

FOR LEASE

PROPERTY SUMMARY

Suite A at 4880 Bluebonnet Boulevard offers approximately 2,004 square feet of professional office space in a convenient and highly accessible Baton Rouge location. The suite features a functional layout with multiple private offices, a reception area, open coworking/workspace, and a private restroom, providing a versatile setup for a variety of professional office users.

Located along the established Bluebonnet Boulevard corridor, the property provides convenient connectivity to I-10, Essen Lane, Perkins Road, and other major thoroughfares throughout South Baton Rouge. The surrounding area offers a strong mix of professional and medical offices, retail, restaurants, and service businesses, with convenient access to major destinations including the Mall of Louisiana and Perkins Rowe.

With its efficient floor plan, surface parking, and central location, Suite A is well suited for professional services, administrative offices, consulting firms, and other office users seeking a convenient South Baton Rouge location.

AVAILABLE

- Suite A: 2,004 SF
 - Monthly CAM: \$110
- \$24/SF/YR (available 1/1/27)

PROPERTY HIGHLIGHTS

- ±2,004 SF professional office suite
- Private offices

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,745	76,035	205,268
Avg. HH Income	\$128,115	\$121,691	\$116,464



