



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



RENOVATED OFFICE CONDO FOR SALE HEART OF MEDICAL DISTRICT

**7423 Picardy Ave
Baton Rouge, LA 70808**

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FOR SALE
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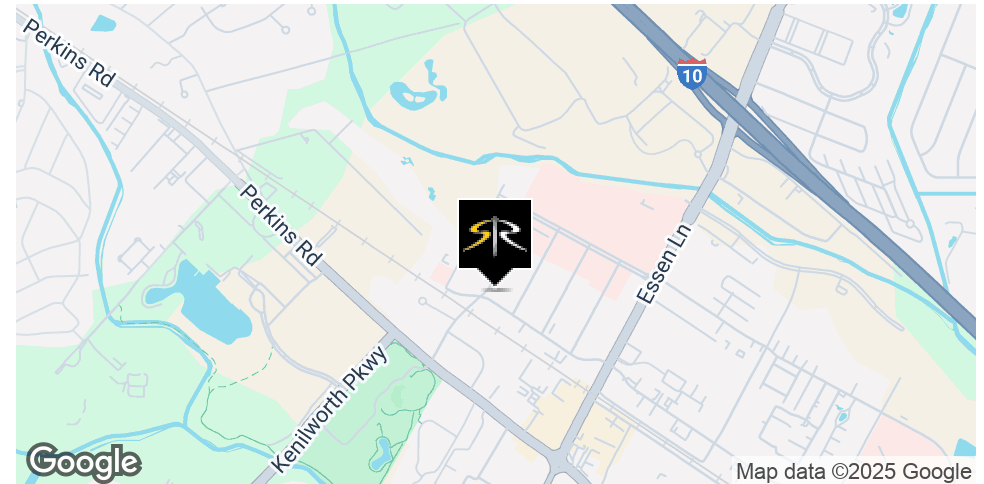


OFFERING SUMMARY

Sale Price:	\$425,000
Building Size:	3,000 SF
Price / SF:	\$141.67

PROPERTY OVERVIEW

- Renovated First Floor Office Condo Available in the heart of the Baton Rouge Medical District
- Ideal location for anyone seeking central location and easy access to Medical Industry, or surrounding area



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PROPERTY HIGHLIGHTS

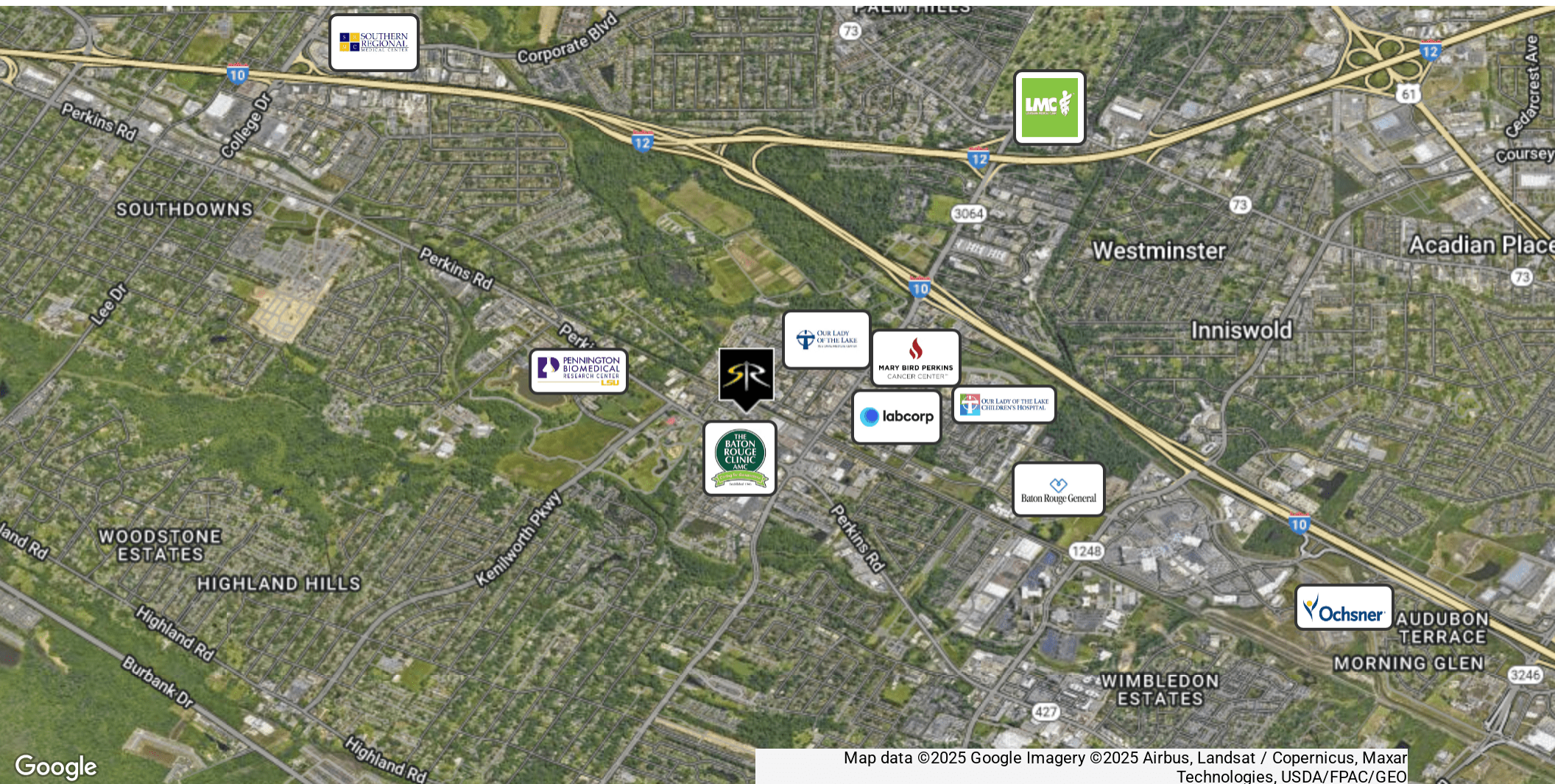
- Renovated Office Condo Available in the heart of the Baton Rouge Medical District
- First Floor Office Condo Suites B & C: +/- 3,000 SF
- Reception/Lobby
- Private Offices
- 2 Restrooms
- Hard Corner of Picardy Ave. and Dijon Dr.
- Private Offices
- Kitchenette
- Ample Parking
- ADA Compliant
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital road
- Excellent Interstate Access to I 10 via or I 12 via Essen Lane
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MEDICAL DISTRICT
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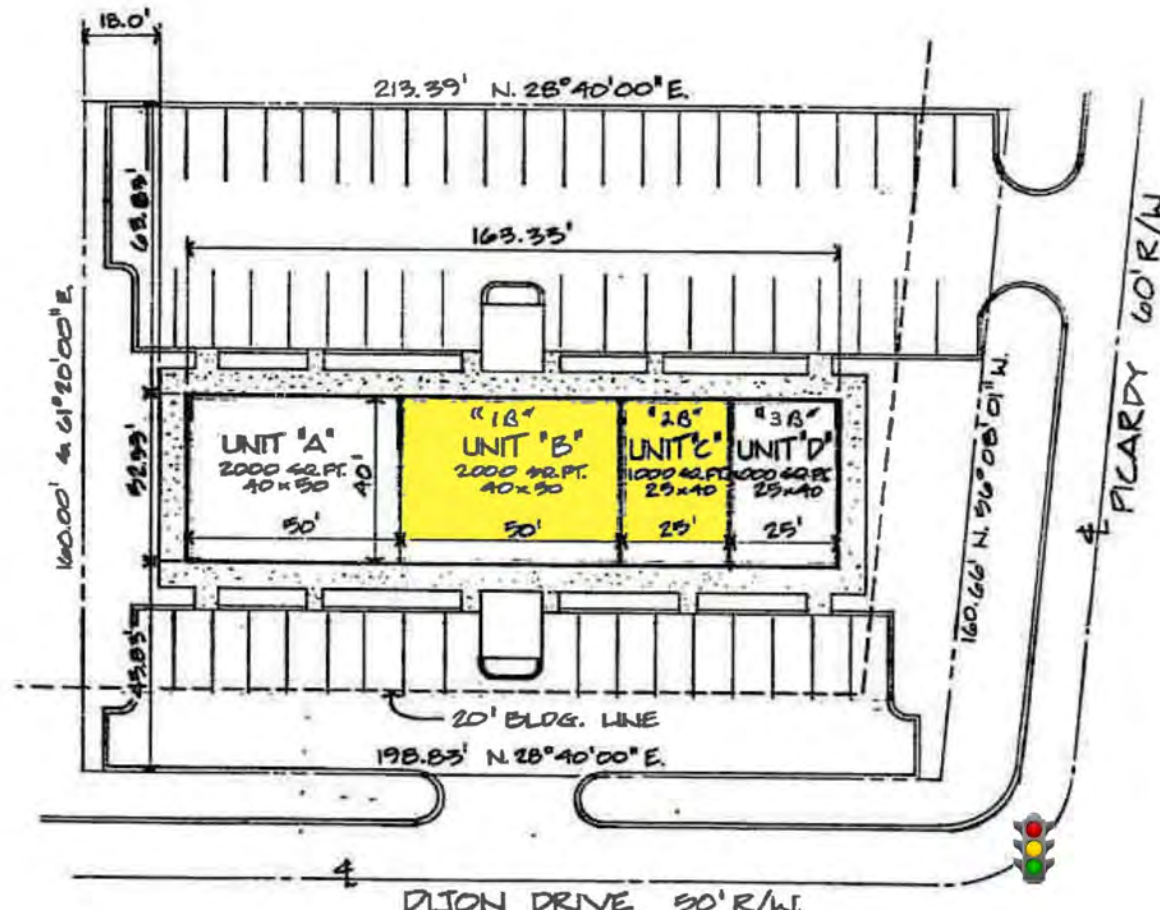
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SUITES B & C
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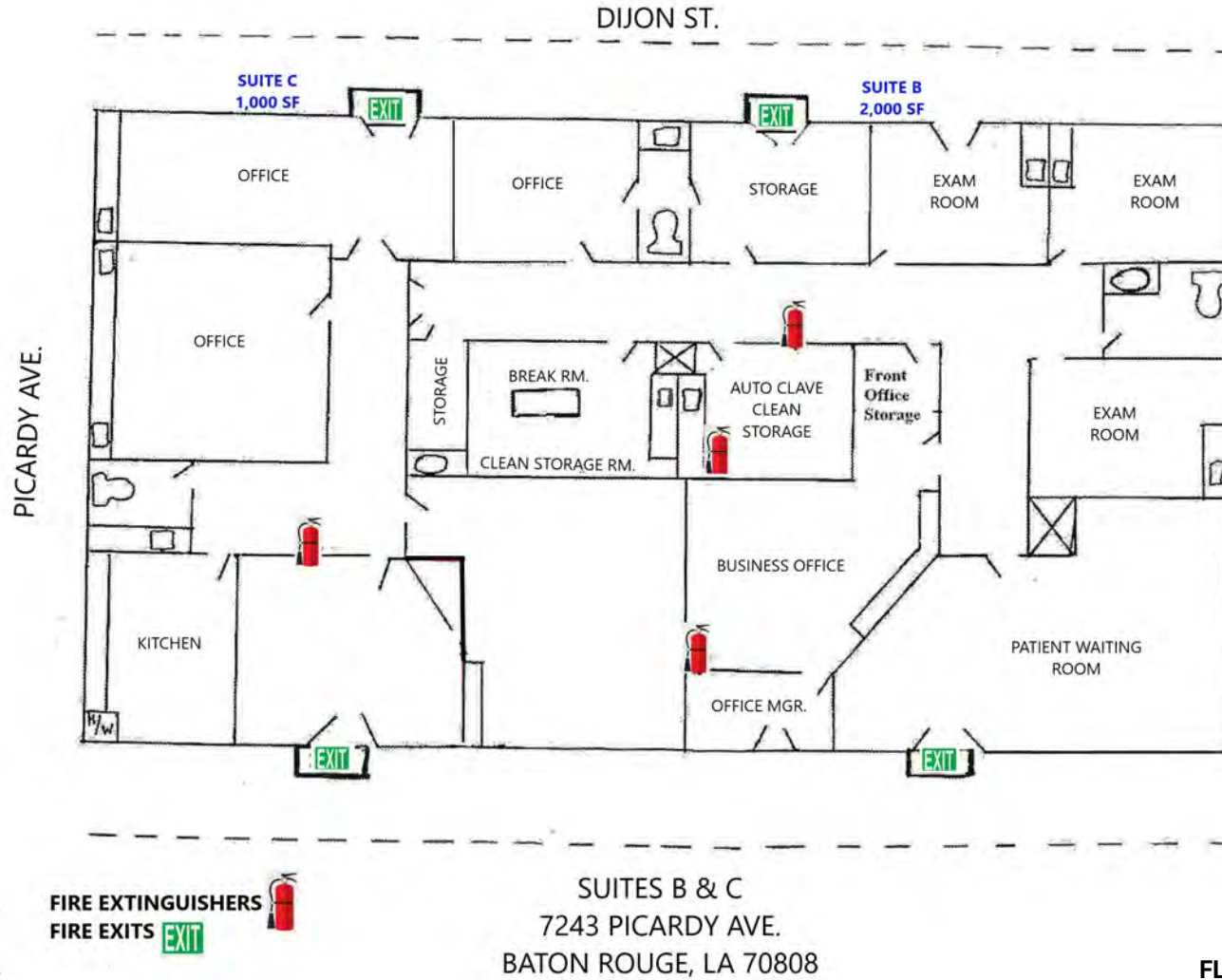
SITE PLAN



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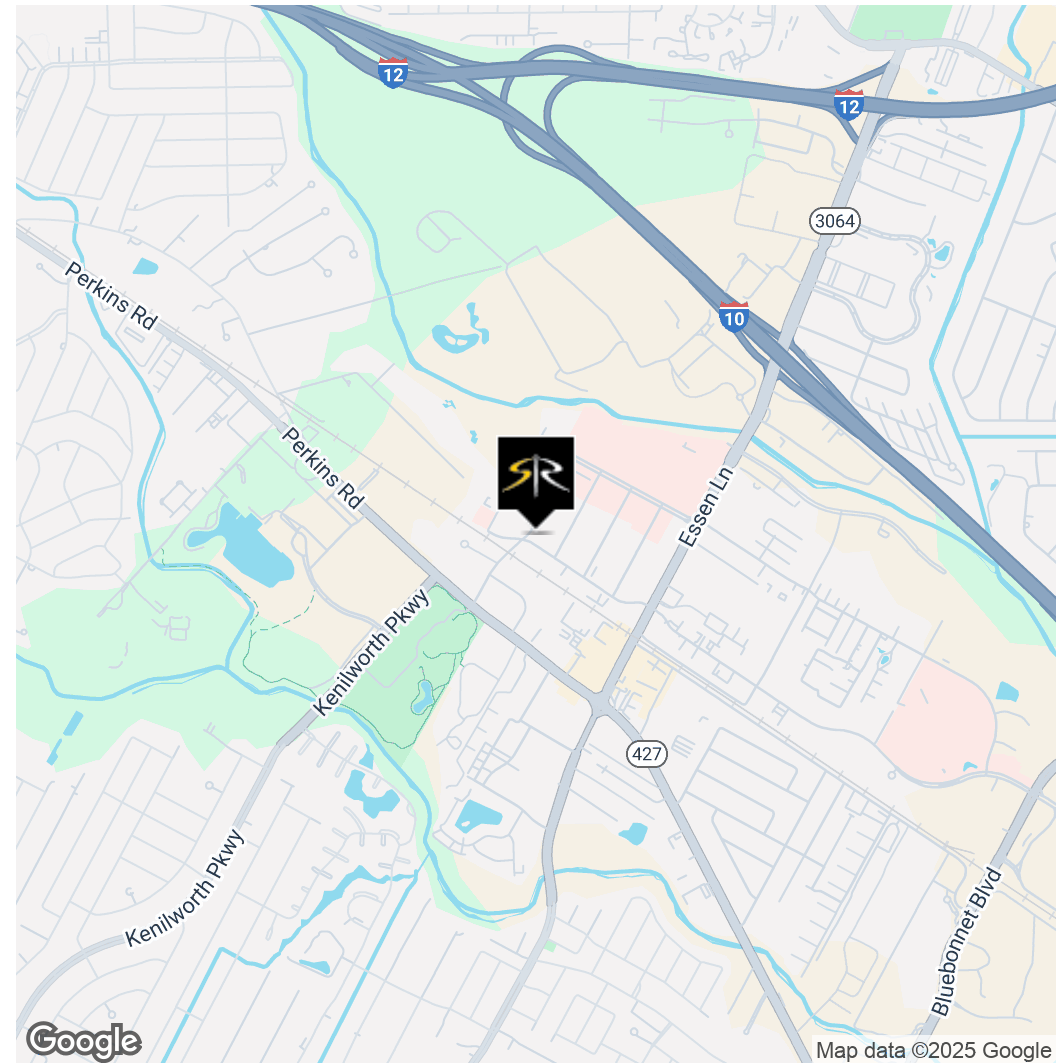
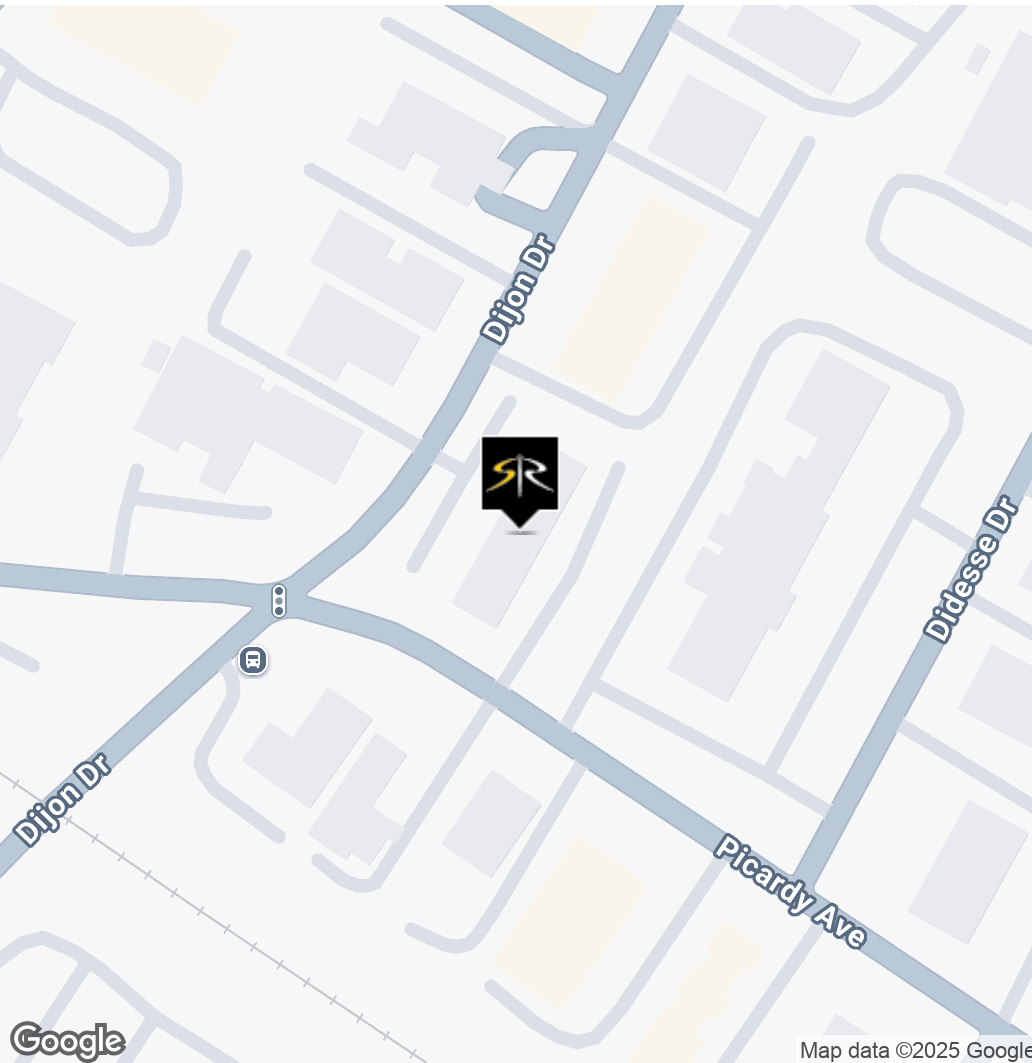
FLOOR PLAN

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LOCATION MAPS



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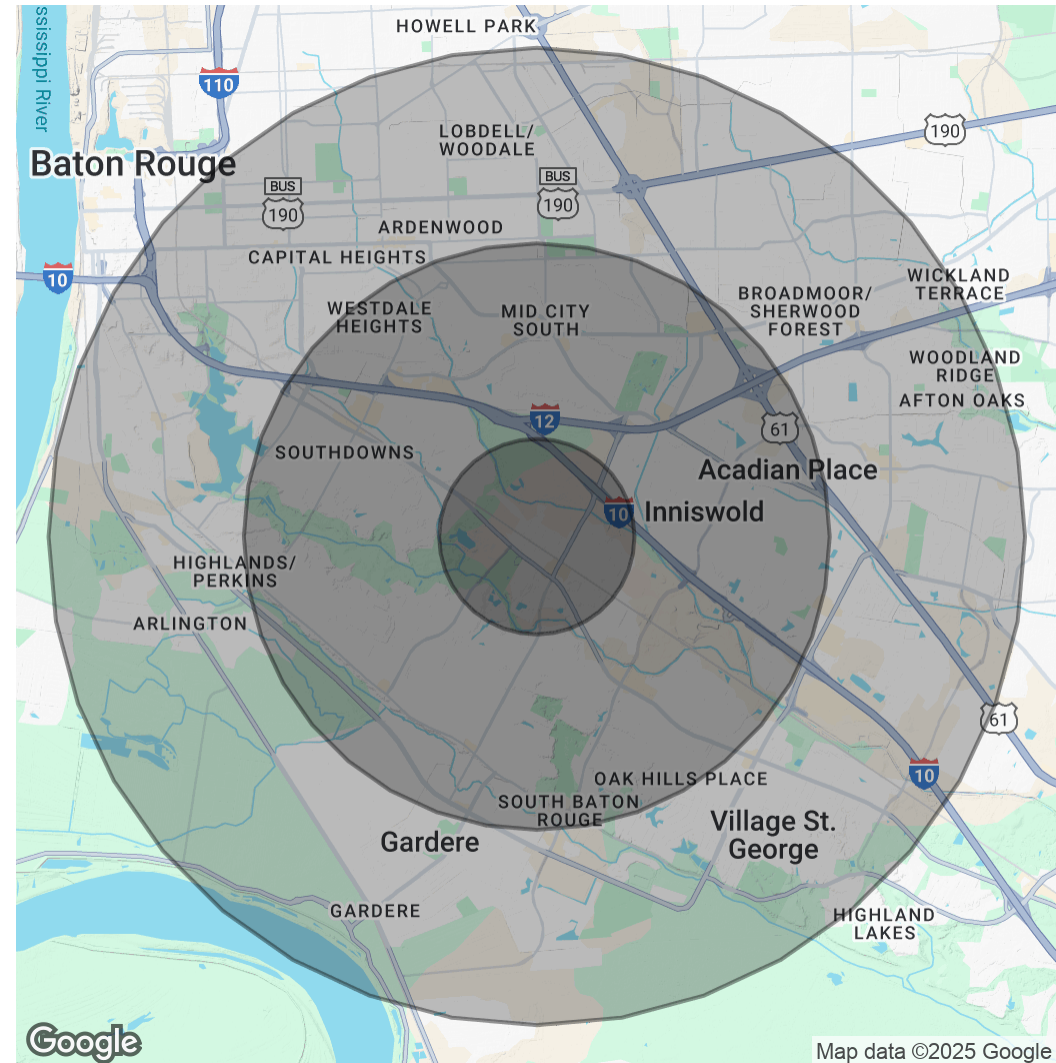
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,568	66,376	198,135
Average Age	42	42	38
Average Age (Male)	40	41	37
Average Age (Female)	43	43	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,839	30,786	85,278
# Of Persons Per HH	2	2.2	2.3
Average HH Income	\$108,076	\$113,152	\$89,179



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