
stirling
FOR SALE/LEASE
OFFICE CONDO
FOR SALE
8702 JEFFERSON HWY. | BATON ROUGE, LA

stirling

STEVE LEGENDRE
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

JUSTIN ELLIOTT
Office: 225-329-0270
Direct: 225-772-2766
jelliott@stirlingprop.com

OFFICE CONDO FOR SALE

8702 Jefferson Hwy Ste. A, Baton Rouge, LA

FOR LEASE

AVAILABLE

- 4,659 SF

PROPERTY DESCRIPTION

The subject property is Suite A of the 8702 Office Suites Condominium, a two-story office condominium unit occupying the front half of a two-unit building within Jefferson Commons Office Park. Situated along the Jefferson Highway corridor in southeast Baton Rouge, the property offers convenient access to Interstate 12 and is surrounded by an established concentration of professional and medical office users. The improvements are of good quality and are well suited to general or medical office occupancy. The property represents an attractive opportunity for an owner-user seeking a professional office presence in one of the parish's most active suburban office submarkets.

HIGHLIGHTS

- **Property Type:** Two-story office condominium unit (Class B)
- **Year Built:** 2002
- **Site:** Proportionate interest in Lot 6-A-2, a 2.32-acre site
- **Frontage:** Approximately 181 feet on Jefferson Highway (LA 73)
- **Jurisdiction:** Unincorporated East Baton Rouge Parish
- **Zoning:** B1 Transition; office and medical office permitted by right
- **Flood Zone:** Zone X, reduced risk due to levee (FIRM 22033C0265F)

TRAFFIC COUNT (DOTD 2023)

- Jefferson Highway: 34,400 VPD
- I-12: 86,400 VPD





Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

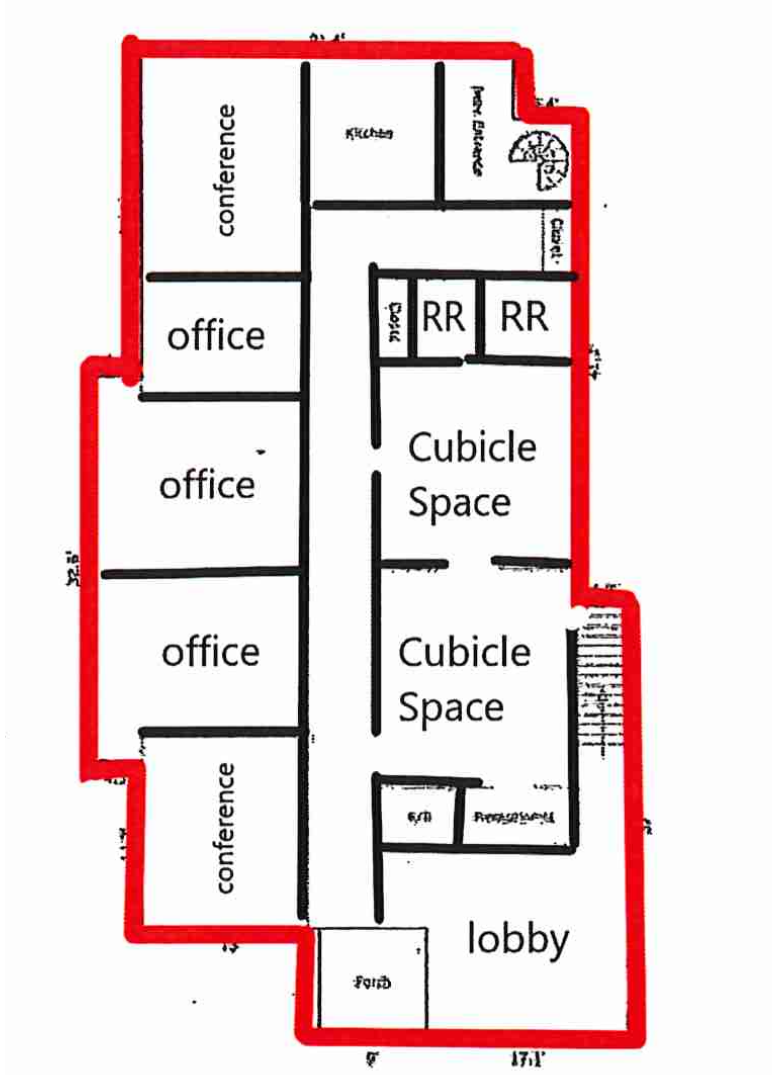
stirling

STEVE LEGENDRE
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

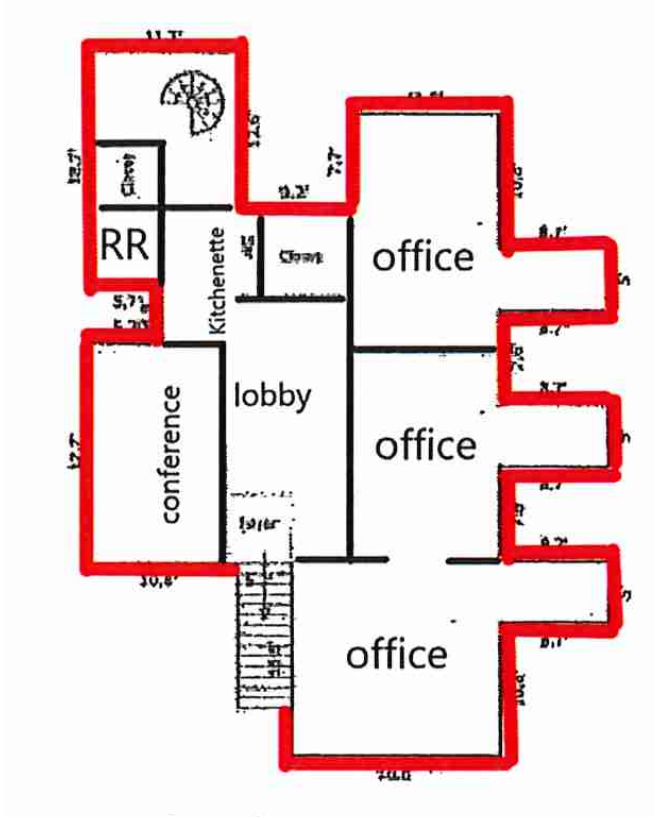
JUSTIN ELLIOTT
Office: 225-329-0270
Direct: 225-772-2766
jelliott@stirlingprop.com

OFFICE CONDO FOR SALE

8702 Jefferson Hwy Ste. A, Baton Rouge, LA



1st Floor



2nd Floor

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

STEVE LEGENDRE
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

JUSTIN ELLIOTT
Office: 225-329-0270
Direct: 225-772-2766
jelliott@stirlingprop.com

OFFICE CONDO FOR SALE

8702 Jefferson Hwy Ste. A, Baton Rouge, LA











Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

STEVE LEGENDRE
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

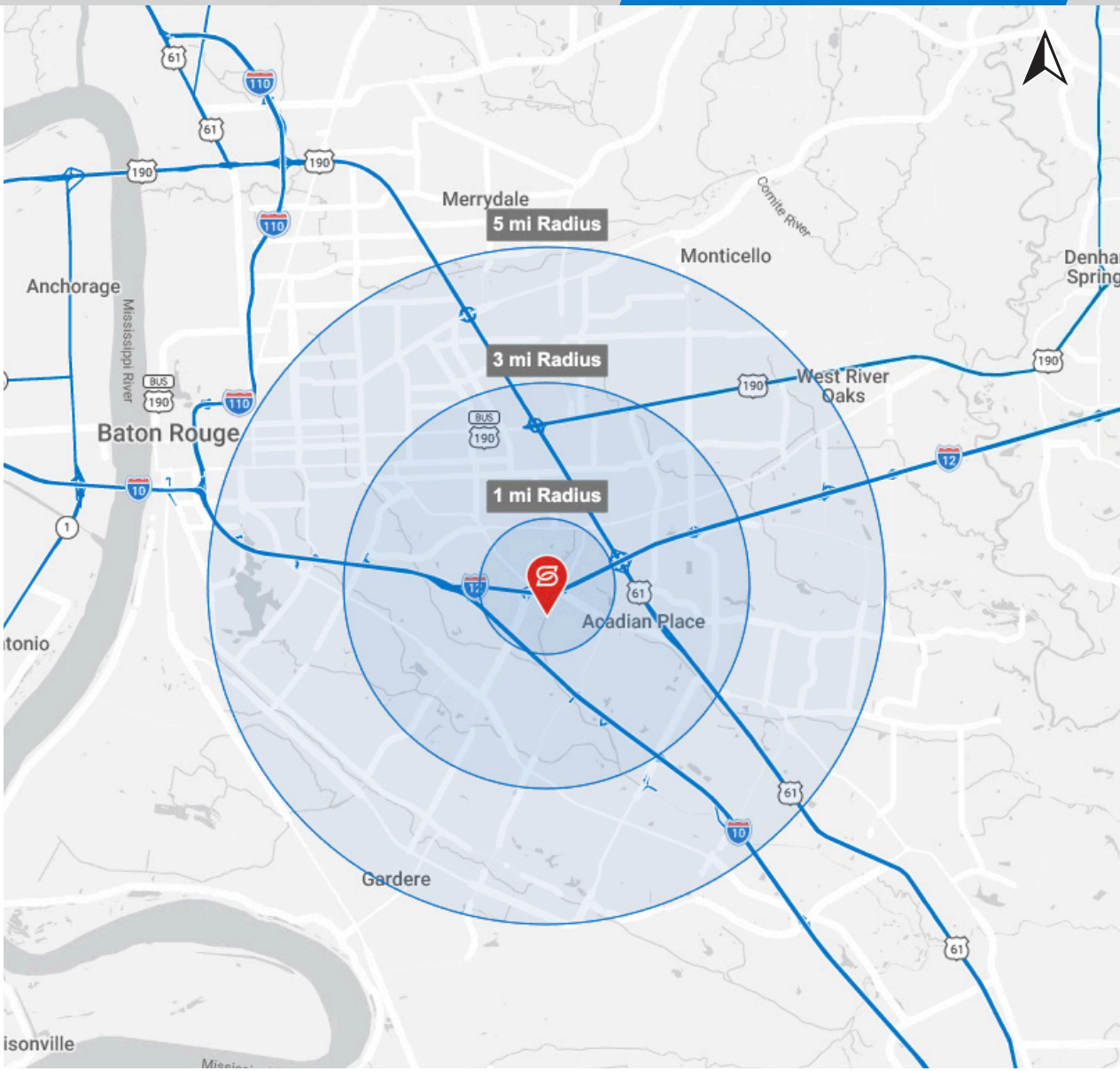
JUSTIN ELLIOTT
Office: 225-329-0270
Direct: 225-772-2766
jelliott@stirlingprop.com

OFFICE CONDO FOR SALE

8702 Jefferson Hwy Ste. A, Baton Rouge, LA

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,918	72,628	219,567
AVG. HH INCOME	$121,717	$115,352	$107,522
HOUSEHOLDS	4,690	33,432	93,346



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK