



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



FOR SALE BEAUTIFUL GARDEN OFFICE OVERLOOKING BREC BLUEBONNET SWAMP CENTER

**10542 North Glenstone Place
Baton Rouge, LA 70810**

JACK HERRINGTON, CCIM
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10542 NORTH GLENSTONE PLACE, BATON ROUGE, LA 70810

7,383 SF



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	7,383 SF
Lot Size:	0.787 Acres
Year Built:	2013
Zoning:	C2 (Heavy Commercial)

PROPERTY OVERVIEW

Beautiful Garden Style Office Building off Bluebonnet Blvd. on Quiet Culdesac backing up to the BREC Bluebonnet Swamp Nature Center.



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PROPERTY HIGHLIGHTS

- **Leased thru August 2028**
- Quiet cul-de-sac overlooks BREC Bluebonnet Swamp Nature Center
- High End Finishes
- 9 Ft. Ceilings
- Full Kitchen
- Covered Outdoor Seating Area
- 7,383 SF Office Building
- **1st Fl. (+/-5,334 SF)**
 - - 12+ Private Offices
 - - Bull/Pen
- **2nd Fl. (+/-2,095 SF)**
 - - Open Area
 - - 10 Large Work Stations
 - - 6 smaller cubicles
 - - 2 Large Storage Rooms
- Zoned C-2
- Ample Parking

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[Click to View Video](#)



**Subject
Property**

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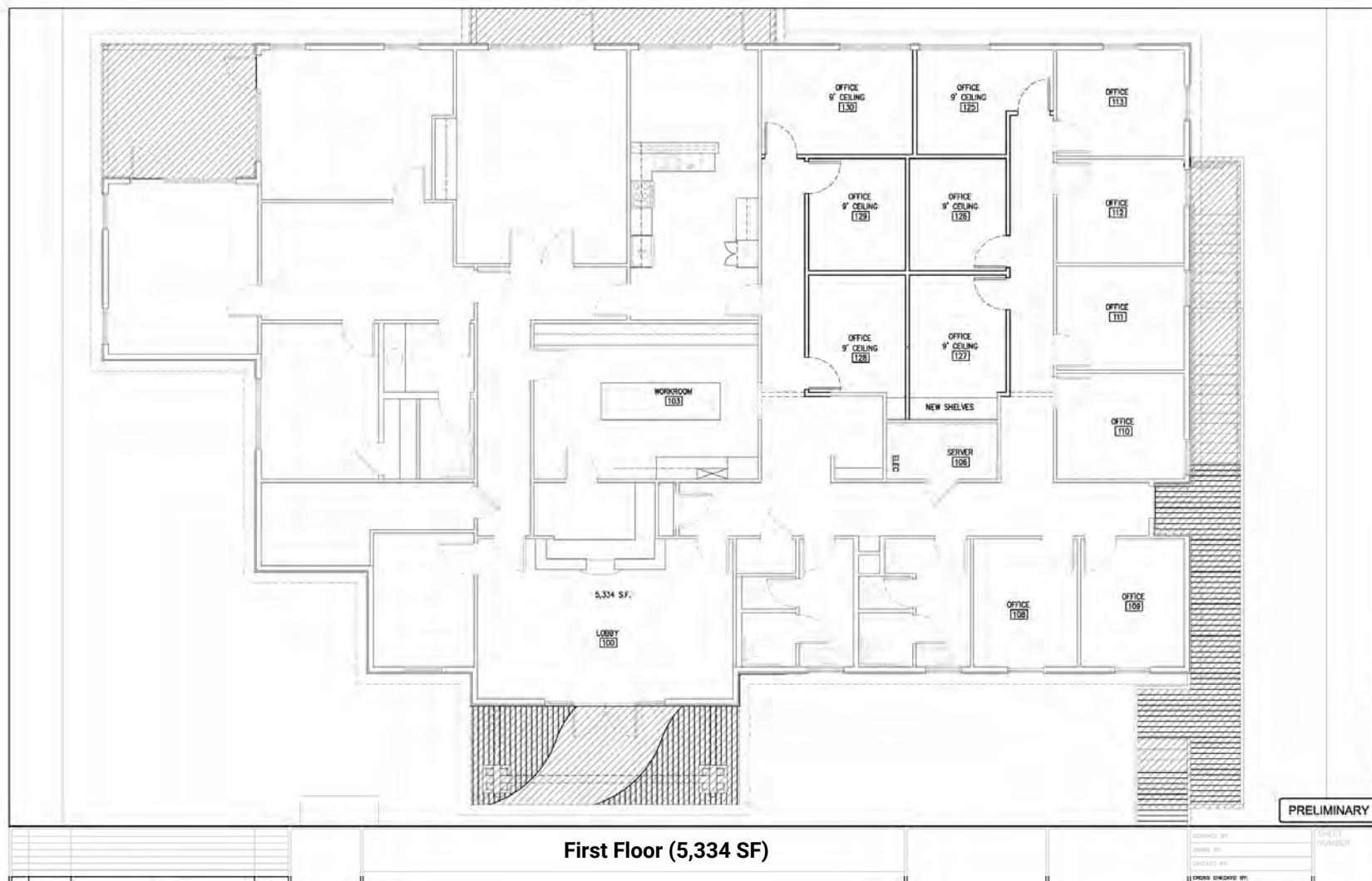


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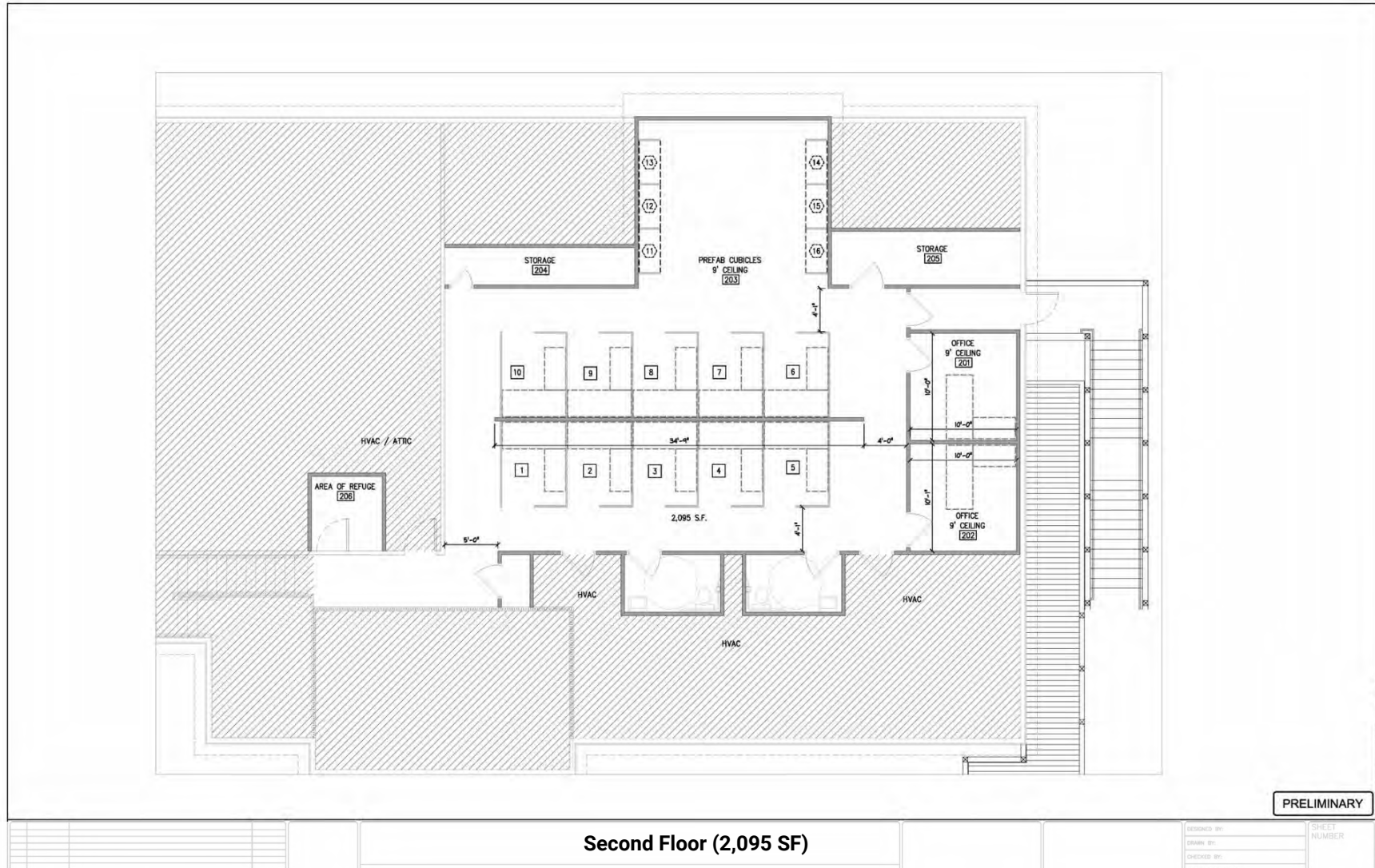


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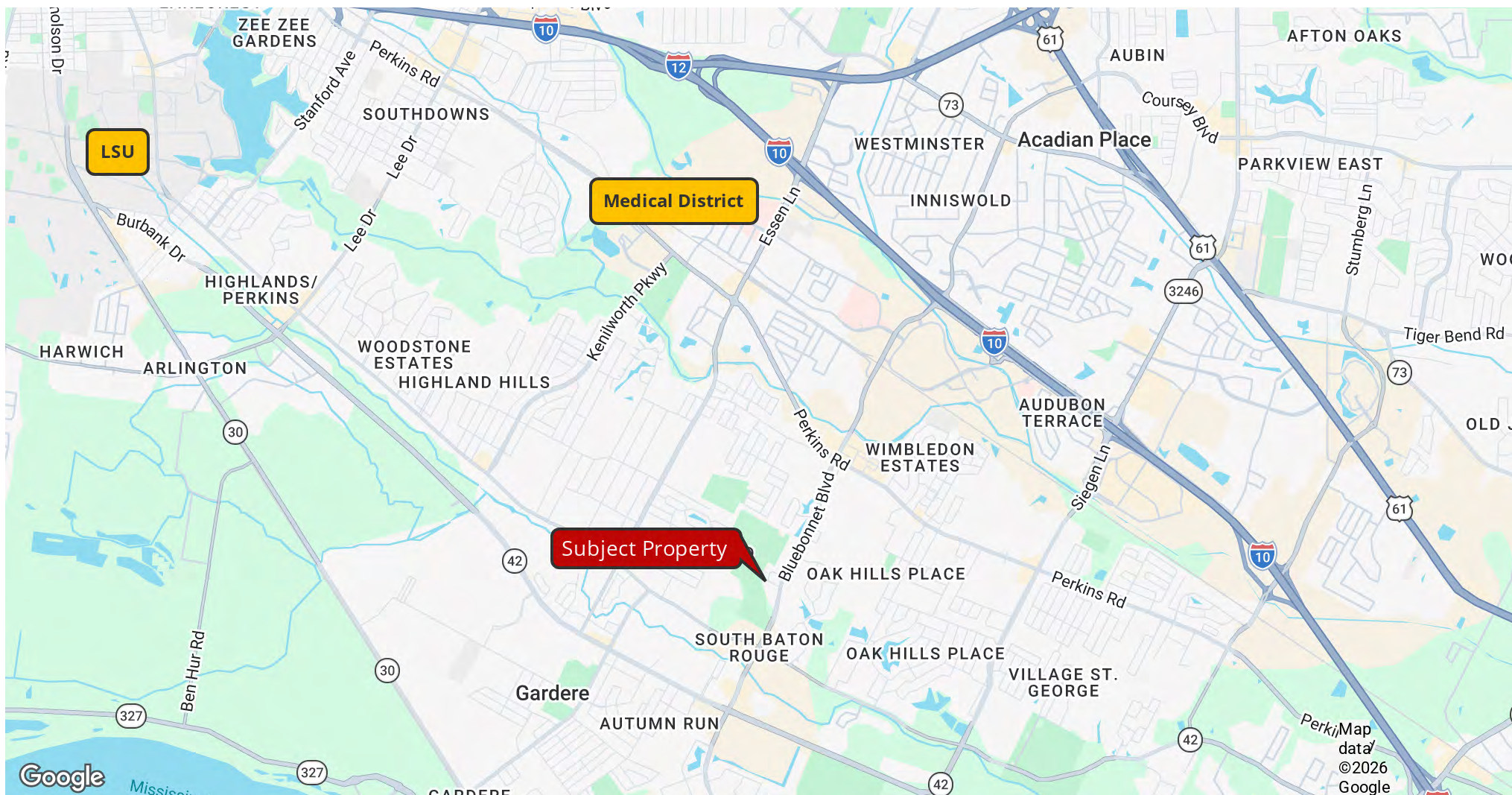


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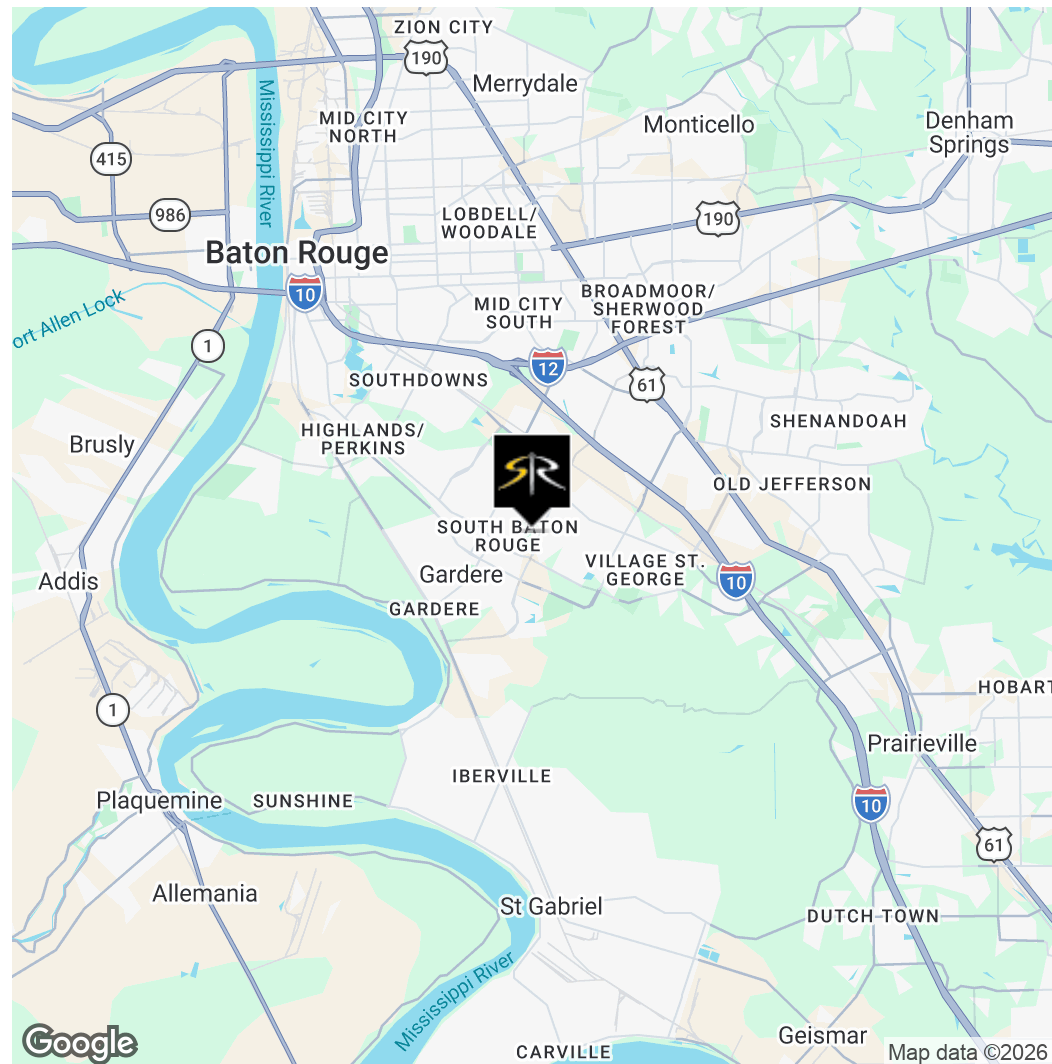
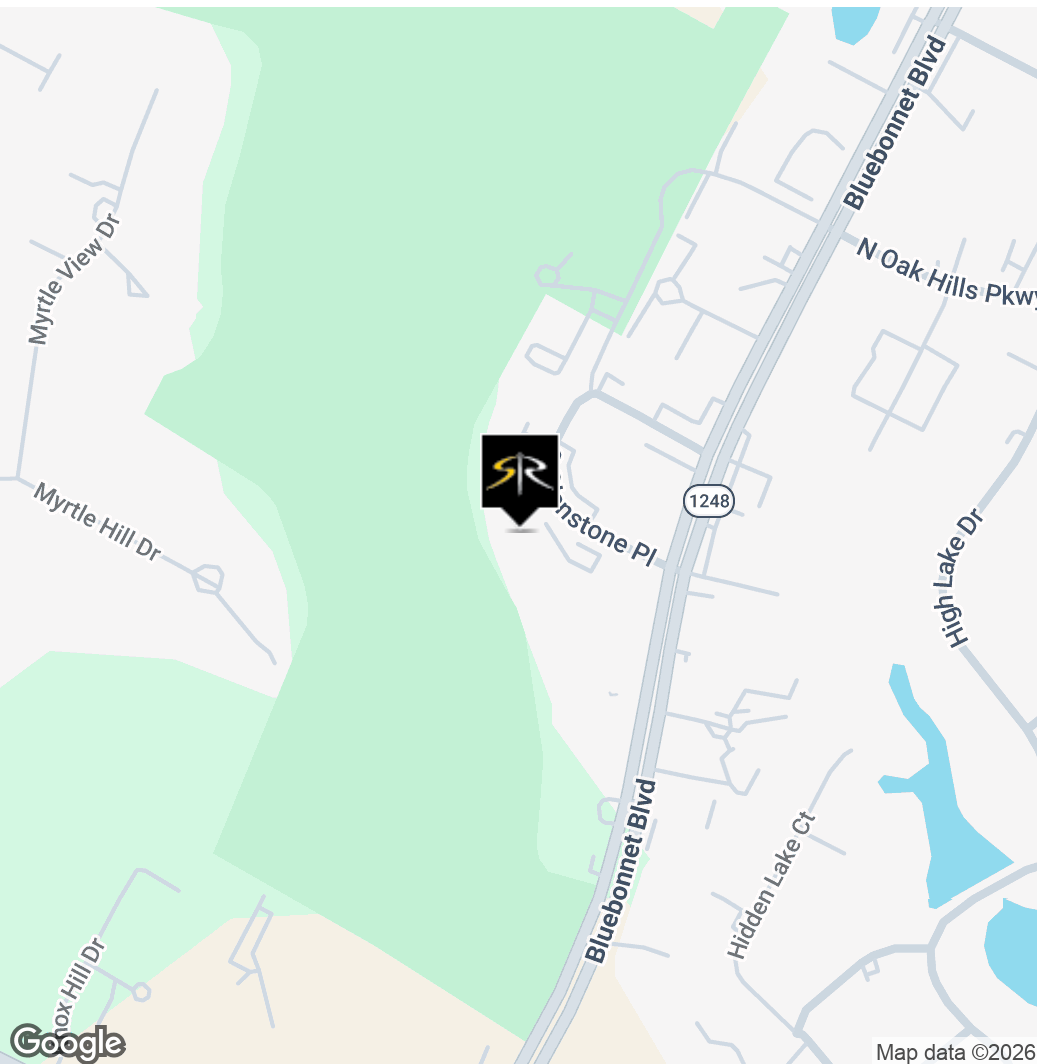


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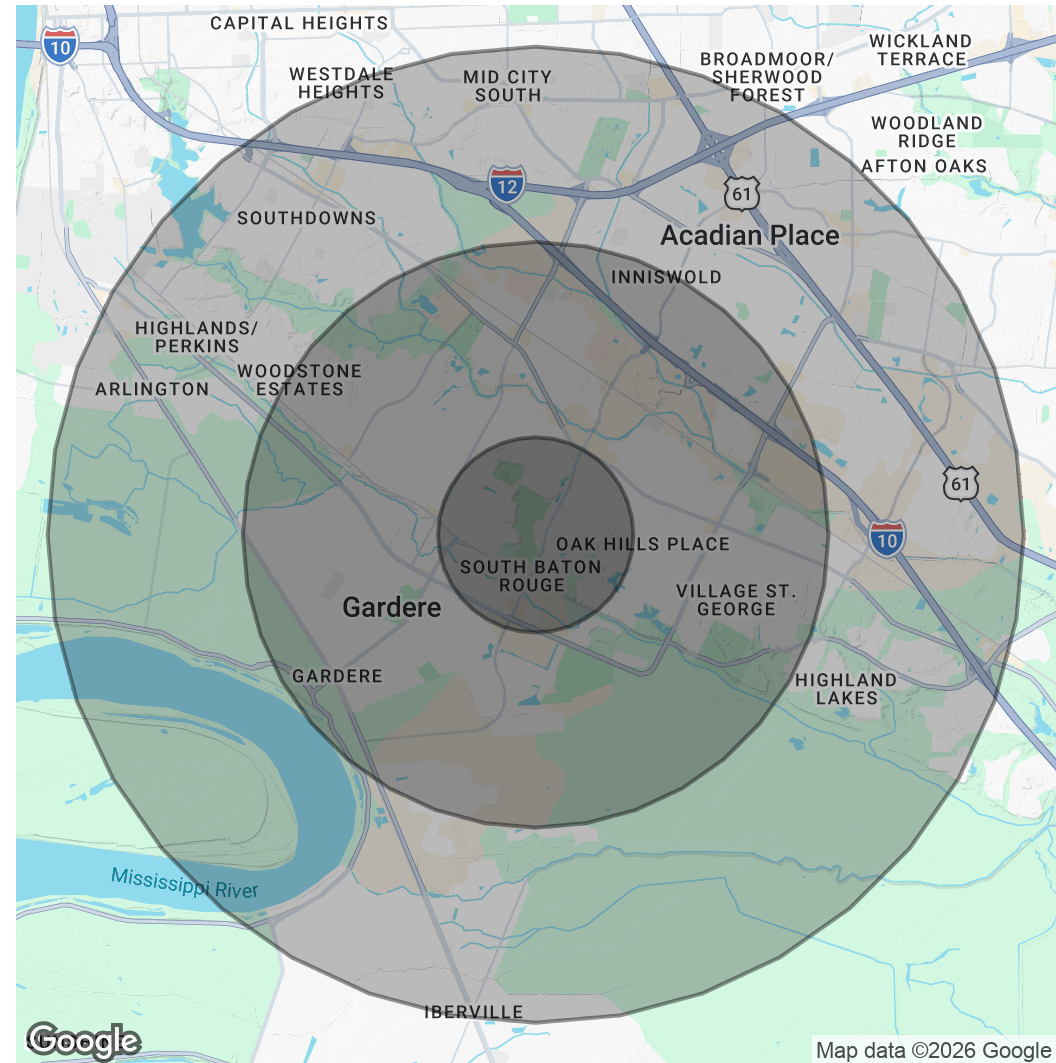
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,023	61,441	126,798
Average Age	42	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,609	26,363	54,313
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$110,955	\$107,927	\$106,138
Average House Value	\$413,152	\$399,031	\$417,255

2020 American Community Survey (ACS)



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For more information, please contact:



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