



## FOR LEASE RETAIL SPACE

Villas of Bluebonnet Centre  
5454 Bluebonnet Blvd, Baton Rouge, LA 70809



### PROPERTY HIGHLIGHTS

- Suite “S” is located just north of I-10 and the Mall of Louisiana at a signal controlled intersection; directly across from Blue Cross Blue Shield of LA Headquarters and surrounded by multiple office parks going north along Bluebonnet
- Highly visible end cap with parking recently added to the corner of Bluebonnet Blvd and Bluebonnet Center Blvd.
- An additional 300 SF covered area can be enclosed to enable a drive up access lane or left for outdoor use.
- Electric Auto Charging Station is being installed.
- Anchored by many successful long term tenants in place for over 30 years.

### OFFERING SUMMARY

|                      |             |
|----------------------|-------------|
| Starting Lease Rate: | \$27.00 PSF |
| Lease Type:          | NNN         |
| Available SF:        | 1,784 SF    |
| CAM Charges:         | \$4.94 PSF  |
| Traffic Count:       | 28,846 VPD  |

#### GEORGE KURZ

Office (225) 925-0600 / [George@kurzhebert.com](mailto:George@kurzhebert.com)

George Kurz has disclosed that he is an Owner / Agent for this property.

Licensed in Louisiana

#### KURZ & HEBERT COMMERCIAL REAL ESTATE, INC.

7910 Wrenwood Blvd, Suite D

Baton Rouge, LA 70809

(225) 925-0600

All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

Kurz &  
Hebert

COMMERCIAL  
REAL ESTATE, INC.

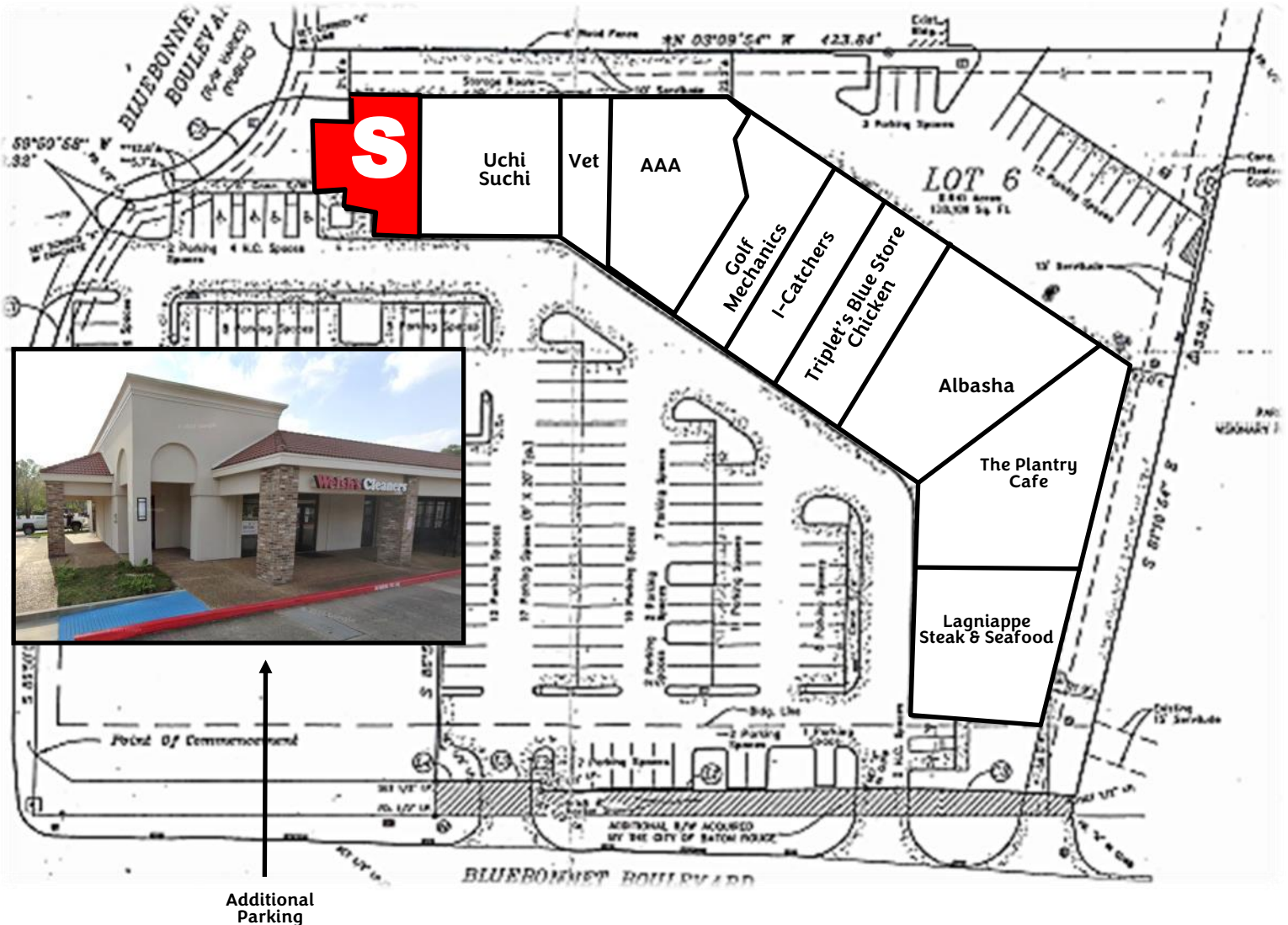
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## Shopping Center Layout



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## Vicinity Map



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