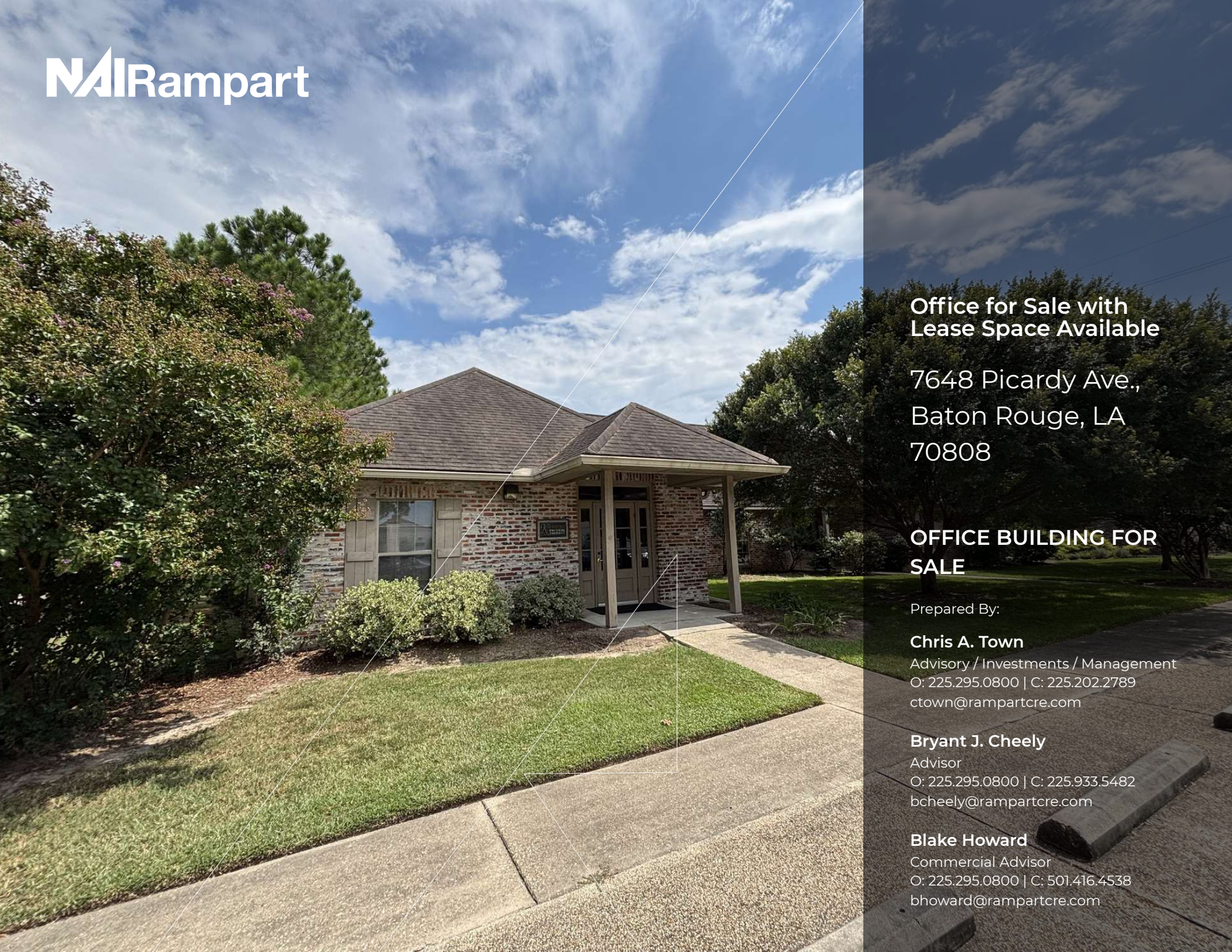




**Office for Sale with
Lease Space Available**

7648 Picardy Ave.,
Baton Rouge, LA
70808

**OFFICE BUILDING FOR
SALE**

Prepared By:

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PROPERTY DESCRIPTION

Discover an exceptional opportunity in the heart of Baton Rouge's premier medical corridor. The former Kleinpeter Physical Therapy space, comprising Suite 200 and Suite 300 of a well-maintained medical office condominium, is available for sale or lease. Located just off Essen Lane in the Baton Rouge Health District, near Our Lady of the Lake Regional Medical Center and surrounded by other healthcare providers and research institutions, this space offers excellent visibility and convenience for medical or professional office users.

PROPERTY HIGHLIGHTS

- Two dedicated entrances for flexible access
- Welcoming reception area ideal for greeting patients or clients
- Open floor plan allowing for customizable layouts
- Nine (9) private offices or exam rooms suitable for medical or administrative use
- Kitchenette with breakroom to support staff needs
- Utility room with washer and dryer for added functionality

OFFERING SUMMARY

Sale Price:	\$1,108,000
Lease Rate:	\$20/SF
Building Size:	4,712 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	225	757	3,125
Total Population	442	1,426	6,050
Average HH Income	\$91,259	\$101,359	\$92,413

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For More Information:

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