

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE PROFESSIONAL OFFICE SUITES AT JEFFERSON HWY AND OFFICE PARK BLVD

7884 Office Park Blvd
Baton Rouge, LA 70809

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.328.1778 | (C)225.930.6256
carmen@sr-cre.com

FOR LEASE

PROFESSIONAL OFFICE SUITES AT JEFFERSON HWY AND OFFICE PARK BLVD

7884 OFFICE PARK BLVD, BATON ROUGE, LA 70809

20,590 SF





OFFERING SUMMARY

Lease Rate:	$25.50 SF/yr (Full Service)
Building Size:	20,590 SF
Zoning:	B1

PROPERTY OVERVIEW

A highly accessible professional office opportunity offering exceptional parking, flexible suite sizes and a central Baton Rouge location at Jefferson Highway and Office Park Boulevard. Tenant improvement package available for qualified tenants.



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5135 Bluebonnet Boulevard
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225.766.0000 | saurageroten berg.com

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PROPERTY HIGHLIGHTS

- **PROFESSIONAL OFFICE SUITES AT JEFFERSON HWY + OFFICE PARK BLVD**
- **±2,244 - ±4,688 RSF | 5:1 PARKING | $25.50/SF FULL SERVICE**
- **Suite 200:** ±2,444 SF: Ideal for 18-15 Person Office
- **Suite 201**: ±2,244 SF: Ideal for Small/Mid-size Professional Practice
- **Suite 200 + 201 Combined:** ±4,688 SF: Full Second Floor Opportunity

"Why This Location?"

- **ACCESS**
- Jefferson Highway
- I-12
- I-10/I-12 Split
- Essen Lane
- Corporate Boulevard
- Airline Highway
- **WORKFORCE / BUSINESS ACCESS**
- Major Office/Employment Nodes
- Hospitals/Medical Campuses
- Restaurants, Banks, Hotels, Coffee
- Executive Residential Areas
- 12,249 Daytime Employees within one mile, 111,308 within three miles, and 216,658 within five miles
- 5:1 Parking Ratio; 105 Parking Spaces
- Tenant Improvement Package Available for Qualified Tenants

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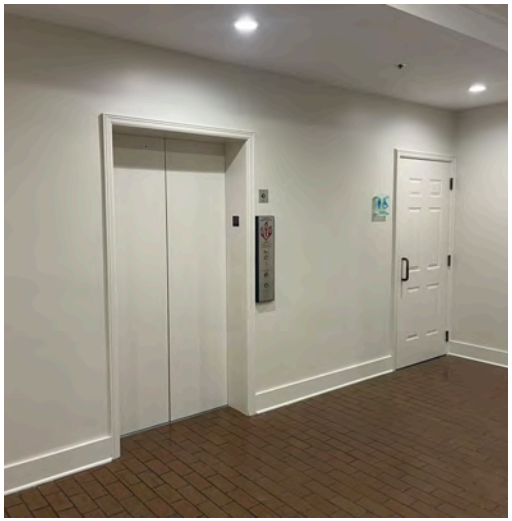














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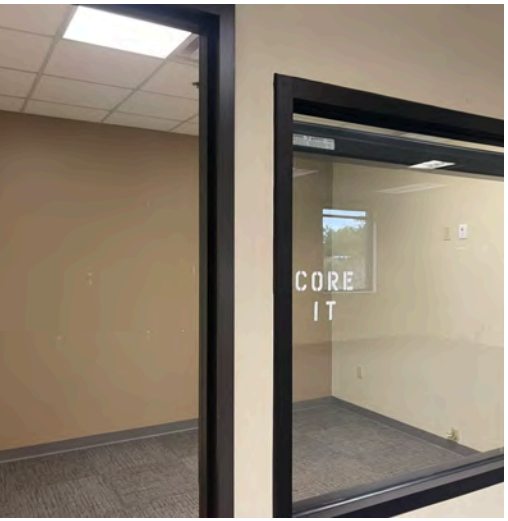
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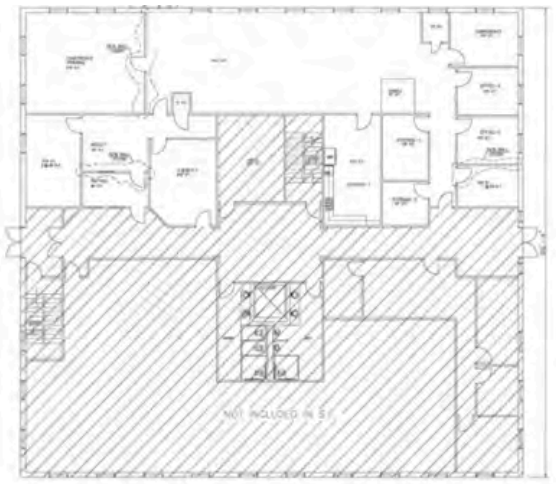
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First Floor



Second Floor

LEASE INFORMATION

Lease Type:	Full Service	**Lease Term:**	Negotiable
Total Space:	±2,244 - ±4,688 SF	**Lease Rate:**	$25.50 SF/yr

AVAILABLE / UNAVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	2,444 SF	Full Service	$25.50 SF/yr	Ideal for 8-15 person professional office
Suite 201	Available	2,244 SF	Full Service	$25.50 SF/yr	Ideal for small/midsize professional practice
Suite 200 + 201 Combined	Available	4,688 SF	Full Service	$25.50 SF/yr	Full second-floor opportunity.

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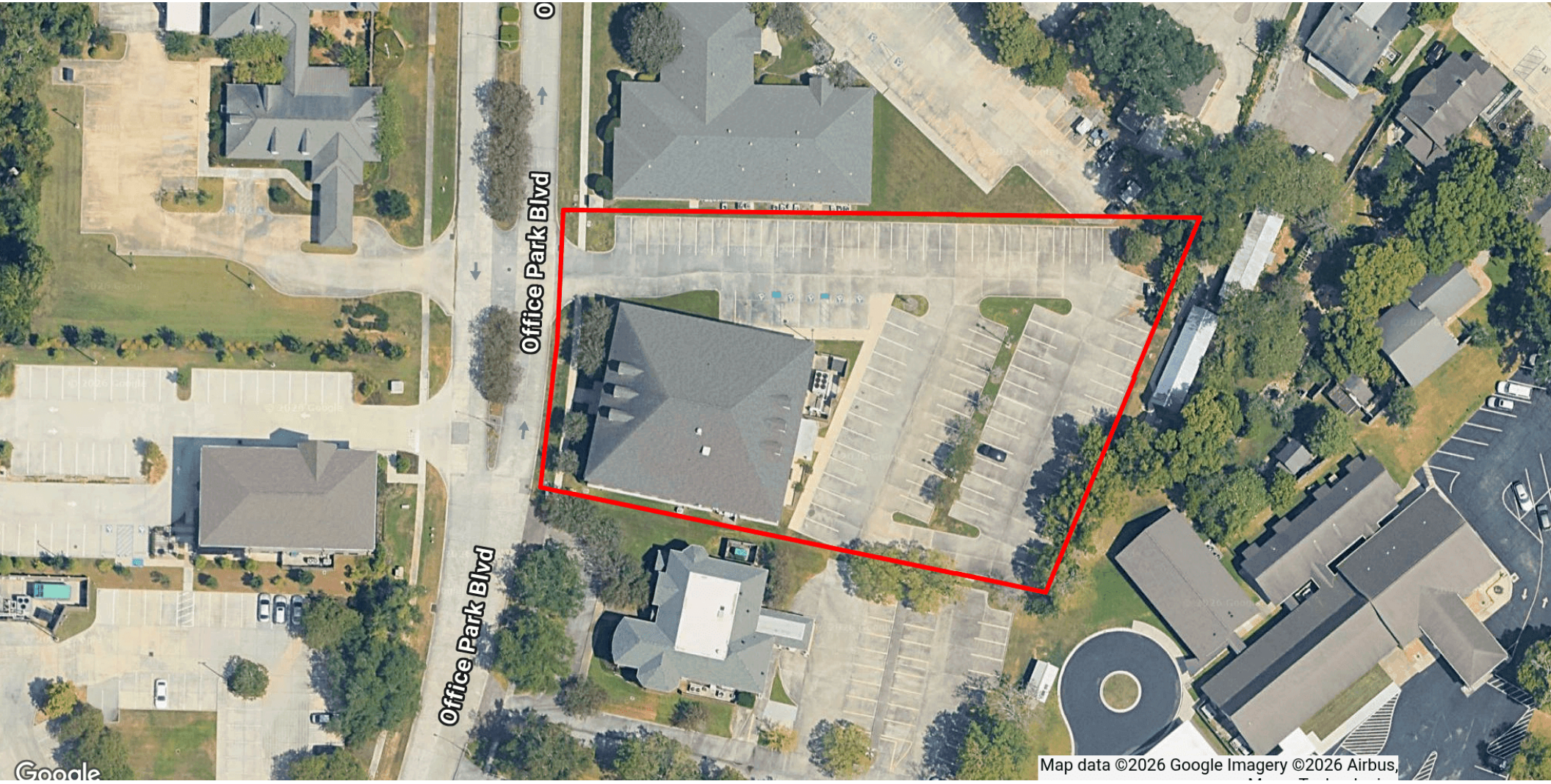
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SECOND FLOOR

Total Available RSF
± 4,688 RSF

Suite 200
± 2,444 RSF

Suite 201
± 2,244 RSF



FLOOR PLAN Second Floor • Suite 200-201 • ± 4,688 RSF

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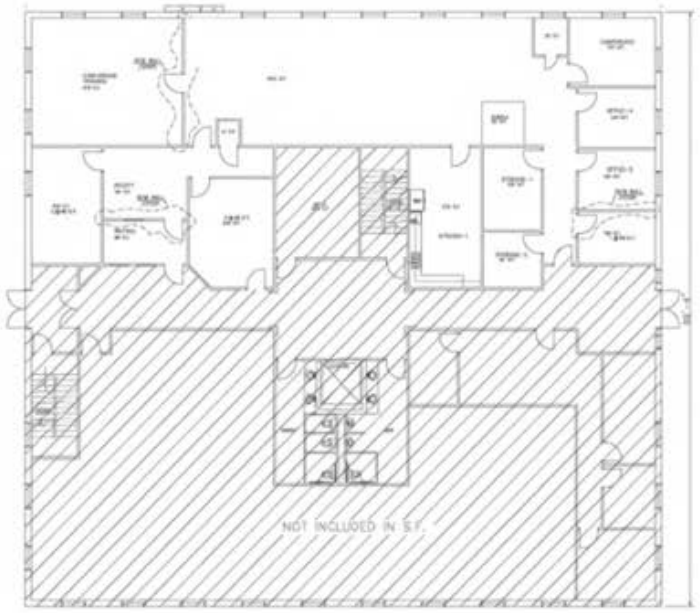
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First Floor

Fully Leased



Second Floor

Suite 200
± 2,444 RSF

Suite 201
± 2,244 RSF

Total Available
RSF± 4,688 RSF

FLOOR PLAN First Floor • Second Floor • ± 9,512 RSF

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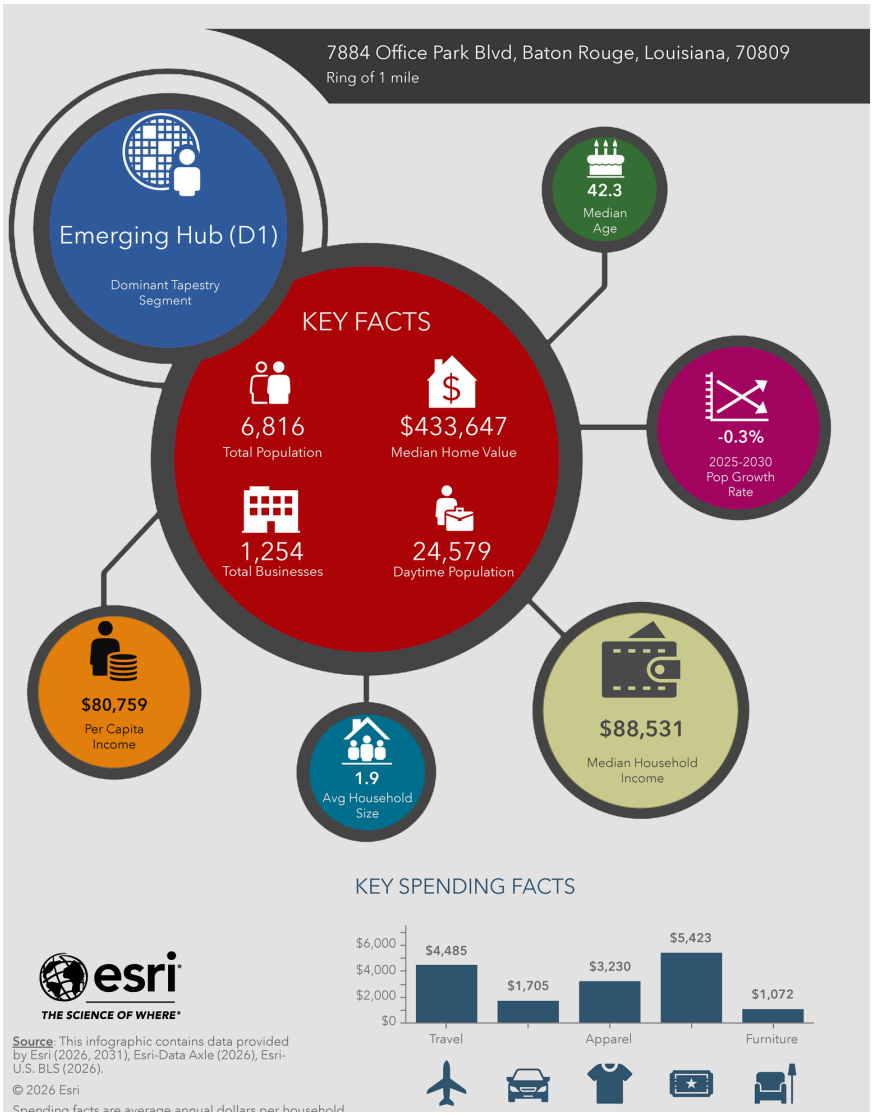
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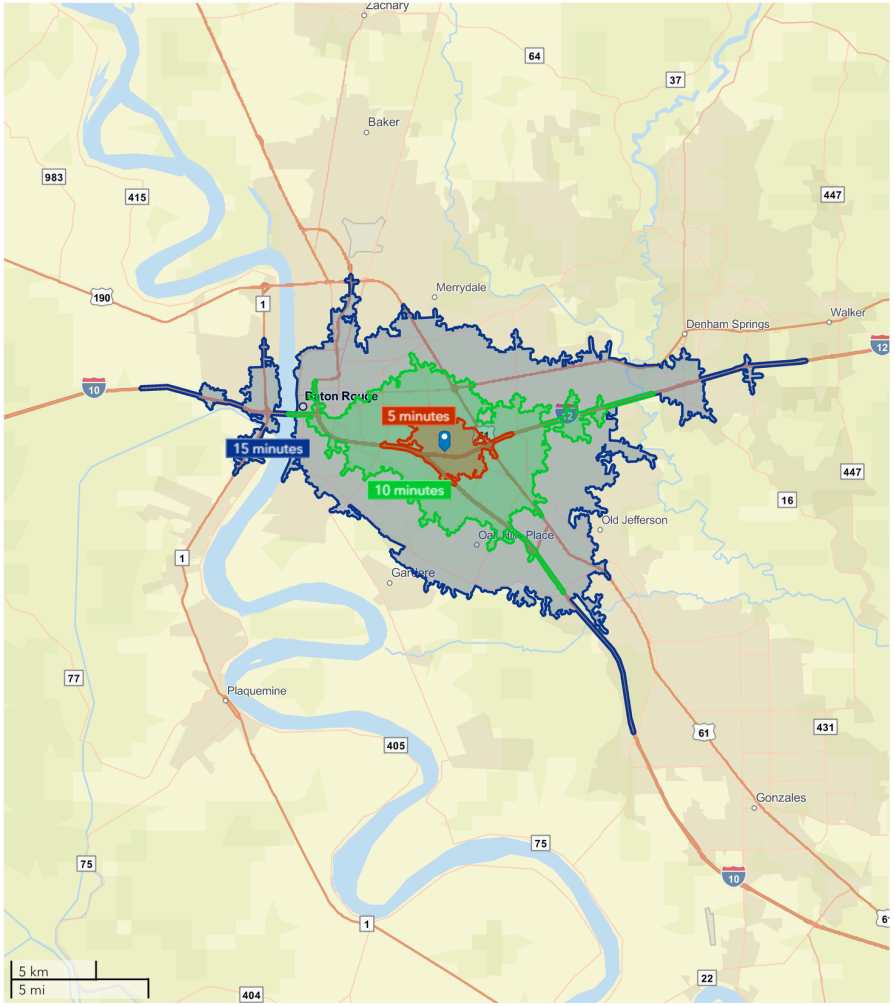
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Drive Time Map: 5, 10, 15 Minutes

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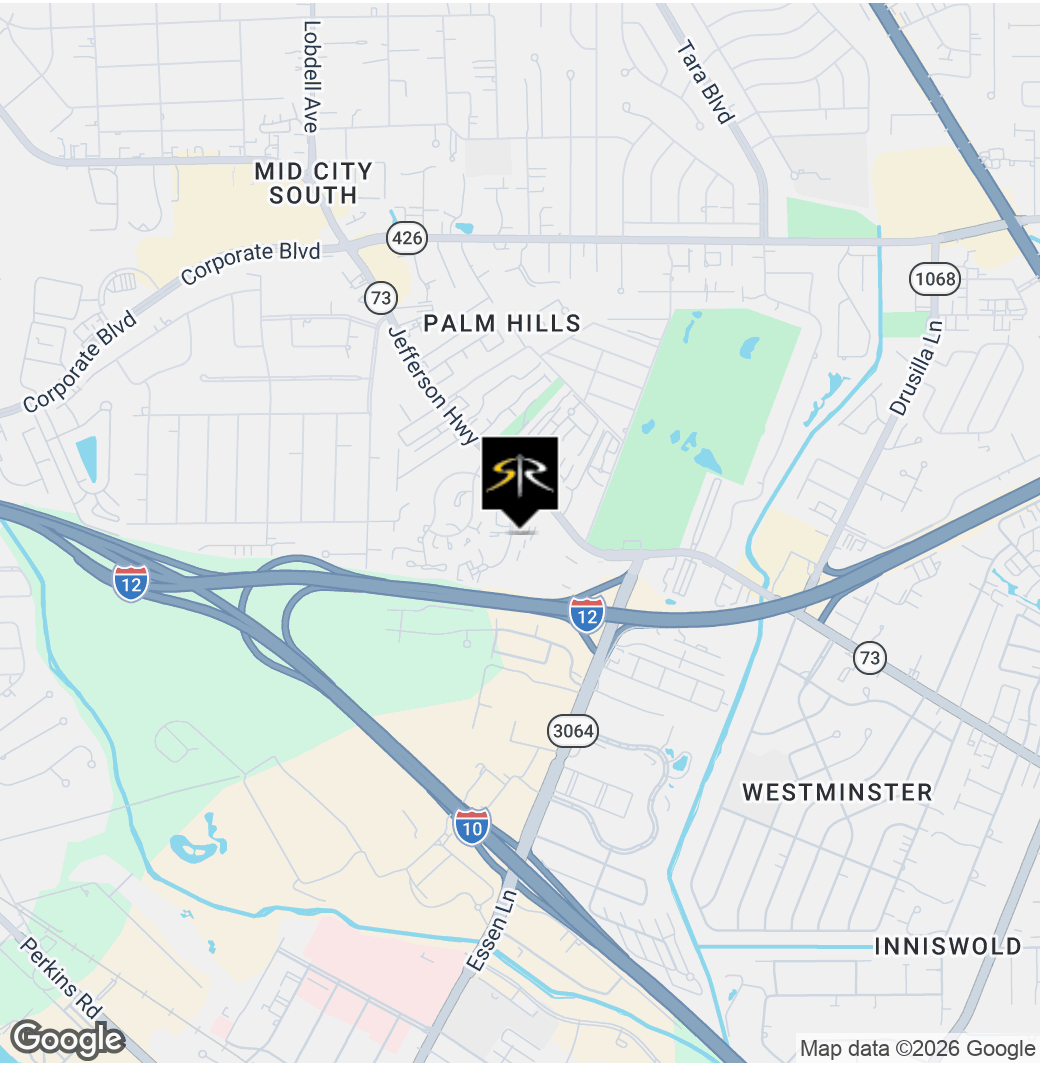
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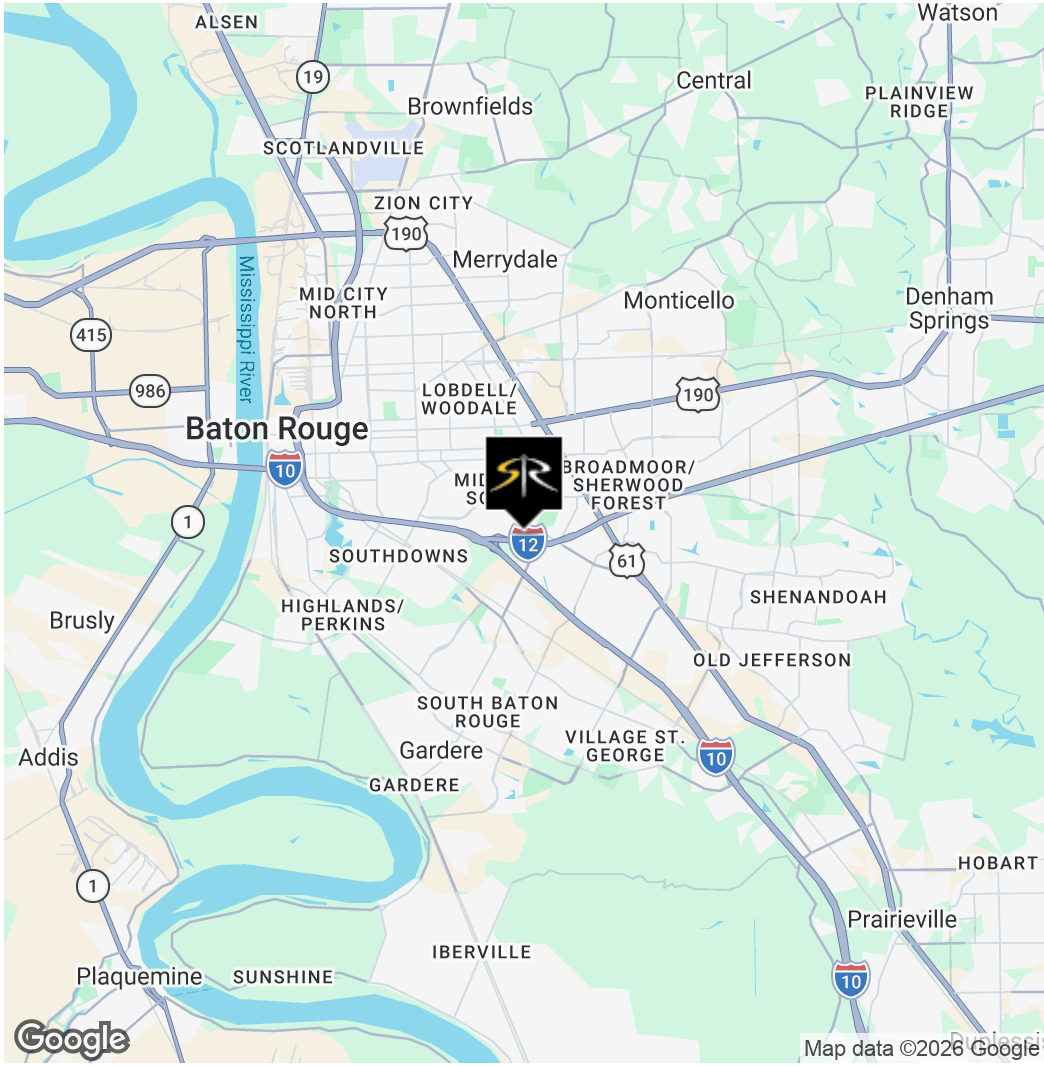
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MOBILE: 225.930.6256
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com

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TEL: 225.766.0000 **WEB:** SAURAGEROTENBERG.COM

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