



Office Lease Available

7648 Picardy Ave.,
Baton Rouge, LA
70808

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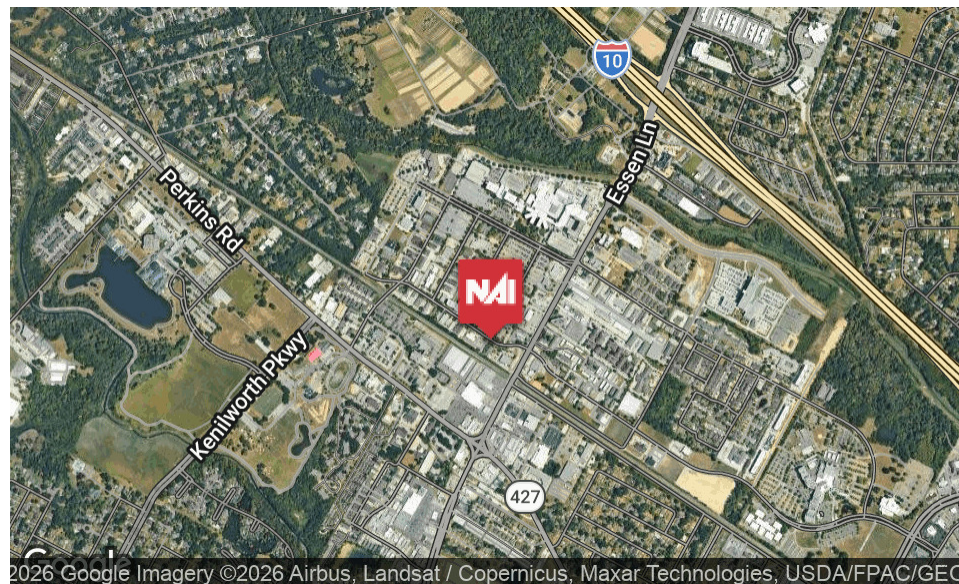
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PROPERTY DESCRIPTION

Suite 200 offers a professional office setting in the heart of Baton Rouge's medical corridor. The available space includes 1,100 SF, with two private offices, a kitchenette, and a bullpen or conference room depending on the tenants needs. The space is offered at \$18.50/SF and is well suited for medical, therapy, administrative, or professional office users.

The property benefits from its location near Essen Lane and the Baton Rouge Health District, surrounded by major healthcare providers, research institutions, and medical office users. It is positioned near Our Lady of the Lake Regional Medical Center, along with other health-related institutions in the Essen, Bluebonnet, and Perkins Road corridor. The immediate demographics are also supportive, with average household income of approximately \$91,259 within 0.3 miles, \$101,359 within 0.5 miles, and \$92,413 within 1 mile.

Recent activity in the Essen corridor may further benefit tenants. The Baton Rouge Health District continues to promote healthcare collaboration, workforce development, and research initiatives, including a research data collaborative and healthcare workforce funding efforts. Nearby transportation improvements are also underway or planned, including the Midway project connecting Picardy Avenue to Constantin Boulevard behind Baton Rouge General and Our Lady of the Lake Children's Hospital, as well as broader I-10 improvements extending toward Essen Lane. These projects may improve connectivity, reinforce the area's medical identity, and support long-term tenant visibility and access.



OFFERING SUMMARY

Available Lease Space:	Ste. 200
Available SF:	1,100 SF
Lease Rate:	\$18.50/SF
Space Details	Two Private Offices, Kitchenette, Bullpen or Conference Room
Building Size:	4,712 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	225	757	3,125
Total Population	442	1,426	6,050
Average HH Income	\$91,259	\$101,359	\$92,413



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