

PROPERTY SUMMARY



### Property Highlights:

- 5,984 SF Office Building For Sale
- Bluebonnet Palms Office Park is located on Bluebonnet Blvd. near Jefferson Hwy. with unrestricted access to Bluebonnet Blvd.
- 13 Offices
- 2 Conference Rooms
- 6 Built-In Workstations
- Breakroom and 4 Restrooms
- Class A finishes designed by Ritter Maher Architects

**Brent Garrett**  
225.978.2071  
bgarrett@beaibox.com

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### Offering Summary

Sale Price:	\$1,345,000
Building Size:	5,984 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,974	33,181	86,517
Total Population	8,556	72,738	203,382
Average HH Income	\$106,360	\$100,410	\$93,454



**4208 Bluebonnet Blvd**  
**Baton Rouge, LA 70809**

**ADDITIONAL PHOTOS**



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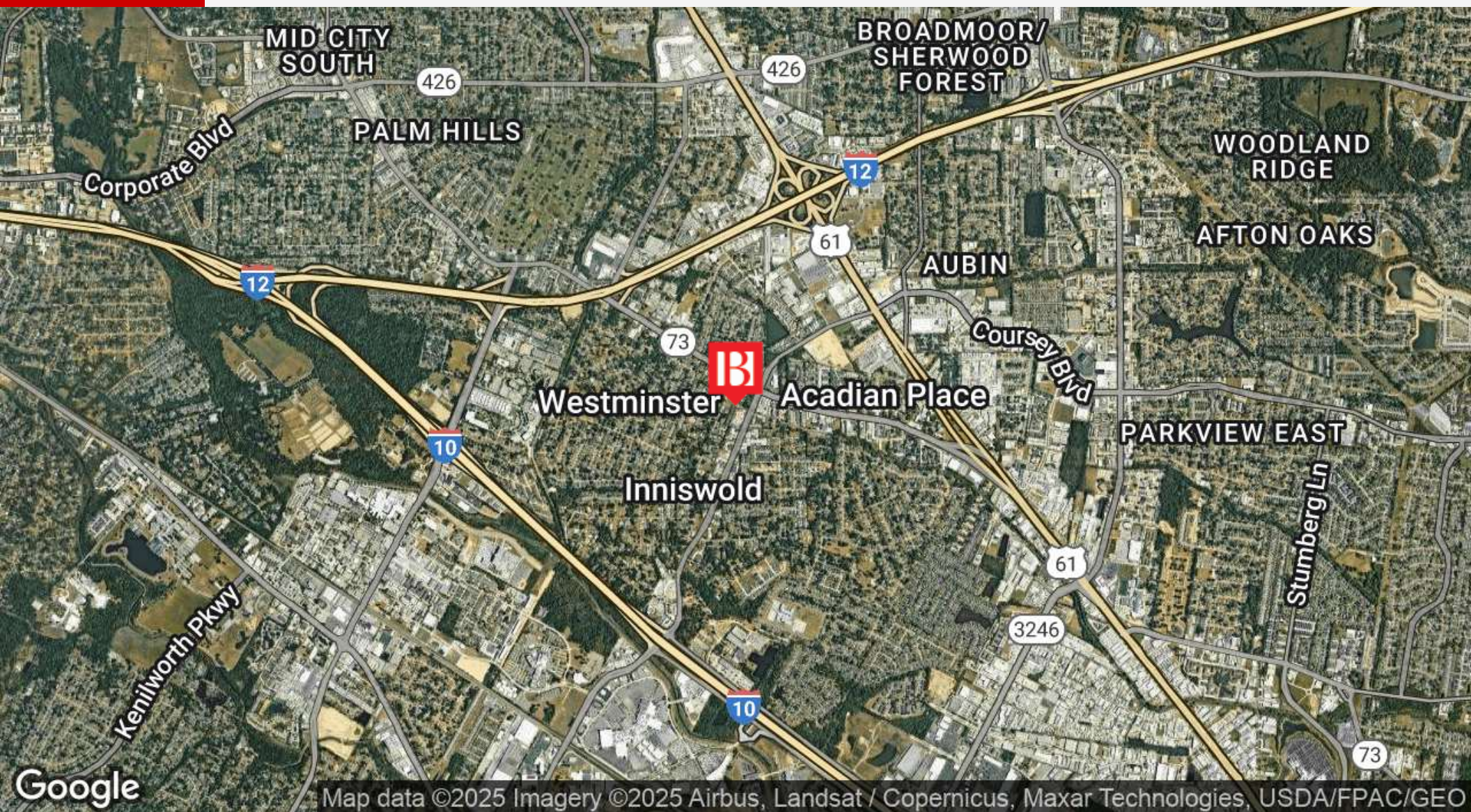
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LOCATION MAP



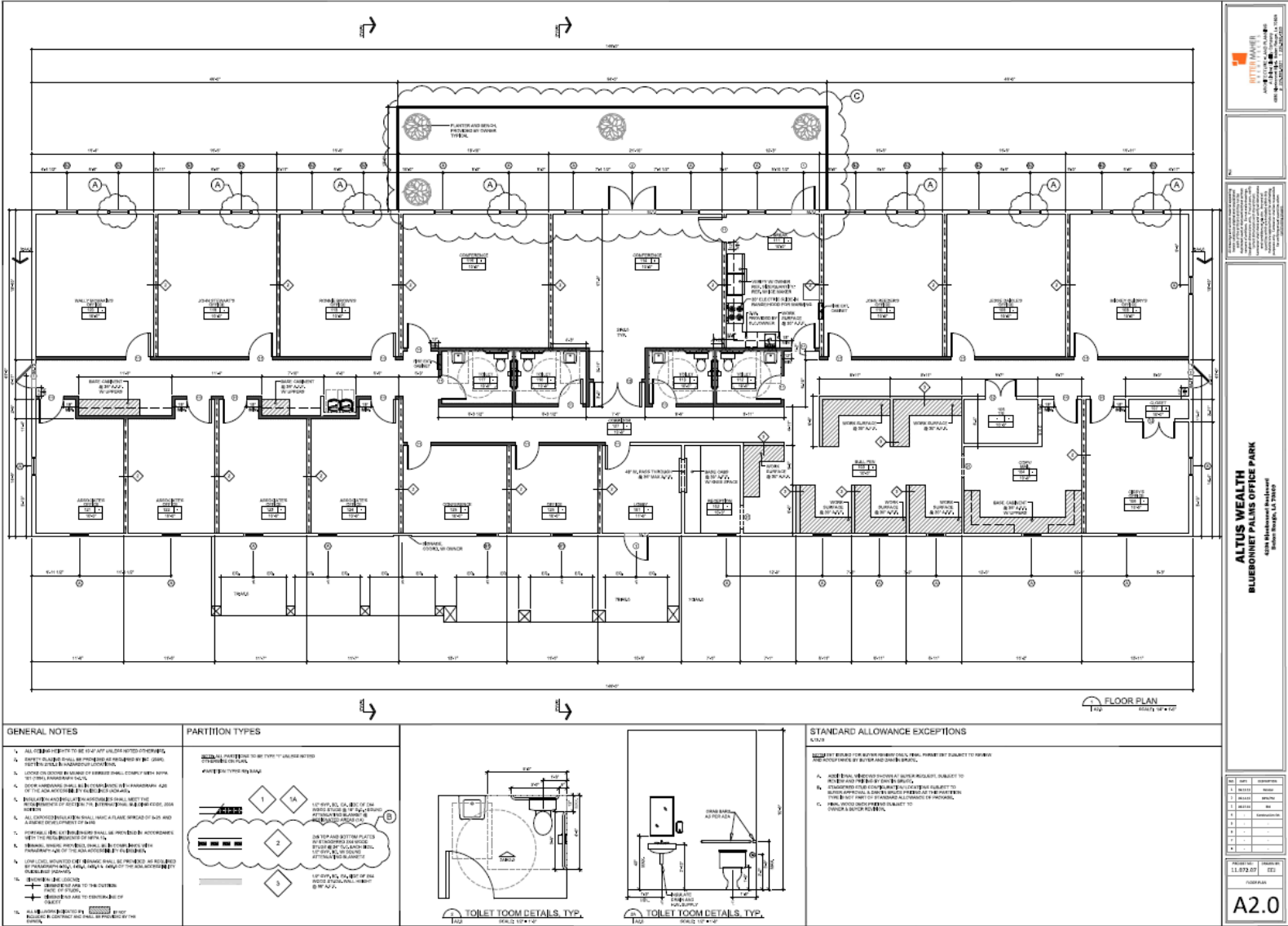
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FLOOR PLAN



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