



100% OCCUPIED MEDICAL OFFICE INVESTMENT

2380 O'NEAL LN, BATON ROUGE, LA 70816



OFFERED: FOR SALE

SALE PRICE: \$1,145,035 (\$94.98/SF)

12,056 SF

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This 12,056 SF office building is located less than 1 mile from I-12 and Ochsner Medical Center and perfectly situated for maximum exposure to passing traffic.
- There is ample parking on site, prominent monument signage, and a new roof was installed in 2018.
- Current occupancy is at 100% with strong tenants including Lake After Hours, Capital Area Veterinary Specialists, and Legacy National Hospice.

LOCATION SUMMARY

- Located on the west side of O'Neal Lane next to Capital One Bank and across the street from Geaux Clean Car Wash and the future site of ALDI Grocery.
- Less than 1 mile from Interstate 12 and Ochsner Medical Center.
- Positioned in the heavily-traveled and retail dense area along O'Neal Lane.

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EXTERIOR PHOTOS

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	PRICE PER SF/YR	RENEWAL OPTIONS
Lake After Hours (Urgent Care)	A1	4,300	35.67		12/31/21	\$5,600.75	\$67,209.00	\$15.63	1 Year Auto
Capital Area Veterinary Specialists	A2	4,567	37.89	6/1/19	5/31/24	\$5,328.17	\$63,938.00	\$14.00	3 Options Each 5 Years Increase based on CPI
Legacy National Hospice	B	1,833	15.21	7/1/20	6/30/23	\$1,909.38	\$22,912.50	\$12.50	1 Option 3 Year Term Increase to \$13/PSF in Year 3
Capital Area Veterinary Specialists (Expansion)	C	1,356	11.25	8/1/20	5/31/24	\$1,412.50	\$16,950.00	\$12.50	3 Options Each 5 Years Increase based on CPI
TOTALS/ AVERAGES		12,056				\$14,250.80	\$171,009.50	\$14.18	

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FINANCIALS

Financials based on historical 2019 values and actual 2020 values.

Utilities: Landlord covers utilities up to \$1,000 per month for Lake After Hours, \$1,000 per month for Capital Area Veterinary Specialists, and up to \$300 per month for Legacy National Hospice.

INCOME

NOTES

Existing Gross Income	\$171,009.50
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GROSS INCOME	\$171,009.50
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EXPENSES

Property Insurance	\$14,265.00	2020 Actual
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Property Taxes	\$17,199.00	2019 Actual
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Maintenance: Lawn	\$3,600.00	2020 Actual
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Trash/Dumpster	\$0.00	Cost covered by Tenants
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Utilities	\$27,600.00	Landlord's portion (see above)
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Janitorial	\$0.00	Cost covered by Tenants
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Repairs and Maintenance	\$3,000.00	Estimate
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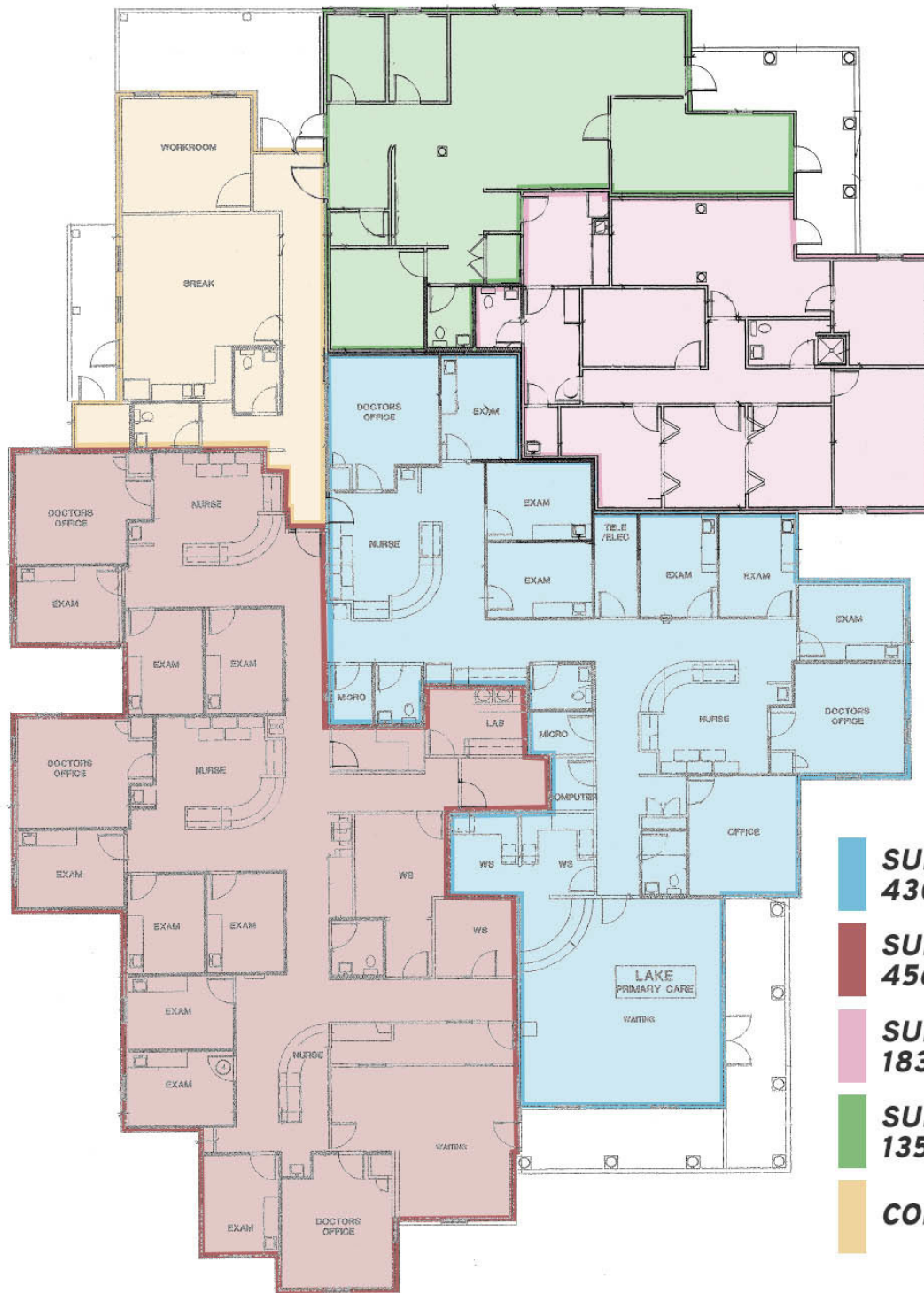
GROSS EXPENSES	\$65,664.00
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NET OPERATING INCOME [CAP RATE]	\$105,345 [9.20%]
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FLOORPLAN



SUITE A1
4300 SF

LakeAfterHours
Walk-in care for minor injury and illness
URGENT CARE

SUITE A2
4567 SF

CAPITAL AREA
Veterinary Specialists

SUITE B
1833 SF

LEGACY HOSPICE

SUITE C
1356 SF

CAPITAL AREA
Veterinary Specialists

COMMON AREA

← O'NEAL LANE →

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TENANT HIGHLIGHT



LAKE AFTER HOURS (URGENT CARE)

Tenant Name: Lake After Hours

Lessee: Convenient Care, LLC

No. of Locations: 19+ locations in Baton Rouge, LA & surrounding areas.

Website: www.lakeurgentcare.com

Use: Medical urgent care clinic

About: Lake After Hours and Lake Urgent Care is a family of clinics providing walk-in care for minor injury and illness across South Louisiana.



CAPITAL AREA VETERINARY SPECIALISTS

Tenant Name: Capital Area Veterinary Specialists

Lessee: Crescent City Veterinary Specialists

No. of Locations: 2

Website: www.cavsla.com

Use: Specialty veterinary surgery clinic

About: Capital Area Veterinary Specialists and sister company Veterinary Specialists of Greater New Orleans are unique facilities providing specialized surgical services to pet owners across South Louisiana. Cutting edge diagnostics and surgical services, digital radiography, and 24 hour care.



LEGACY HOSPICE

A FAMILY OF COMPANIES CREATING A LEGACY IN END OF LIFE CARE

LEGACY NATIONAL HOSPICE

Tenant Name: Livingston Hospice Associates

Lessee: Legacy National Hospice

No. of Locations: 21 locations across 7 states

Website: www.legacyhospice.net

Use: Administrative office for hospice provider

About: Legacy National Hospice is a family of companies creating a legacy in end of life care. Their mission is to provide the highest quality care to patients and families through the use of their interdisciplinary team.

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INTERIOR PHOTOS

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2380 O'Neal Ln
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Sub-Market	O'Neal Ln
Cross-Streets	O'Neal Ln / Firewood Dr
Township	7S
Range	2E
Side Of The Street	West
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 12
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Frontage	±191 ft
Corner Property	No
Traffic Count	26,804

BUILDING INFORMATION

Building Size	12,056 SF
Building Class	A
Occupancy %	100.0%
Tenancy	Multiple
Number Of Floors	1
Year Built	2000
Year Last Renovated	2019
Number Of Parking Spaces	60
Condition	Excellent

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AERIAL PHOTOS

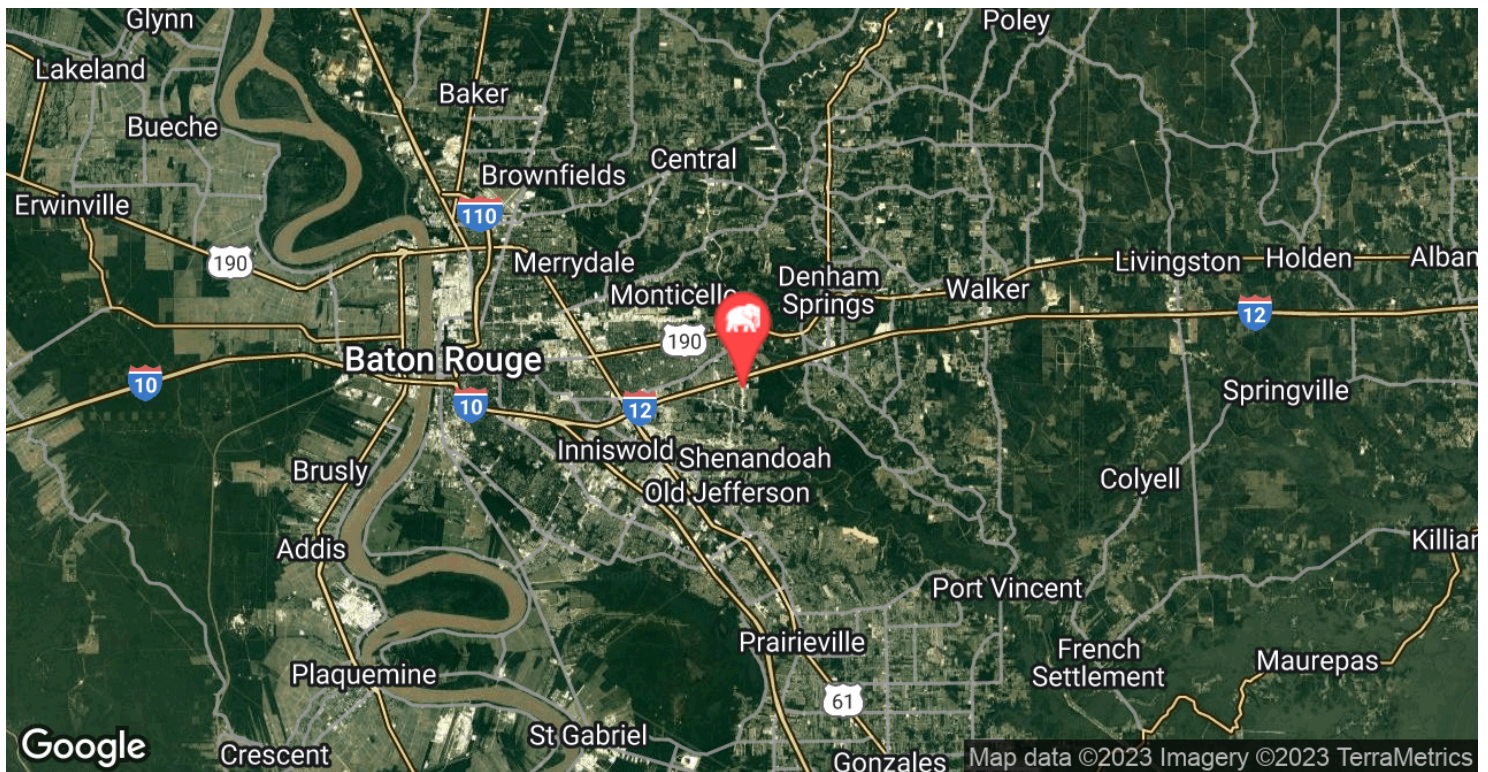
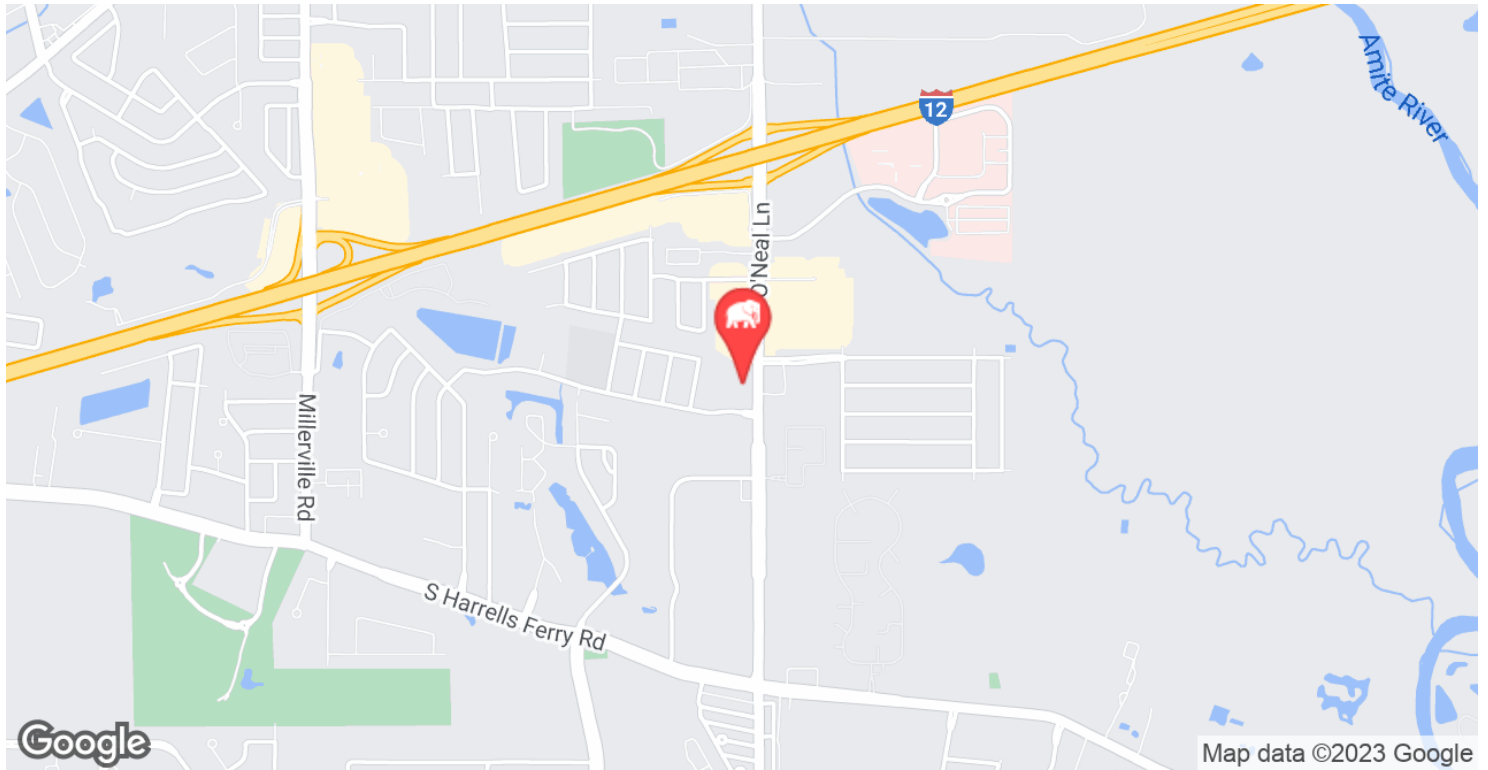
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LOCATION MAPS



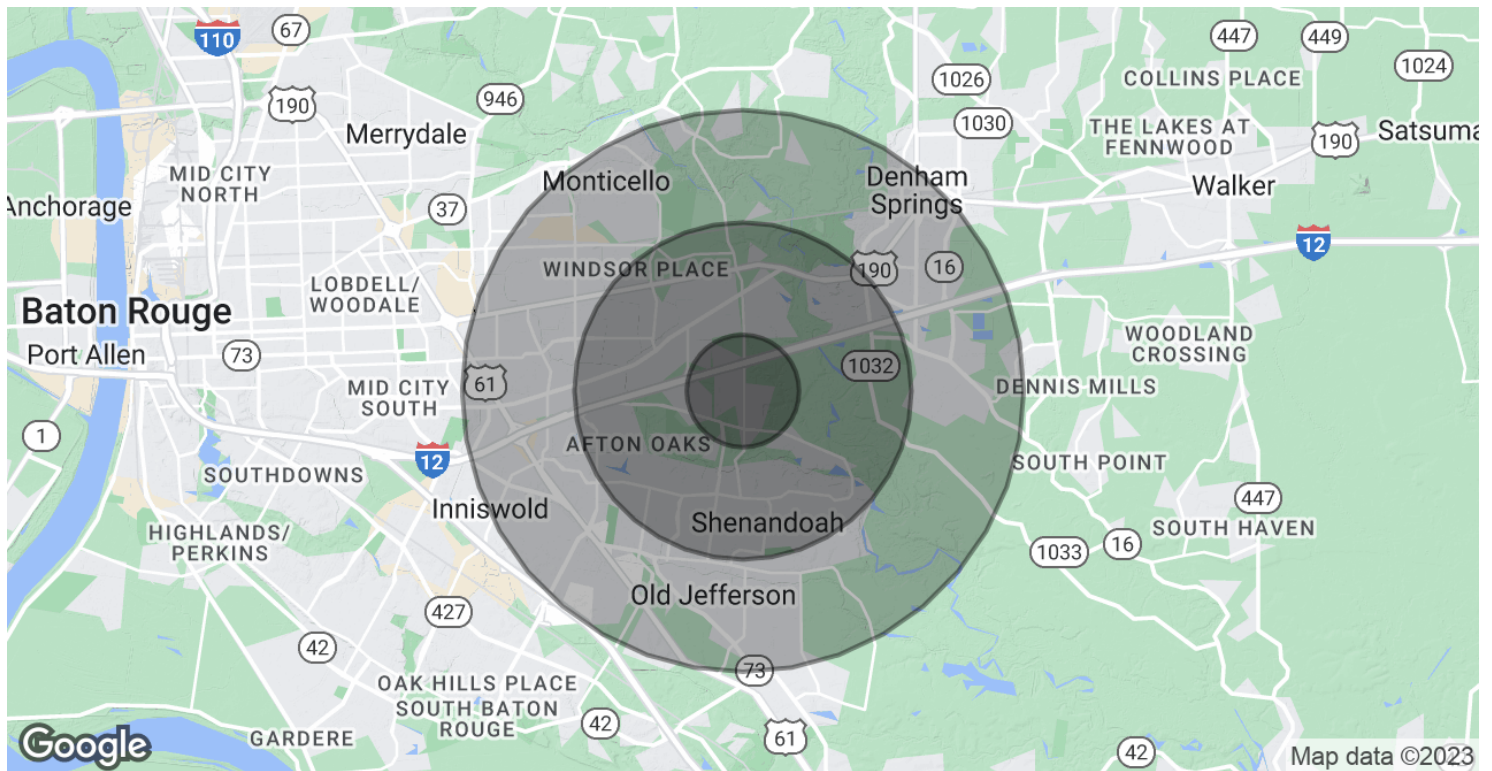
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,860	59,191	137,421
Median age	30.3	34.8	35.1
Median age (Male)	27.8	33.7	33.8
Median age (Female)	33.2	36.4	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,916	23,170	53,987
# of persons per HH	2.5	2.6	2.5
Average HH income	\$65,779	\$75,087	\$69,648
Average house value	\$166,941	\$208,513	\$191,705

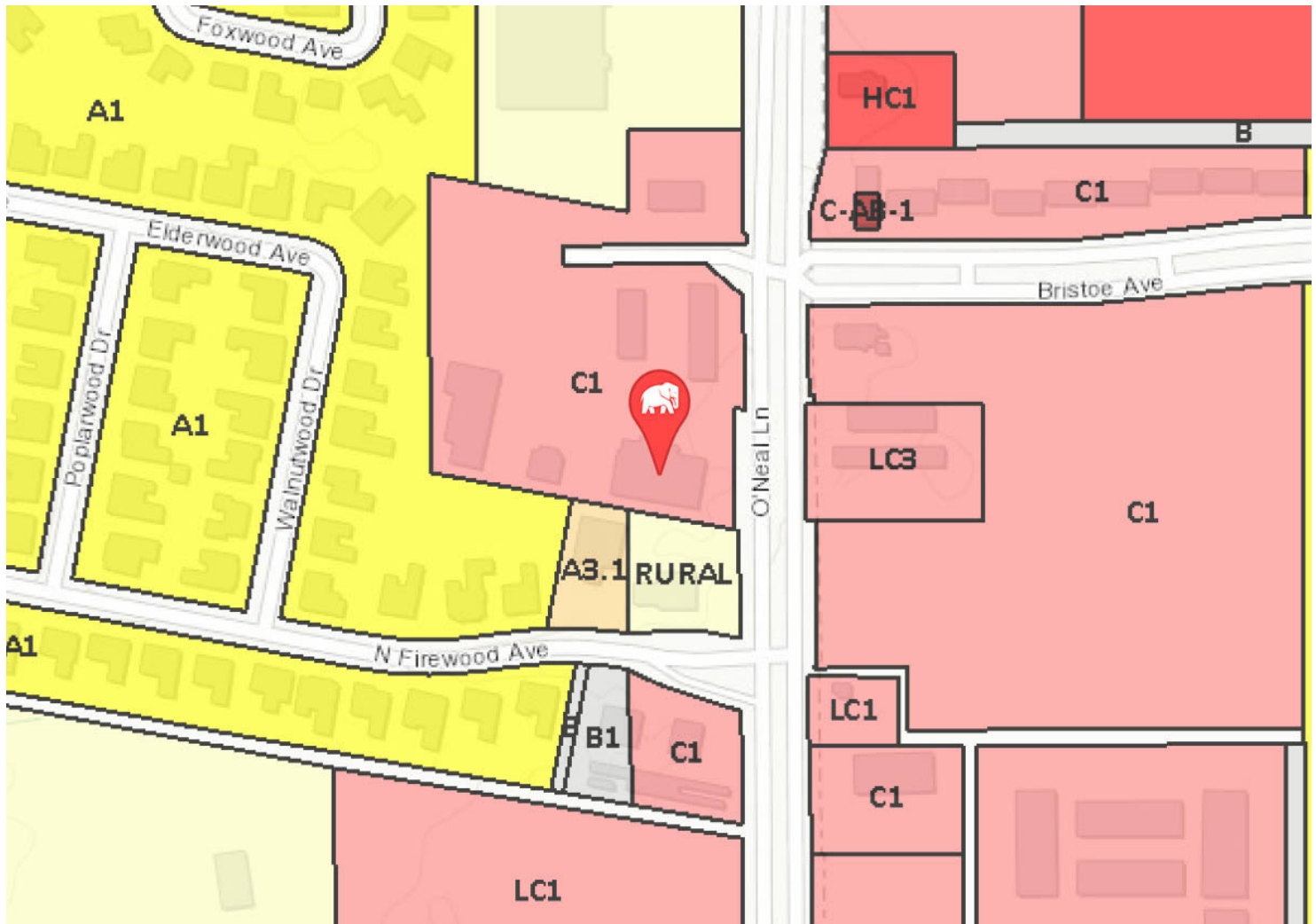
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



LIGHT COMMERCIAL (C1)

The purpose of this district is to permit retail commercial uses serving the surrounding community. Rezoning of properties to C1 will not be permitted after July 21, 1999.

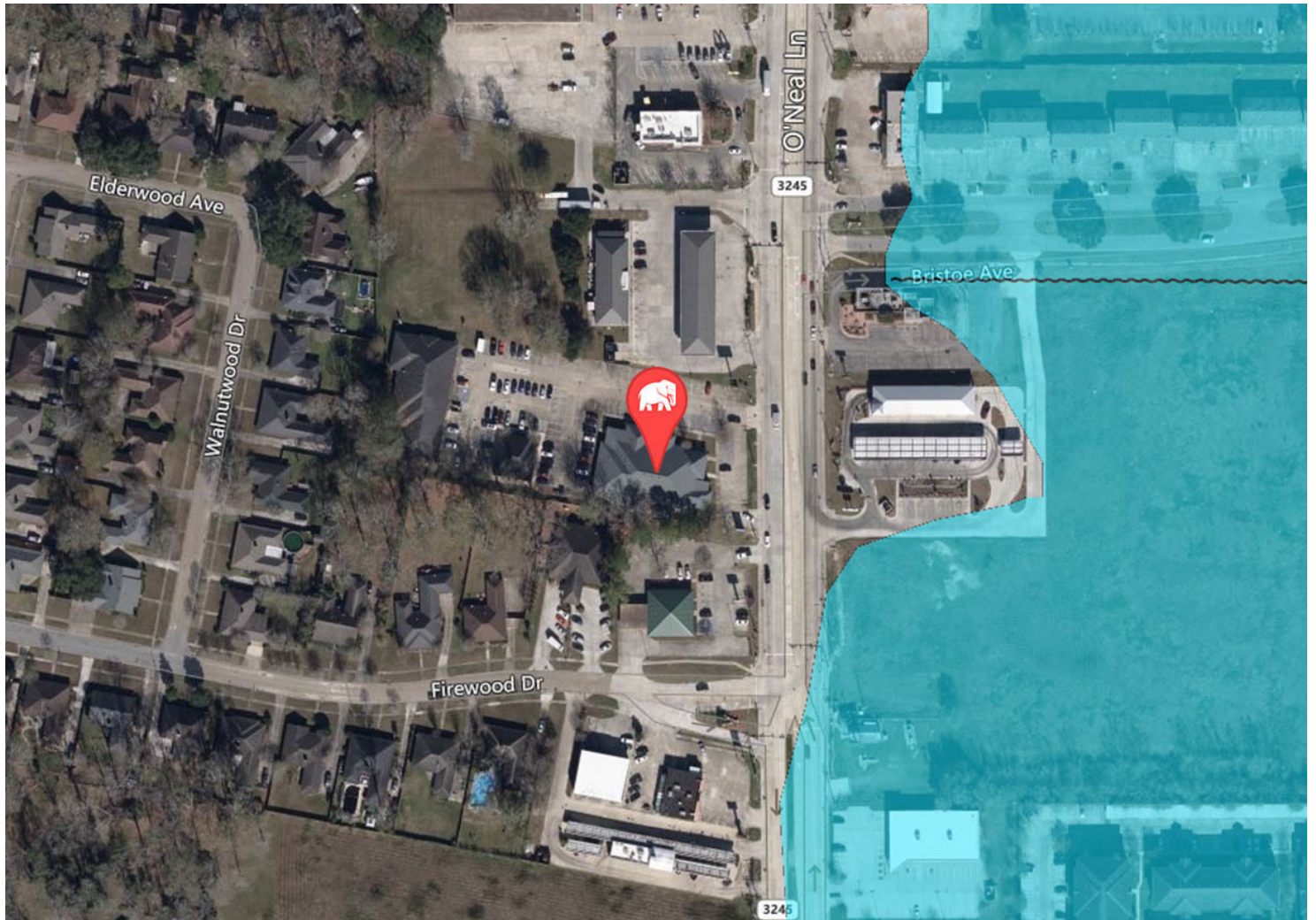
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

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BROKER BIOS



GEORGE BONVILLAIN, JR, JD

PARTNER - OFFICE SALES & LEASING

gbonvillain@elifinrealty.com

Direct: 504.270.1354

Cell: 337.302.0091

PROFESSIONAL BACKGROUND

George Bonvillain is a Louisiana native and proud LSU graduate. Prior to joining Elifin, he spent one and a half years with a global sports agency in Manhattan where he negotiated marketing and endorsement deals for professional athletes. Before moving to New York, George earned his law degree from the Paul M. Hebert Law Center at LSU.

George is a skilled negotiator and represents clients with tenacity and a strong attention to detail. He excels at anticipating client needs and delivering applicable solutions.

He works with sellers and landlords to actively market their properties as well as with tenants and investors to service their real estate needs.

EDUCATION

J.D. - LSU Paul M. Hebert Law Center

B.S. - Louisiana State University

MEMBERSHIPS

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) Member (2018-Present)

LSU Museum of Art Board of Directors (2019-Present)

Crohn's and Colitis Foundation Board of Directors (2019-Present)

Baton Rouge Area Chamber - Quality of Place Committee Member (2019-Present)

Sigma Phi Epsilon Fraternity - Alumni Board Member (2018-Present)

Louisiana State University Museum of Art - Board of Directors (2019-Present)

Wex S. Malone American Inn of Court Member (2016-Present)

Vinson-Elkins Trial Advocacy Program (Outstanding Performance Award)

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