



stirling

FULLY-LEASED CLASS A

OFFICE INVESTMENT

10604 COURSEY BLVD | BATON ROUGE, LA

EXECUTIVE SUMMARY

Stabilized Class A office investment located along the highly desirable Coursey Boulevard corridor in St. George. This ±5,700 SF office condominium offers professional construction, strong accessibility, and proximity to major medical, retail, and business services.

The property is occupied by a well established corporate tenant that has been in place since 2016, with the current lease term expiring March 15, 2028, providing dependable in place income and near term certainty. The straightforward ownership structure and limited management requirements make this asset particularly attractive to passive investors. This offering is well suited for a 1031 exchange buyer seeking predictable cash flow, strong location fundamentals, and long term capital preservation in a growing submarket.

INVESTMENT HIGHLIGHTS

- **Stabilized Class A Office Investment:** ±5,700 SF office condominium along the highly desirable Coursey Boulevard corridor in St. George.
- **Established Corporate Tenant:** Occupied since 2016 with an existing lease through March 15, 2028, providing dependable in-place income.
- **Strong Location Fundamentals:** Conveniently positioned near major medical, retail, and business services within a growing St. George submarket.
- **Passive Investment Opportunity:** Straightforward ownership structure and limited management requirements.
- **1031 Exchange Potential:** Attractive option for investors seeking predictable cash flow and long-term capital preservation.



Asking Price	\$1,100,000 (\$192.98/SF)
Cap Rate	7.50%
Property Size	0.76 Acres
Building Size	5,700 SF
Building Class	A
Tenant	Avita Pharmacy
Occupancy %	100%
Tenancy	Single



FINANCIAL ANALYSIS

UNDERWRITING ANALYSIS

Gross Income	\$107,208.00
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OPERATING EXPENSES

Property Taxes	(\$13,969.00)
Insurance	(\$5,771.00)
Lawn Care	(\$2,400.00)
Parking Lot Lights	(\$131.00)
Waste Management	(\$384.00)
Repairs & Maintenance	(\$2,000.00)

Net Operating Income (NOI)	\$82,553.00
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PRICING SENSITIVITY

CAP RATE	Value @ Adjusted NOI
7.00%	\$1,179,329
7.50%	\$1,100,707
8.00%	\$1,031,913



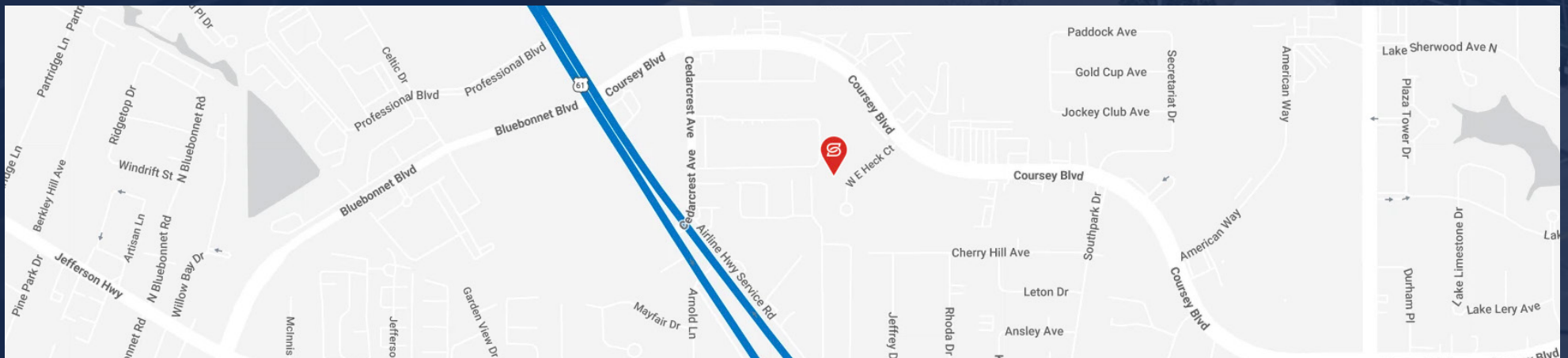
I TENANT SUMMARY



Avita Care Solutions is a national healthcare services organization providing integrated pharmacy, clinical care, digital health, and 340B program administration solutions. The company focuses on improving access to compassionate, culturally competent healthcare, with specialized expertise in LGBTQ+, HIV, PrEP, and sexual wellness care. Avita serves more than 220,000 patients through 500+ covered-entity partnerships and more than 60 pharmacy locations nationwide.

Headquartered in Plano, Texas, Avita has an established presence throughout Louisiana, including Baton Rouge, New Orleans, and Lake Charles. Its Baton Rouge location provides pharmacy and healthcare services while supporting Avita's broader mission of improving health outcomes and expanding access to care for underserved communities.

Avita's integrated platform includes specialty pharmacy services, personalized medication support, clinical care, 340B program management, financial assistance, and patient care coordination. The company's national footprint and focus on accessible, patient-centered healthcare position it as an established healthcare services provider with a growing presence across the markets it serves.



AREA OVERVIEW

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

KEY FACTS



11,544

POPULATION

34.2

MEDIAN AGE



5,272

HOUSEHOLDS

\$88,863

MEDIAN HOUSEHOLD
INCOME



76,507

POPULATION

37.1

MEDIAN AGE



34,239

HOUSEHOLDS

\$109,272

MEDIAN HOUSEHOLD
INCOME



192,440

POPULATION

36.7

MEDIAN AGE



81,516

HOUSEHOLDS

\$113,940

MEDIAN HOUSEHOLD
INCOME

EDUCATION



26%

HIGH SCHOOL
GRADUATE



16%

SOME
COLLEGE



66%

BACHELOR'S/GRAD/
PROF DEGREE



21%

HIGH SCHOOL
GRADUATE



20%

SOME
COLLEGE



73%

BACHELOR'S/GRAD/
PROF DEGREE



22%

HIGH SCHOOL
GRADUATE



20%

SOME
COLLEGE



71%

BACHELOR'S/GRAD/
PROF DEGREE



| AREA OVERVIEW

St. George is a growing community in East Baton Rouge Parish that was incorporated as Louisiana's newest city in 2024. Located in the southeastern portion of the Baton Rouge metropolitan area, St. George benefits from its proximity to major employment centers, established residential neighborhoods, and key transportation corridors including Coursey Boulevard, Jefferson Highway, and I-12.

The area has experienced significant residential and commercial growth, supported by expanding healthcare, retail, education, and professional services. St. George is home to a large and diverse consumer base, with strong household incomes and continued development contributing to increased demand for commercial real estate. The community's strategic location provides convenient access to Downtown Baton Rouge, LSU, major medical facilities, and surrounding suburbs.

With ongoing investment in infrastructure, new development, and local economic initiatives, St. George is positioned for continued long-term growth. Its combination of strong demographics, accessibility, established neighborhoods, and expanding commercial activity makes the area an attractive market for both businesses and real estate investors.

ST. GEORGE



| COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



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