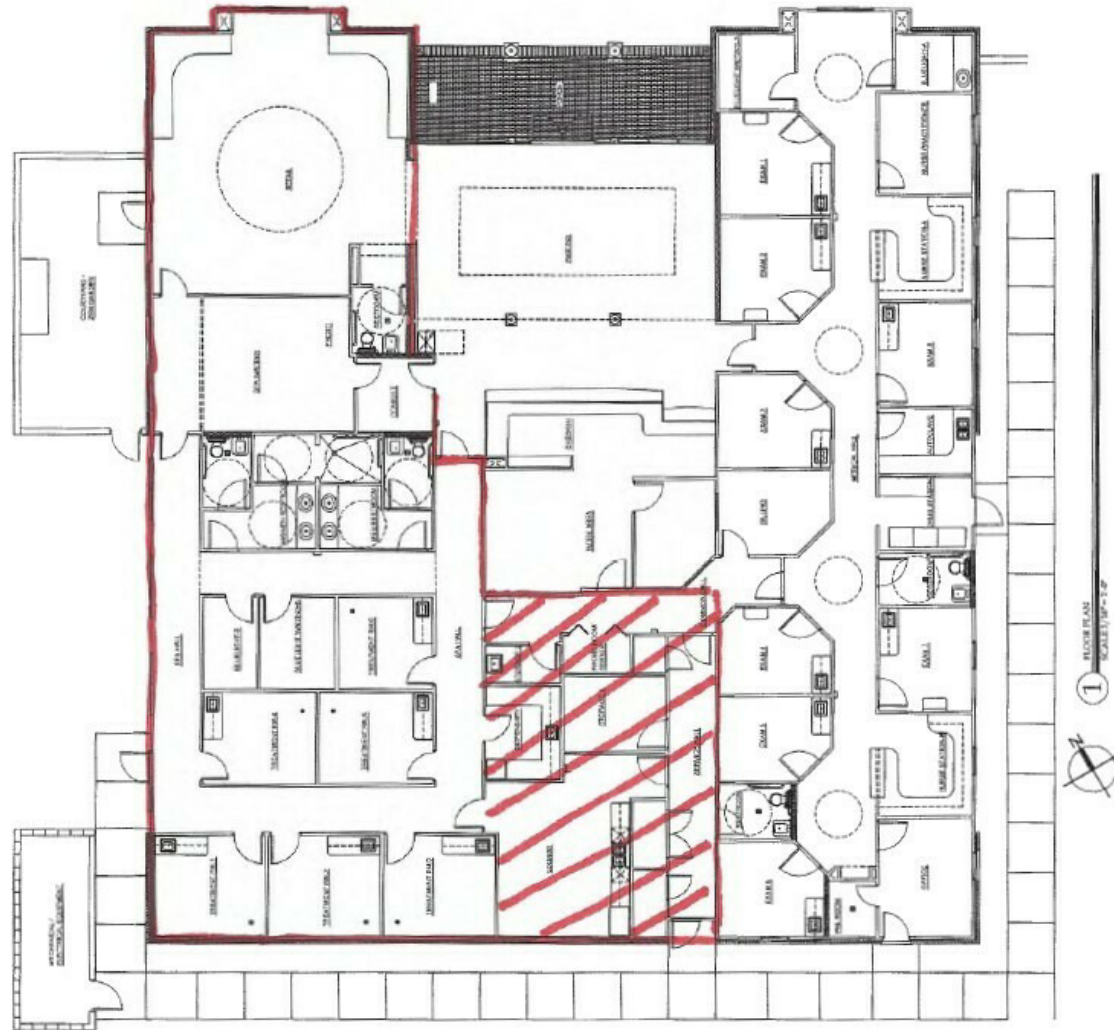
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7330 PERKINS ROAD - AS BUILT FLOOR PLAN

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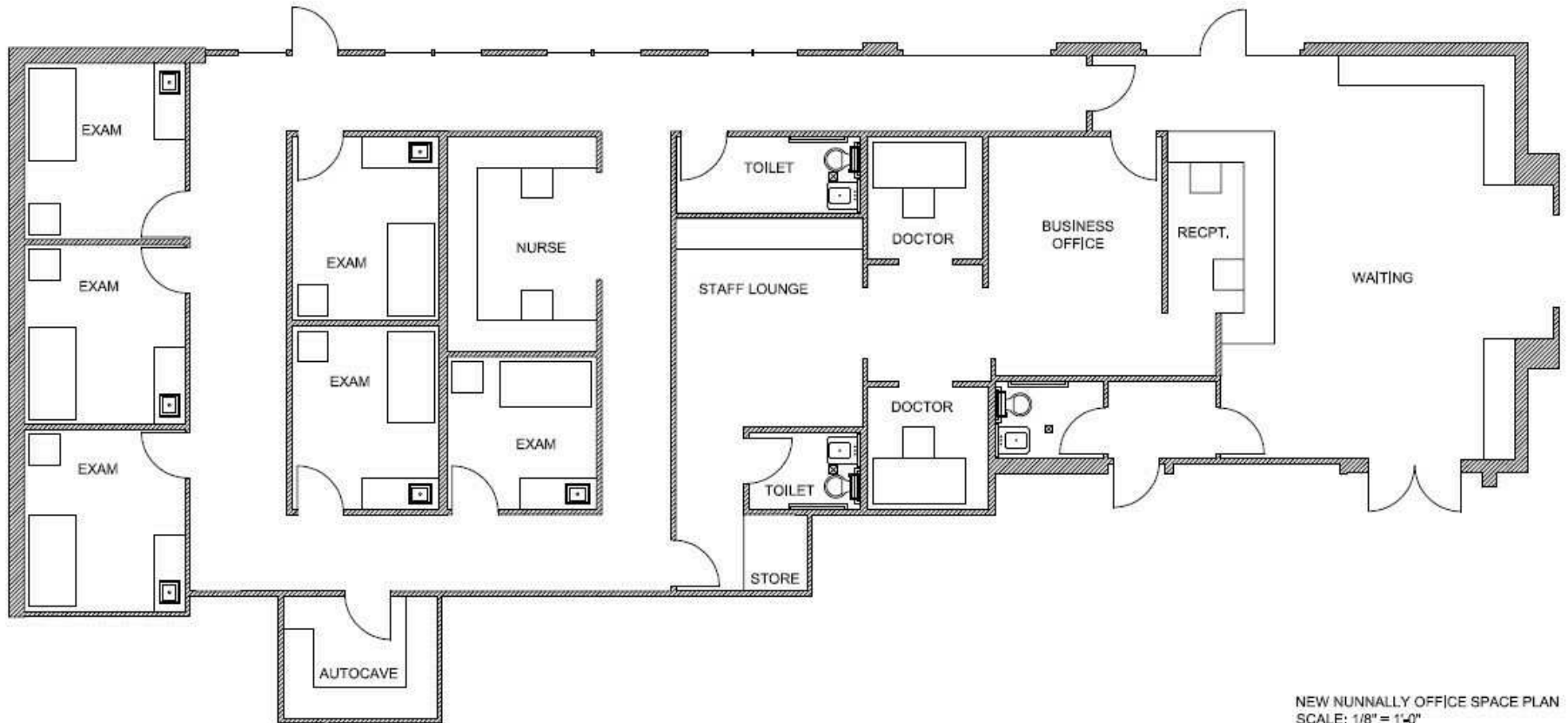
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7330 PERKINS ROAD - POSSIBLE RECONFIGURATION

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NEW NUNNALLY OFFICE SPACE PLAN
SCALE: 1/8" = 1'-0"

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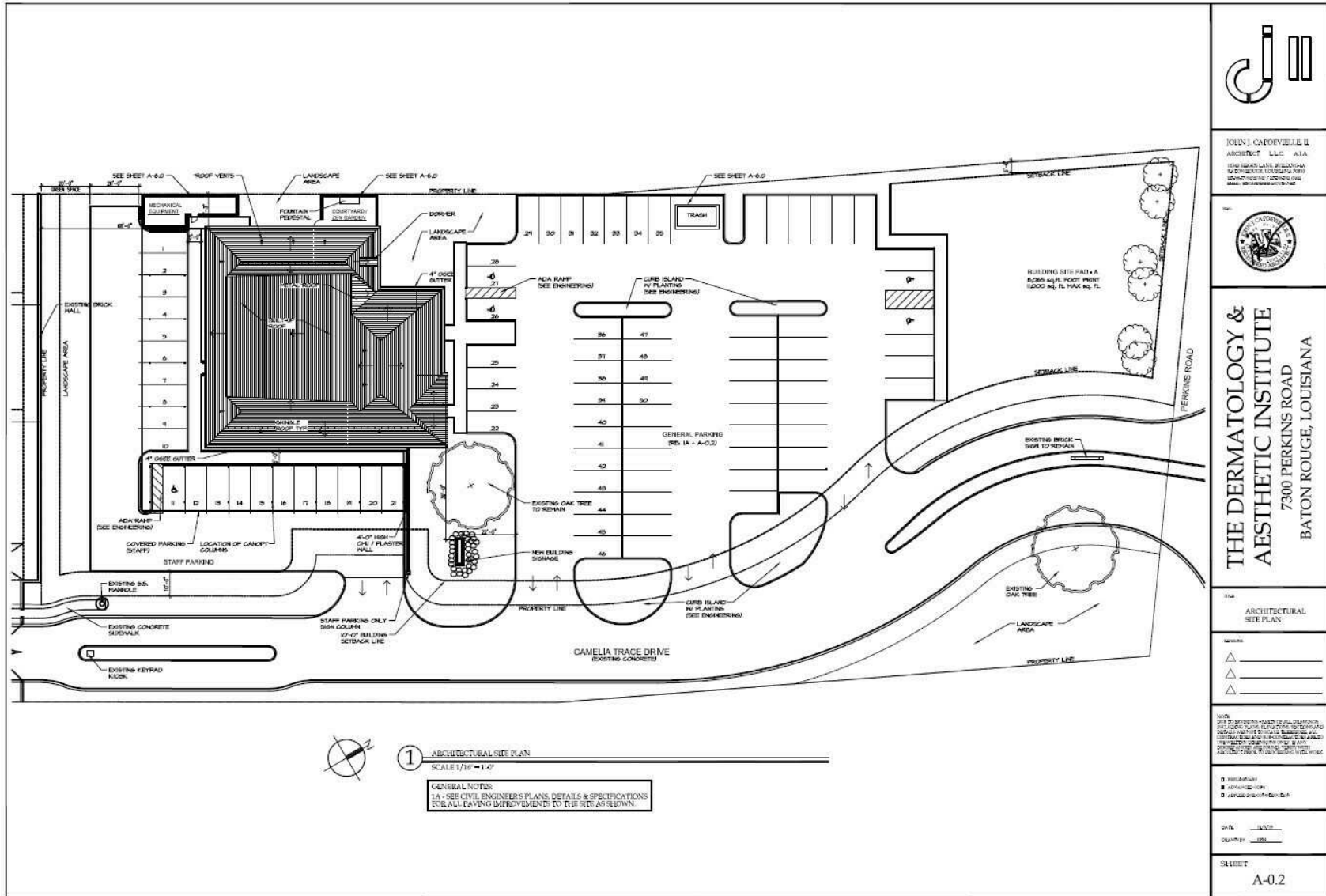
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