

Bluebonnet Parc

5915 Bluebonnet Boulevard Baton Rouge, LA 70836

PROPERTY SUMMARY

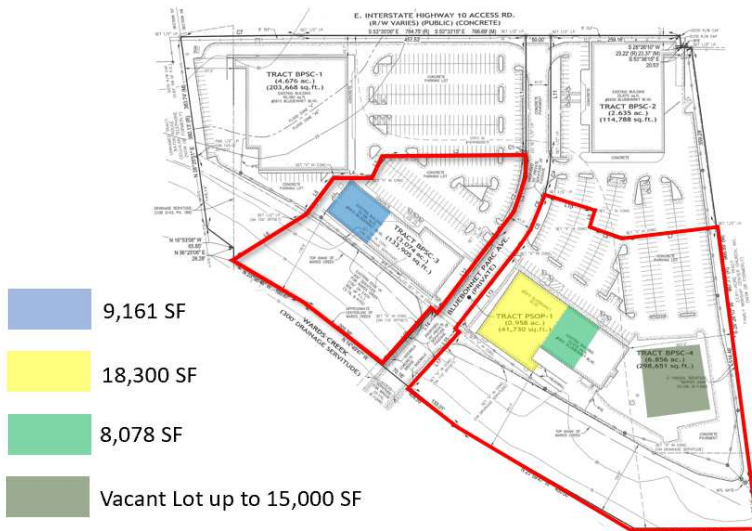


Location Description

Bluebonnet Parc is a highly visible power center strategically located near the Mall of Louisiana fronting I-10, where traffic counts exceed 97,000 cars per day. This premier retail destination is anchored by nationally recognized co-tenants including Best Buy, Haverty's, David's Bridal, and Men's Wearhouse, drawing steady consumer traffic.

The center offers ample parking, strong signage opportunities, and unmatched visibility in the heart of South Baton Rouge's dominant retail corridor. With moderate rental rates compared to its prime location, Bluebonnet Parc presents an excellent opportunity for retailers seeking exposure in one of the region's busiest shopping destinations.

| Available Space | Space Size | Lease Rate |
|-----------------|------------|------------------|
| Suite 2 | 9,161 SF | \$17.50 SF/yr |
| Suite 5 | 18,300 SF | \$13.75 SF/yr |
| Pad Site | 15,000 SF | Subject to Offer |



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SOUTHWEST VIEW



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EAST VIEW



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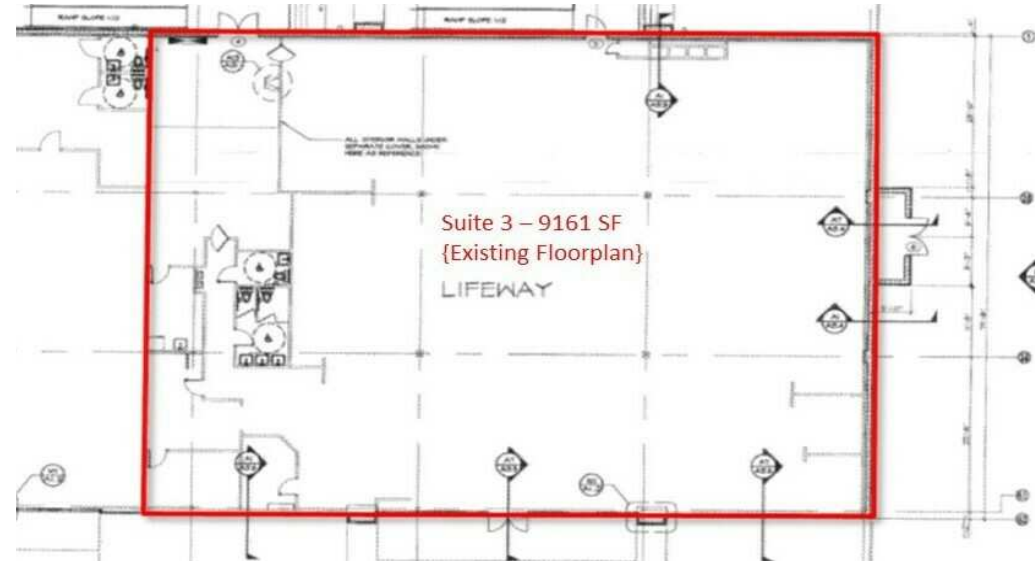
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SUITE 2



Highlights

- 9,161 SF
- \$17.50 psf NNN
- Former LifeWay Christian Store
- Buildout consists of retail/sales floor, manager's office, stockroom, employee breakroom, restrooms



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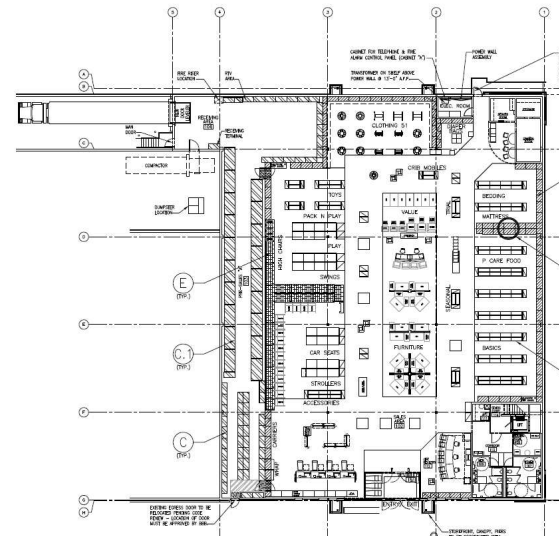
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SUITE 5



Highlights

- 18,300 SF
- \$13.75 psf NNN
- 20' ceiling height
- (1) Loading Dock
- Former buybuy Baby end cap. Buildout consists of retail/sales floor, stockroom, manager's office/employee break area on the mezzanine accessible via elevator, restrooms, electrical/mechanical room



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BLUEBONNET PARC RETAILER MAP



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