

7732 OFFICE PARK BLVD

Baton Rouge, LA 70809

FOR SALE



Property Description

1.103-acre office development site located on Office Park Blvd. The Site is situated within the Corporate/Jefferson/Essen submarket, benefitting from the synergies of over 2m SF of office space and a host of retailers, restaurants, and hotels in the immediate vicinity. The Property is accessible via signalized intersection on Jefferson Hwy (26k VPD) near Essen Ln, providing excellent access to both I-10 and I-12, with direct visibility from I-12.

The Property is zoned B1, allowing for a range of office and medical uses. All utilities are available to the Site. Excellent opportunity to acquire an office/medical office development tract located in one of the most desirable submarkets in Baton Rouge.

Offering Summary

Sale Price:	\$850,000
Sale Price (PSF):	\$17.69
Lot Size (SF):	48,045 SF
Lot Size (A):	1.103 acres
Zoning:	B1

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,219	31,533	90,390
Total Population	6,392	69,915	224,742
Average HH Income	\$128,674	\$105,881	\$92,888

BEAU BOX, SIOR

225.931.3200

bbox@beaubox.com

BRYANT BUTLER

225.237.3343

bbutler@beaubox.com

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



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LOCATION MAP



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SITE AERIAL



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ADDITIONAL SITE AERIALS



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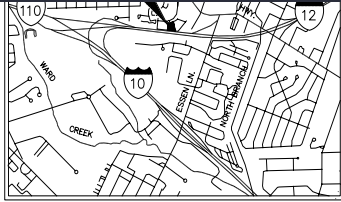
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TOPO SURVEY



GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 220056 0095 D OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 17, 1993, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE & X". NEAREST BASE FLOOD ELEVATION = 33' (1929 DATUM).
- ZONING: (WWW.GIS.BROV.COM)
7-A = B1
8 = B-1
9 = B-1
10-A = B-1
10-B = B-1
11 = B-1
- REFERENCE DOCUMENTS:
A) "MAP SHOWING FINAL PLAT OF JEFFERSON PLACE OFFICE PARK, DATED MAY 22, 1985 FOR ARONOV-WOOD PARTNERSHIP BY EVANS-SRAVES ENGINEERS, INC. ORIG. 269 BNDL. 10754

4.) BASE BEARING OBTAINED FROM REFERENCE MAP "A".

- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM L.A. ONE CALL OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

7.) WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.

8.) LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON MARCH 16, 2007. UTILITIES TO BE MARKED BY MARCH 16, 2007, LOUISIANA ONE CALL TICKET NO. 70102954

- UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:
TELEVOE - TELEPHONE FIBER OPTIC
BATON ROUGE WATER - WATER
BELL SOUTH TELEPHONE - TELEPHONE
ENTERYX - GAS/ELECTRIC
ATMOS ENERGY - GAS
COX COMMUNICATION - CABLE

4.) TBM TOP OF SOUTH BOLT ON CATCH BASIN ON EAST SIDE OF OFFICE PARK BOULEVARD AT END OF ROAD.

ELEVATION = 31.72 FEET

ELEVATIONS SHOWN HEREON ARE BASE ON N.G.S. MONUMENT BM 5-87, TOP OF BRASS DISK ON NORTH SIDE OF JEFFERSON HIGHWAY ACROSS FROM ESSEN LANE APPROXIMATELY 30' EASTERLY OF MAIN ENTRANCE TO COUNTRY CLUB.

ELEVATION = 46.67 FEET, (NAVD 88 DATUM)

9.) WATER LOCATED PER AM/FM MAP ISSUED BY BATON ROUGE WATER. LINES SHOWN ARE ONLY APPROXIMATE.

10.) ELECTRIC LINES ARE LOCATED BASED ON MAPS PROVIDED BY ENTERYX AND CAN NOT BE USED FOR LOCATING PURPOSES.

11.) AGREEMENT BETWEEN GULF STATES UTILITIES COMPANY AND ARONOV-WOOD PARTNERSHIP DATED FEBRUARY 13TH 1985. ORIG. 69 BNDL. 9734.

12.) AGREEMENT BETWEEN WOOD-STERNBERG PARTNERSHIP AND BHATTI & HAIDER, L.L.C. DATED APRIL 28, 1998. ORIG. 618 BNDL. 10886

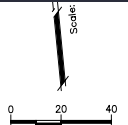
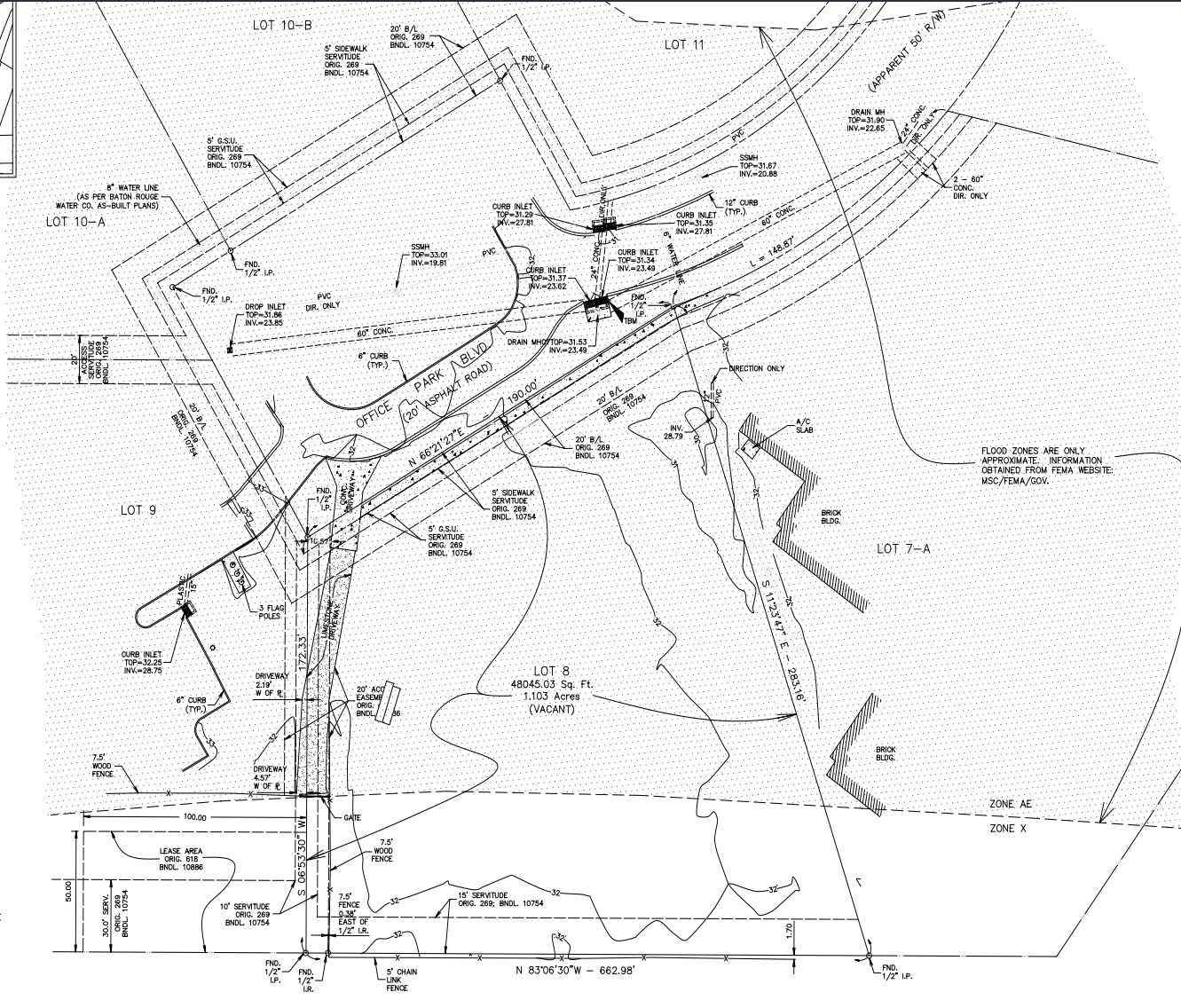
13.) DEED RESTRICTIONS, SET BACK LINES AND UTILITY SERVITUDES CAN BE REFERENCED FROM THE FOLLOWING LEGAL DOCUMENTS:

- FINAL PLAT OF JEFFERSON PLACE OFFICE PARK, ORIG.
- RESTRICTIVE COVENANTS FOR JEFFERSON PLACE OFFICE PARK; ORIG. 71, BNDL. 9760
- AMENDMENT TO SUBD. RESTRICTIONS FOR JEFFERSON PLACE OFFICE PARK, ORIG. 3295 BNDL. 19557

9.) AMENDMENT TO SUBD. RESTRICTIONS FOR JEFFERSON PLACE OFFICE PARK, ORIG. 3295 BNDL. 19557

2.) AMENDMENT TO RESTRICTIVE COVENANTS FOR JEFFERSON PLACE OFFICE PARK, ORIG. 356, BNDL. 10886

4.) TO DISTINGUISH BETWEEN PUBLIC AND PRIVATE SERVITUDES REFER TO REF. MAP "A".



SYMBOL	DESCRIPTION
○	FND 1/2" IRON PIPE
●	SET 1/2" IRON PIPE
+	RIGHT OF WAY MON.
⊕	TEMP. BENCH MARK
⊕	DRAIN MANHOLE
⊕	DROP INLET
⊕	CATCH BASIN
⊕	DRAIN
⊕	CANOPY SUPPORT
⊕	SEWER MANHOLE
⊕	SEWER CLEANOUT
⊕	SEWER BLOWOUT VALVE
⊕	SEWER
⊕	POWER POLE
⊕	POWER POLE & GUY
⊕	POWER DROP
⊕	POWER TRANSFORMER
⊕	POWER JUNCTION BOX
⊕	POWER LIGHT PEDESTAL
⊕	ELECTRIC
⊕	GAS METER
⊕	GAS VALVE
⊕	GAS VENT
⊕	GAS
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	TELE. CROSS CON. BOX
⊕	TELEPHONE CABLE
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC LIGHT POLE
⊕	CONTOUR
⊕	ELEVATION
⊕	FENCE
⊕	FLAG POLE
⊕	MAILBOX
⊕	ORNAMENTAL LIGHT
⊕	SIGN
⊕	TREE



Map Showing
Boundary & Topographic
Survey
of
Lot 8
Being a Portion of the
Jefferson Office
Park
Located in
SECTION 83
T-7-S R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
For

DMG Realty,
L.L.C.

CERTIFICATION:
THE UNDERSIGNED CERTIFIES TO REGIONS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, COMMONWEALTH LAND TITLE INSURANCE COMPANY, DMG REALTY, L.L.C. AND THE WHITEHEAD LAW FIRM THAT AS OF THE DATE OF PREPARATION OF THIS SURVEY AND AS OF THE LATEST REVISION DATE PRIOR TO THE EXECUTION OF THIS DOCUMENT, IF ANY, SHOWN ON THIS SURVEY THAT: (I) THE UNDERSIGNED IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF LOUISIANA (II) THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF LOUISIANA FOR THE PREPARATION OF LAND SURVEYS AND FOR LAND SURVEYORS; (III) THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED HEREON; (IV) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AT THE LOCATION, SIZE, AND TYPE OF MATERIAL THEREON ARE CORRECTLY SHOWN; (V) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, SIGNS, FENCES, AND OTHER IMPROVEMENTS AND VISIBLE ITEMS LOCATED ON OR AFFECTING THE SUBJECT PROPERTY (THE "PROPERTY"); (VI) THIS SURVEY CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, HIGHWAYS, STREETS, ROADS, RIGHT-OF-WAYS, EASEMENTS, AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS; AND ALL SUCH STREET ROADS, HIGHWAYS, AND RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PUBLICLY OWNED AND MAINTAINED UNLESS CLEARLY AND CONSPICUOUSLY MARKED "PRIVATE" ON THIS SURVEY; (VII) EXCEPT AS SHOWN AND NOTED HEREON, THERE ARE NO VISIBLE PROPERTY LINE CONFLICTS, PARTY WALLS, DRAINAGE DITCHES, OR STREAMS AFFECTING ALL OR ANY PORTION OF THE PROPERTY, AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE ADJOINING PREMISES, STREETS, ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS; (VIII) EXCEPT AS SHOWN AND NOTED HEREON, THERE ARE NO VISIBLE ENCROACHMENTS ON THE ADJOINING PREMISES; (IX) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN HEREON; (X) THE PROPERTY HAS DIRECT ACCESS TO DEDICATED PUBLIC ROADS AND SUCH PUBLIC ROADS HAVE BEEN ACCEPTED AND ARE PRESENTLY BEING MAINTAINED BY THE ENTITY TO WHOM SAID ROAD WAS DEDICATED; (XI) NO PORTION OF THE PROPERTY LIES WITHIN AN AREA IDENTIFIED BY THE STATE OF LOUISIANA REGULATING AUTHORITY AS A FLOOD HAZARD AREA EXCEPT AS NOTED, expressed or implied, as to the accuracy of the information. References to square footage or acre are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Beau Box, L.L.C. or M. GRAYSON, P.L.S. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225.237.3343 | February 20, 2026
LA REGISTRATION NO. 0987

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DATE: Feb 20, 2021
FIG: 27018.020
CITY: MMMS
CITY: MMMS
SHEET: 1/1
BEAU BOX REAL ESTATE

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AREA BUSINESS MAP



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DEMOGRAPHICS

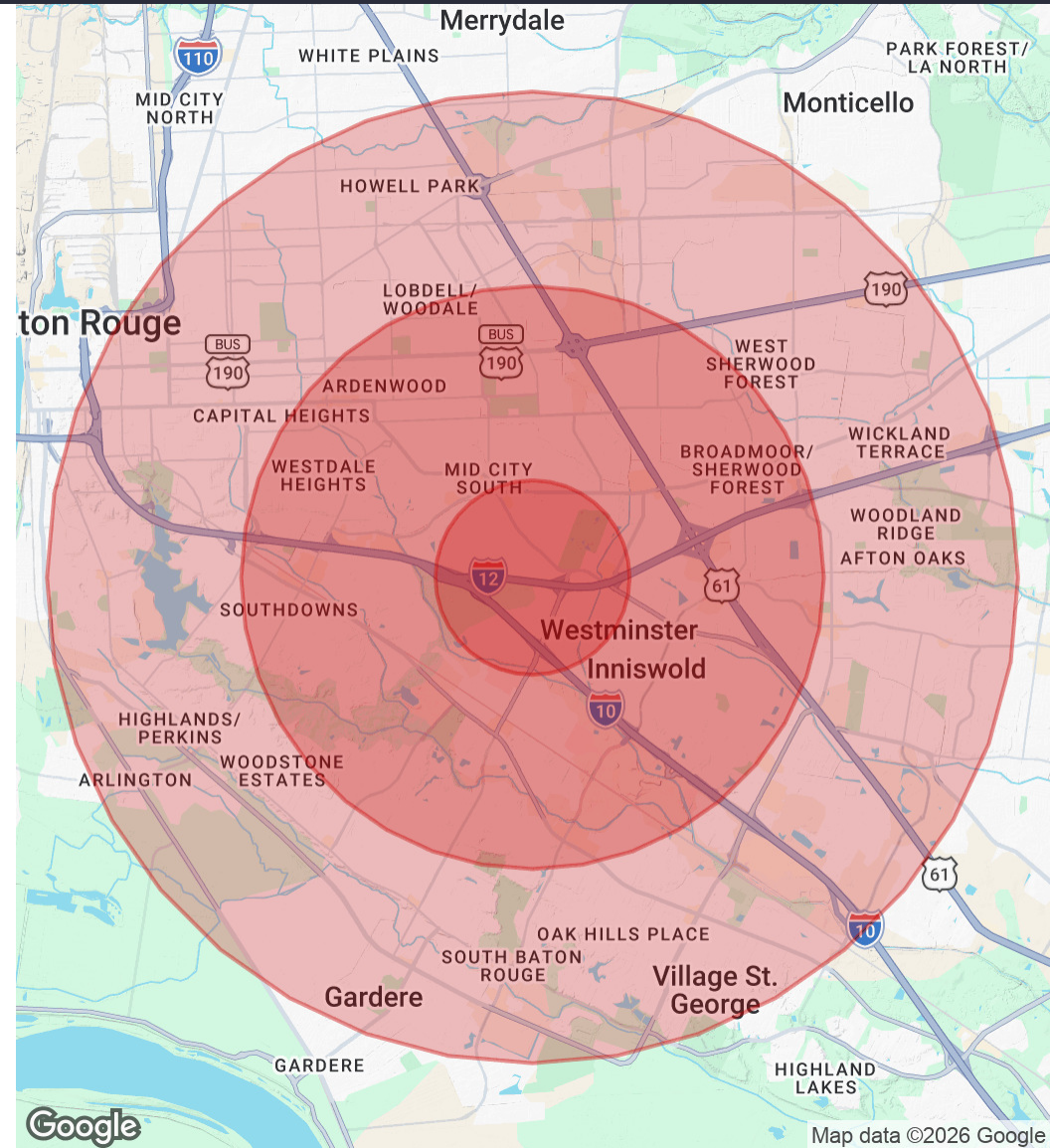
Population

	1 Mile	3 Miles	5 Miles
Total Population	6,392	69,915	224,742
Average Age	42.9	38.8	35.5
Average Age (Male)	39.5	38.1	35.3
Average Age (Female)	46.5	40.5	36.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,219	31,533	90,390
# Of Persons Per HH	2.0	2.2	2.5
Average HH Income	\$128,674	\$105,881	\$92,888
Average House Value	\$493,883	\$360,279	\$310,023

2023 American Community Survey (ACS)



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