

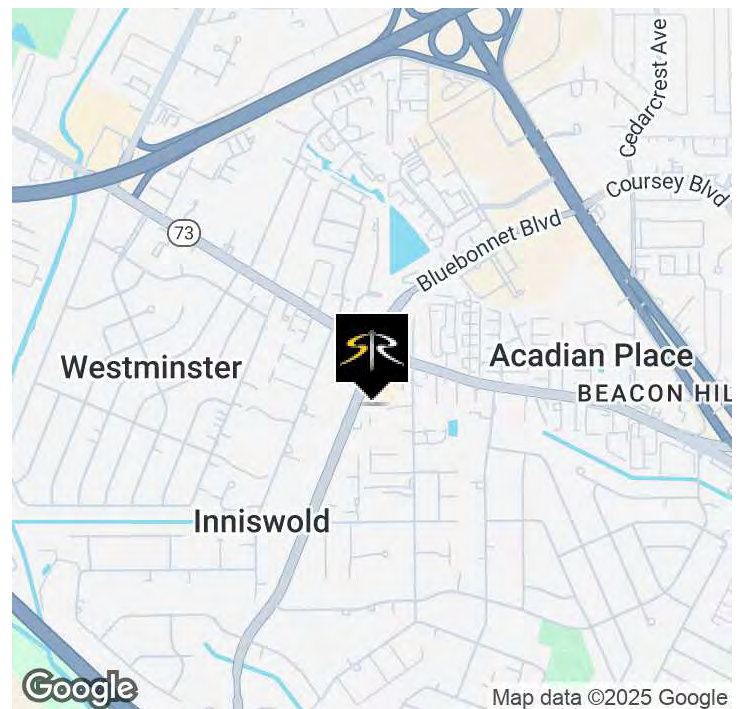


#### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Building Size:	4,024 SF
Available SF:	1,400 SF

#### PROPERTY HIGHLIGHTS

- Full Service Office For Lease on Bluebonnet Blvd.
- Tenant writes one check!
- 1,400 SF Upscale Office Condo
- Located in Parc @ Claycut Bayou Office Park
- Lobby
- Conference Room
- Coffee Bar with Granite Counter
- Four (4) Private Offices
- Great Location near Bluebonnet / Jefferson intersection



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**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR LEASE**  
**FULL SERVICE OFFICE FOR LEASE ON BLUEBONNET BLVD.**  
4311 BLUEBONNET BLVD, BATON ROUGE, LA 70809

**1,400 SF**



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**INTERIOR**  
**FULL SERVICE OFFICE FOR LEASE ON BLUEBONNET BLVD.**  
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**1,400 SF**



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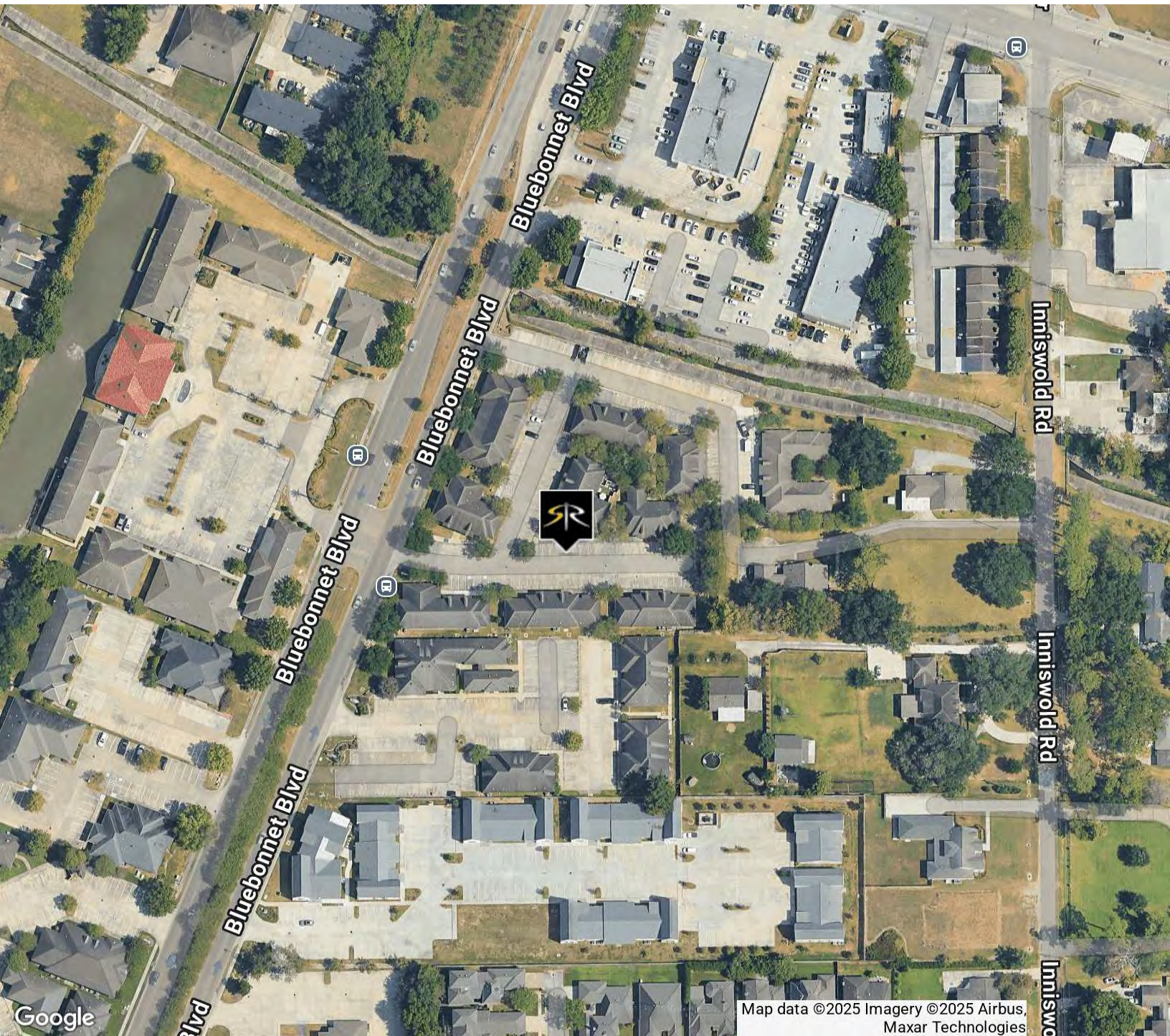




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**AERIAL OVERVIEW**  
**FULL SERVICE OFFICE FOR LEASE ON BLUEBONNET BLVD.**  
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**1,400 SF**



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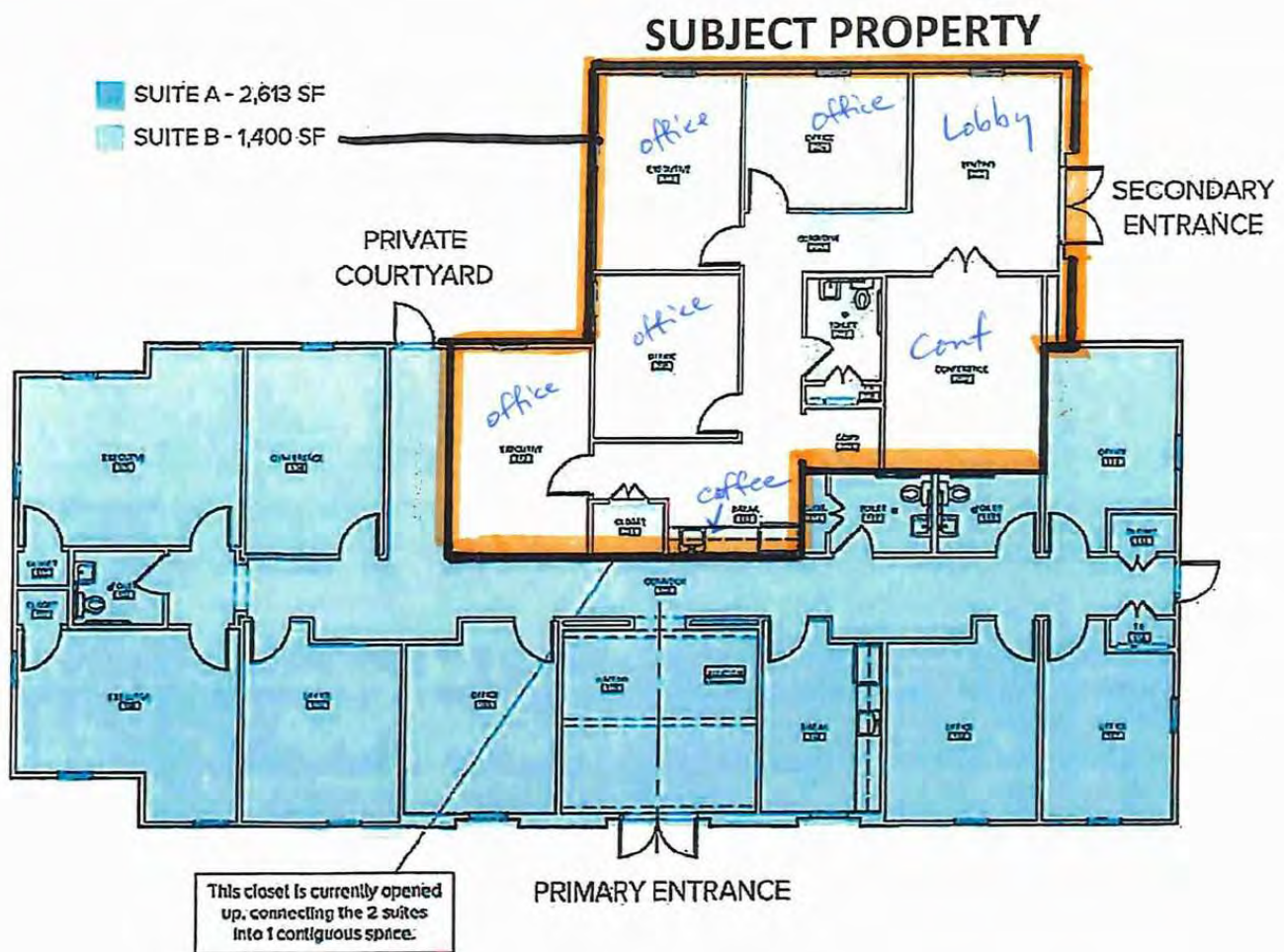


**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FLOOR PLAN**  
**FULL SERVICE OFFICE FOR LEASE ON BLUEBONNET BLVD.**  
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**1,400 SF**

# FLOORPLAN



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