

FOR LEASE



1,443 SF BLUEBONNET BLVD OFFICE FOR LEASE

4228 BLUEBONNET BOULEVARD • BATON ROUGE, LA 70809

SUMMARY

Building SF:	1,443
Lease Rate:	\$2,645.50/Mth
Lot Size:	0.10 Acres
Parking:	15 Spaces
Year Built:	2006
Zoning:	C-1



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
0056494, Louisiana

Property Description

Well-appointed office building in the heart of the much-desired Bluebonnet Blvd Corridor one block off Jefferson Hwy. You'll appreciate the clean, neutral palette with 1,443 SF of office space.

This suite blends a light, airy feel with an efficient executive layout including a large reception, lobby & waiting area, 6 private offices, coffee station and one restroom. Large windows invite abundant natural light throughout the day. Previously used as a cosmetics office.

Sublease through August 2027 or long term lease option available. Landlord pays Property Tax & Property Insurance. Ideal For: medical, engineers, architects, interior designers, attorneys, and other professional service firms seeking a contemporary, executive-style environment.

Property Highlights

- Flexible layout
- 7 Offices
- 1,443 SF
- \$2,645.50/month
- Ample Parking



Exterior Photos



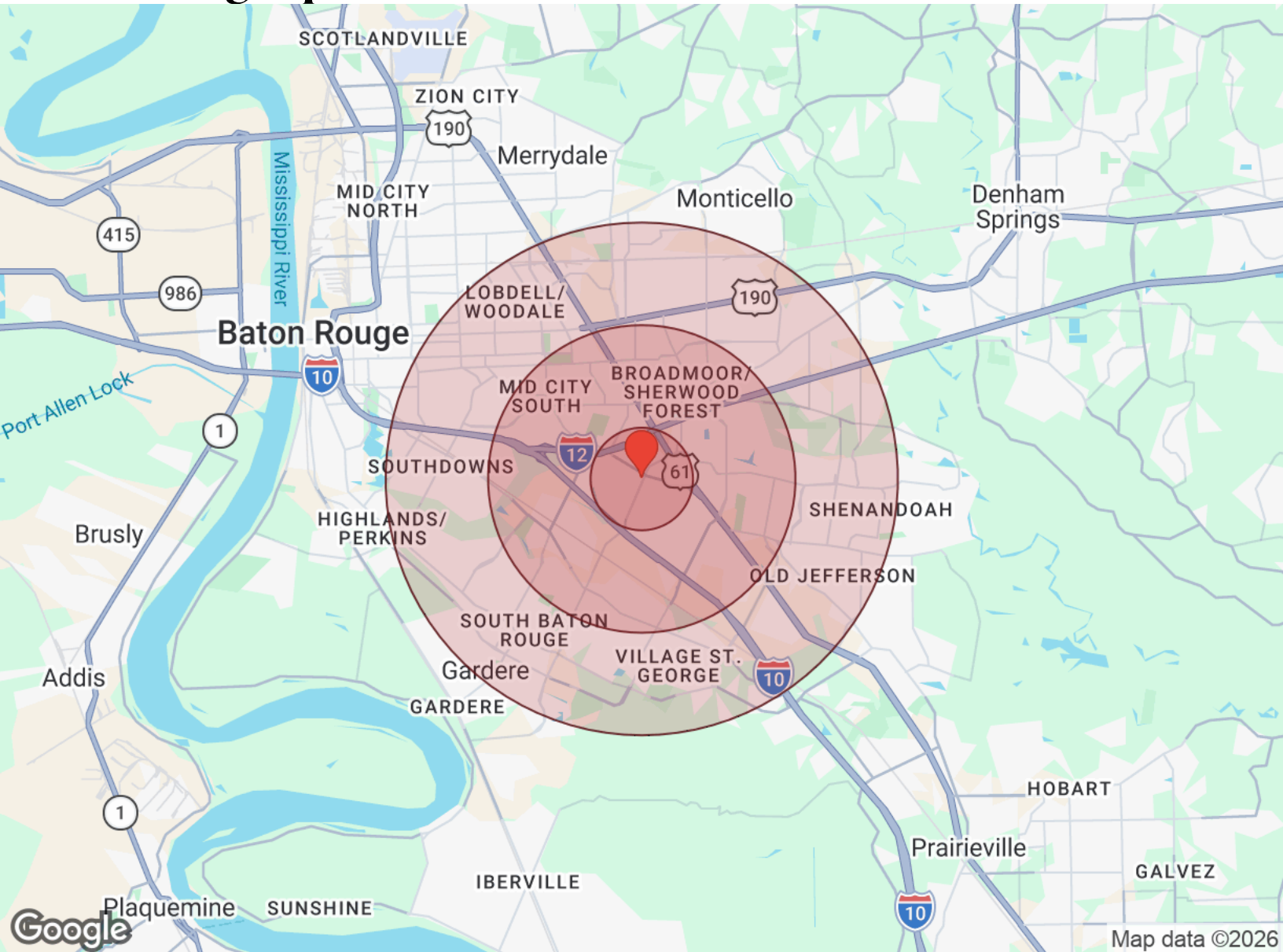
Interior Photos Pt. 1



Interior Photos Pt. 2



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,250	35,799	97,891
Female	4,845	40,355	108,684
Total Population	9,095	76,155	206,575

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,389	37,940	96,574
Black	2,391	26,205	77,032
Am In/AK Nat	5	61	186
Hawaiian	2	8	21
Hispanic	808	6,587	18,117
Asian	340	4,067	11,258
Multiracial	152	1,218	3,202
Other	8	69	186

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,958	40,349	101,723
Occupied	4,316	34,875	88,177
Owner Occupied	2,456	17,394	48,081
Renter Occupied	1,860	17,481	40,096
Vacant	641	5,473	13,546

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,550	13,605	38,716
Ages 15 - 24	1,144	10,687	31,893
Ages 25 - 54	3,341	28,576	77,736
Ages 55 - 64	941	7,946	21,361
Ages 65+	2,122	15,340	36,869

Income	1 Mile	3 Miles	5 Miles
Median	\$83,726	\$73,826	\$72,078
Under \$15k	230	3,097	9,673
\$15k - \$25k	329	2,195	5,679
\$25k - \$35k	256	2,516	6,137
\$35k - \$50k	553	4,248	9,828
\$50k - \$75k	577	5,626	14,323
\$75k - \$100k	611	4,039	10,202
\$100k - \$150k	673	5,648	13,752
\$150k - \$200k	530	2,663	6,638
Over \$200k	558	4,843	11,946