

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY SUMMARY

Professional Office Suite for lease located at 2223 Quail Run Dr., in Baton Rouge, LA. Suite C-1 offers 1,071 square feet of well-appointed first floor office space in the established Quail Run Office Condominium park, a quiet, professionally landscaped setting tucked just off Perkins Road. The space features a functional, professional layout with a dedicated reception office near the entry, three private offices, a kitchenette with built-in bookcase, and a private restroom. The configuration is well suited for a solo medical practitioner, small specialty practice, attorney, accountant, financial advisor, therapist, or small business user looking for a turnkey professional address with the privacy of a low-density office park and the convenience of one of South Baton Rouge's most active corridors.

The Quail Run Drive office park sits in the heart of South Baton Rouge's medical corridor, including and is near to Pennington Biomedical Research Center, Baton Rouge Clinic, Our Lady of the Lake Hospital, Mary Bird Perkins Cancer Center, & Baton Rouge General Bluebonnet. With the Essen Lane interchange at I-10 roughly one mile away and Perkins Road, College Drive, and Bluebonnet Boulevard all within immediate reach, the park offers strong connectivity to downtown, I-12, Midcity, and LSU.

AVAILABLE

- C1: 3,579 SF

LEASE RATE

- \$17.00 SF/yr (MG)
- \$225.00/Month

PROPERTY HIGHLIGHTS

- Office park is located in the heart of South Baton Rouge's medical corridor and the area's top healthcare providers
- Perkins Road frontage with traffic counts of approximately 30,000 vehicles per day
- One mile from the Essen Lane interchange at Interstate 10 providing great connectivity
- Deep amenity base nearby: Rouzan TND, Perkins Rowe, Towne Center, and BREC's Health Loop linear park



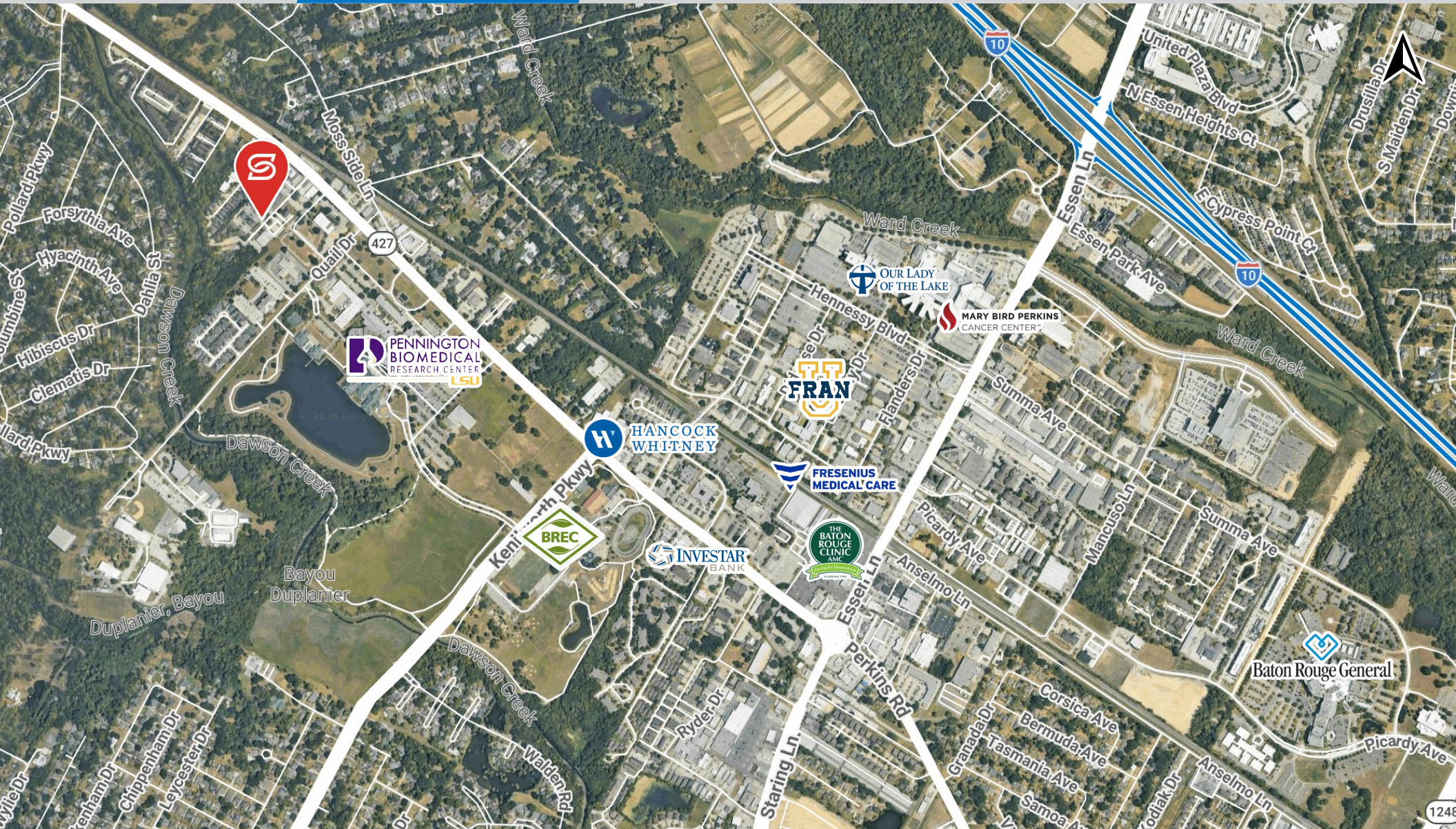
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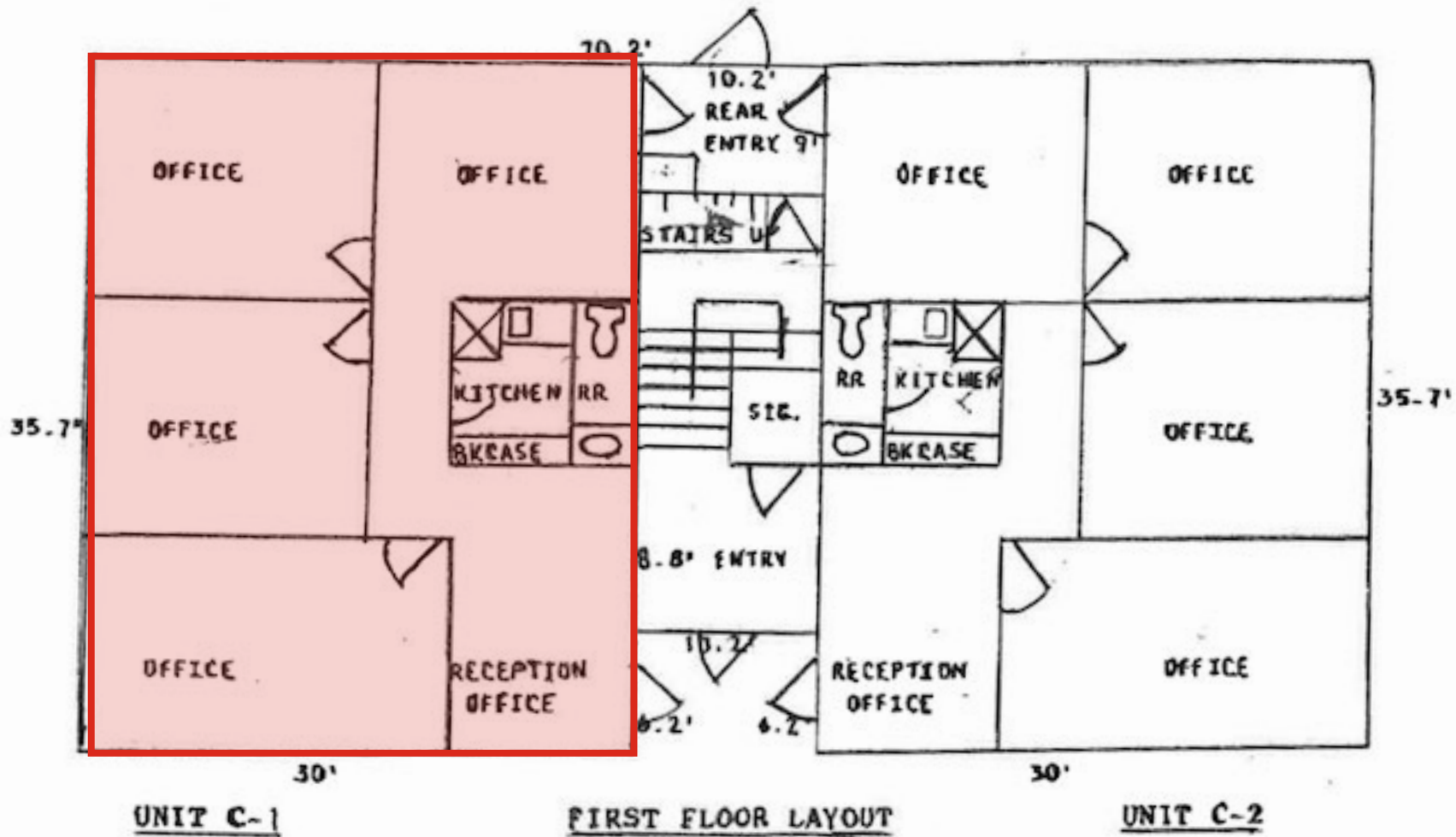
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,428	75,512	202,512



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$179,532	\$130,654	\$105,5705



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,396	33,520	86,889

