

OFFERING MEMORANDUM
MAY 2026

OFFICE BUILDING NEAR WOMAN'S HOSPITAL

6425 QUINN DR
BATON ROUGE, LA

stirling









FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



PROPERTY DESCRIPTION

The property at 6425 Quinn Drive consists of a 0.26-acre rurally zoned parcel improved with an 1,818-square-foot, home-styled brick office building currently configured for an owner-occupant with an additional single-tenant office space. The site provides ample parking space and sits along a private road, offering a quiet, low-traffic setting suitable for a variety of low-intensity or professional uses permitted under rural zoning. Legal Description: Lot Y-1, Resubdivision of the S.C.R. Trust Property, Section 57, T7S, R2E. Parcel Number: 1530670436.

LOCATION DESCRIPTION

The property at 6425 Quinn Drive is situated just off Tiger Bend Road near Airline Highway in St. George, LA. This location boasts convenient access to both the I-12 and I-10 corridors, making it well-connected for commuting and logistics. The area is in close proximity to new developments, including Woman's Hospital campus and is surrounded by a blend of residential neighborhoods as well as commercial and retail establishments along Airline Highway.

INTERIOR DESCRIPTION

Well-maintained commercial office offers a highly functional and efficient layout designed to accommodate a variety of professional uses. The space features three private offices, suitable for individual workstations or executive use. A dedicated conference room for client meetings, team collaboration, or presentations. A climate-controlled storage area equipped with a rollup door, offering secure and temperature-sensitive storage with easy loading and unloading access.



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

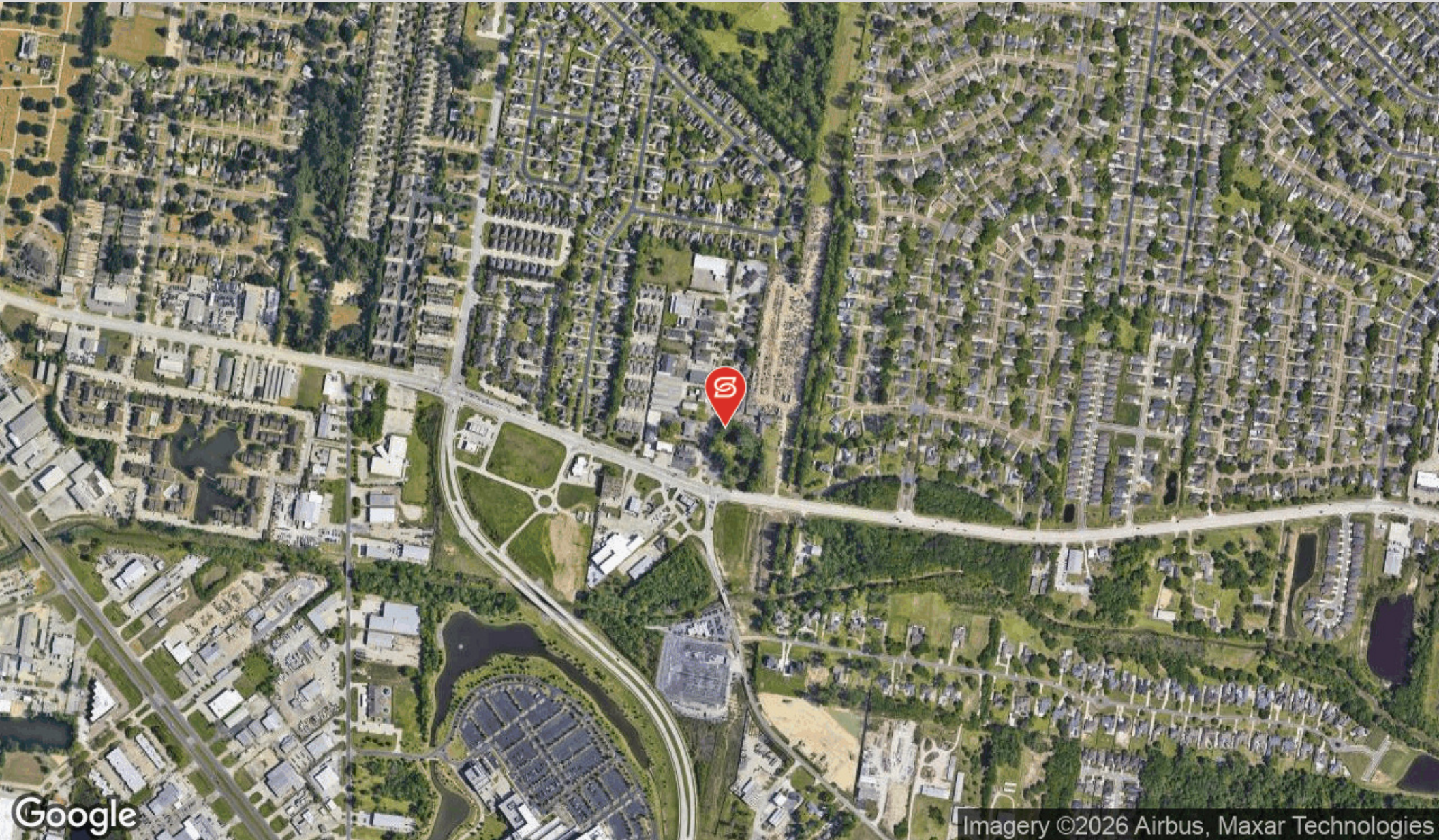
Total Households	3,247	23,504	59,526
Total Population	7,962	56,766	145,305
Average HH Income	\$80,182	\$81,311	\$81,396

OFFERING SUMMARY

Sale Price:	\$180,000
Building Size:	1,818 SF

HIGHLIGHTS

- Stand-alone Office Building Near Woman's Hospital
- Proposed MX-3 Zoning (Commercial)
- Ample Parking
- Small Garage Area For Conditioned Storage
- Great Access To Airline Hwy and Interstate 10



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