



PROFESSIONAL OFFICE SUITE ON SIEGEN NEAR HIGHLAND

10245 SIEGEN LANE BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: **NEGOTIABLE**

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

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OFFERING SUMMARY



PROPERTY INFORMATION

- Office suite with high-end finishes soon to be available for lease on Siegen Lane.
- Suite B is ±1,200 SF and located in a quiet office park near the intersection of Highland Road / Burbank Dr.
- Available February 16, 2020.

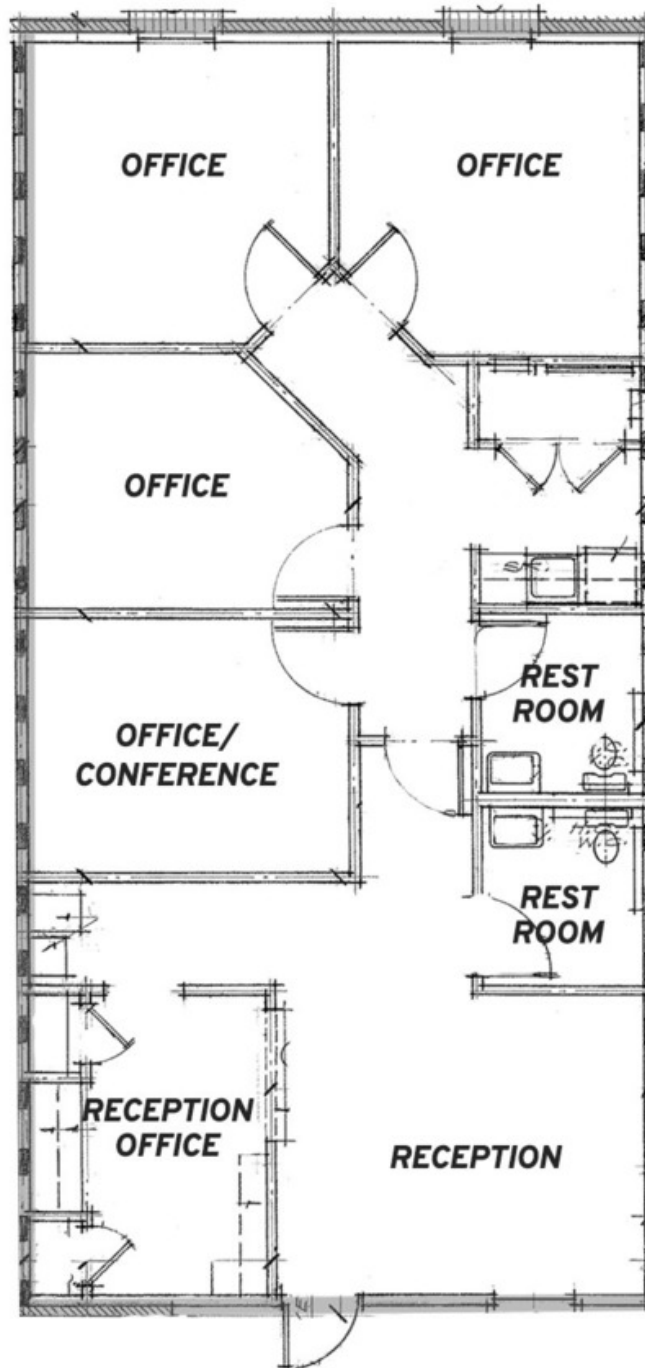
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FLOOR PLAN

10245 SIEGEN LN - SUITE B 1,200 SF

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AERIAL / EXTERIOR

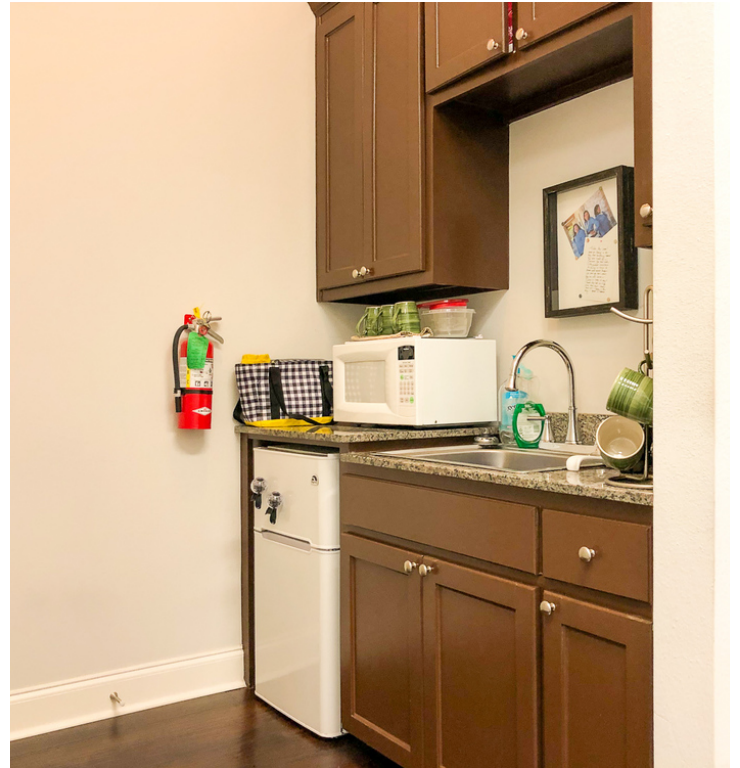
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INTERIOR PHOTOS

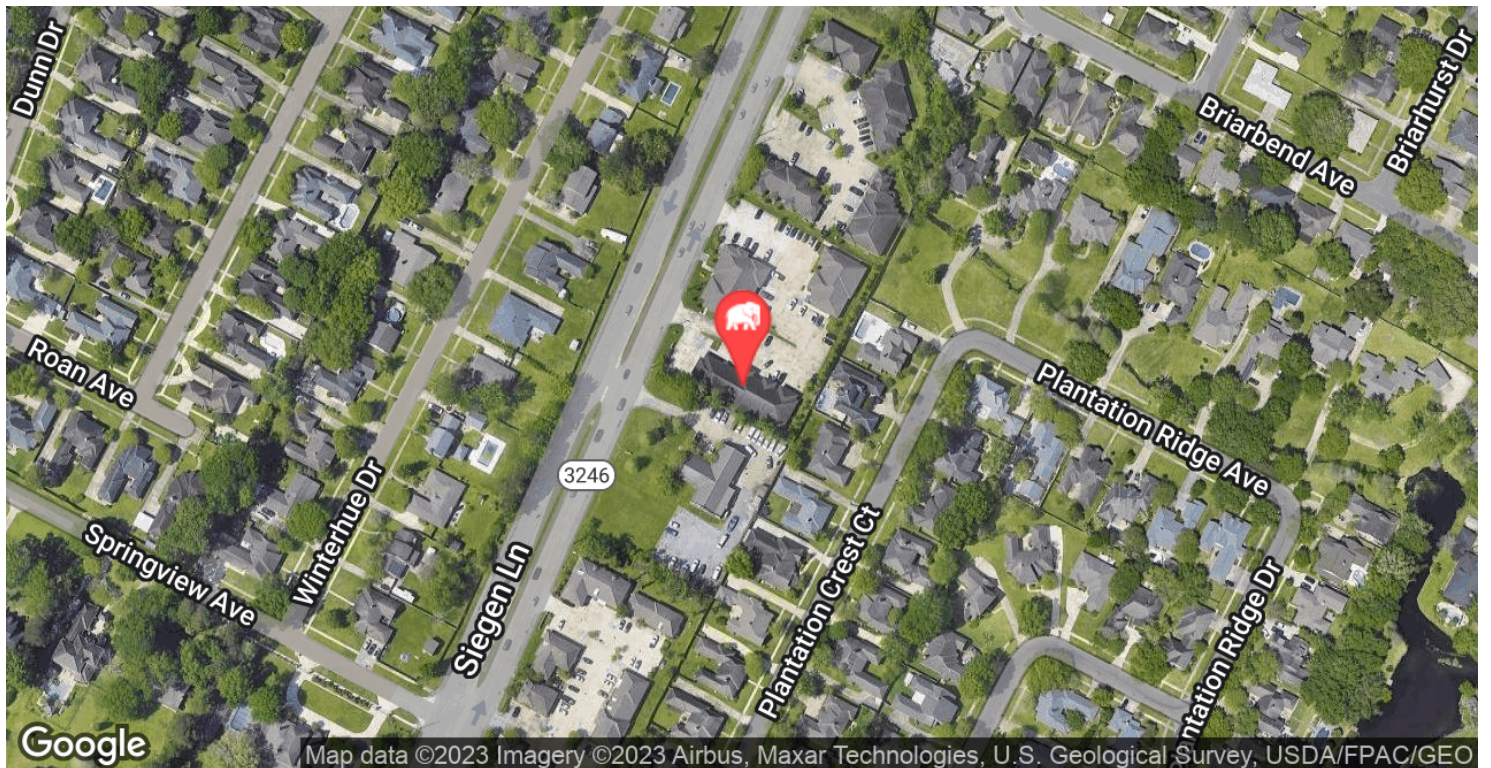
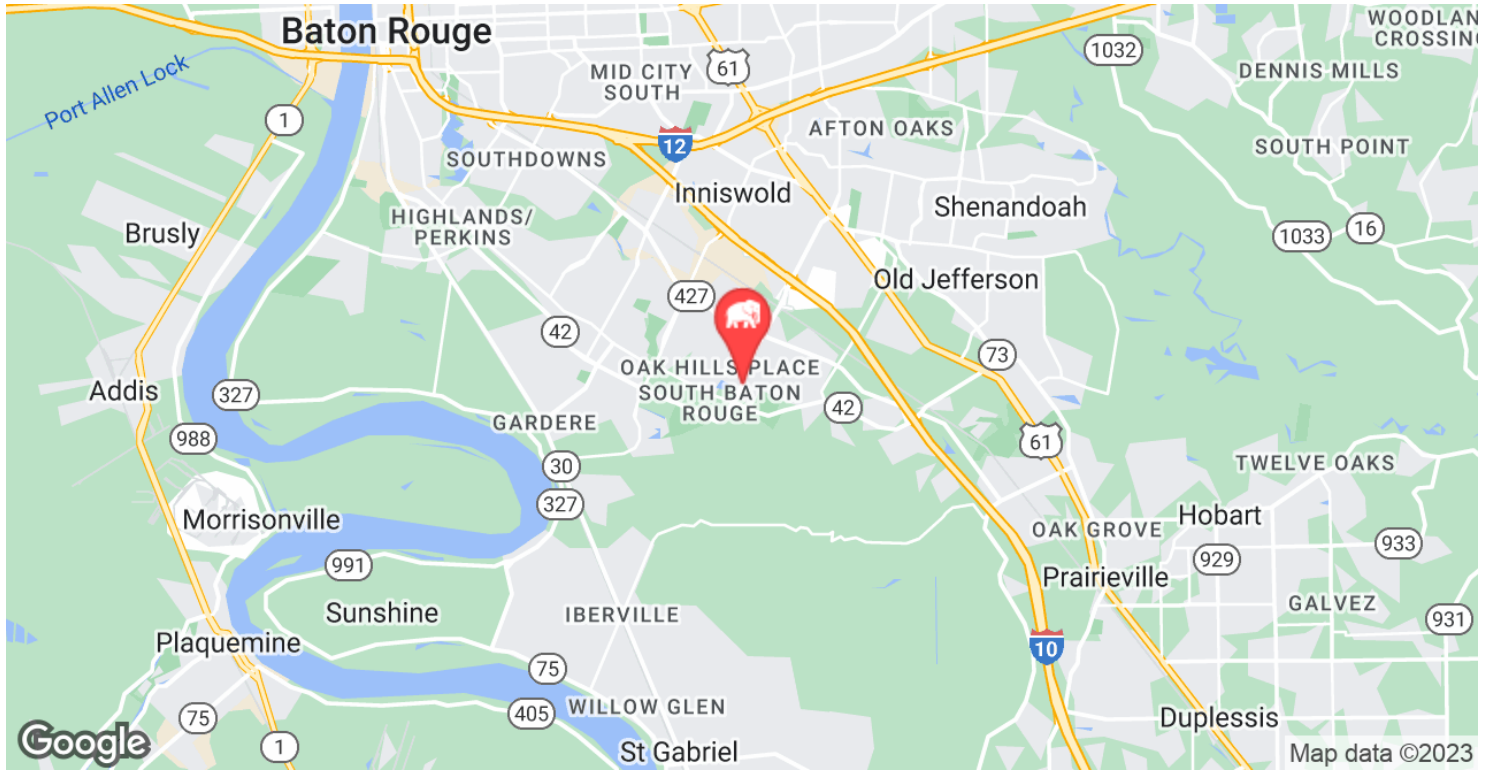
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LOCATION MAPS



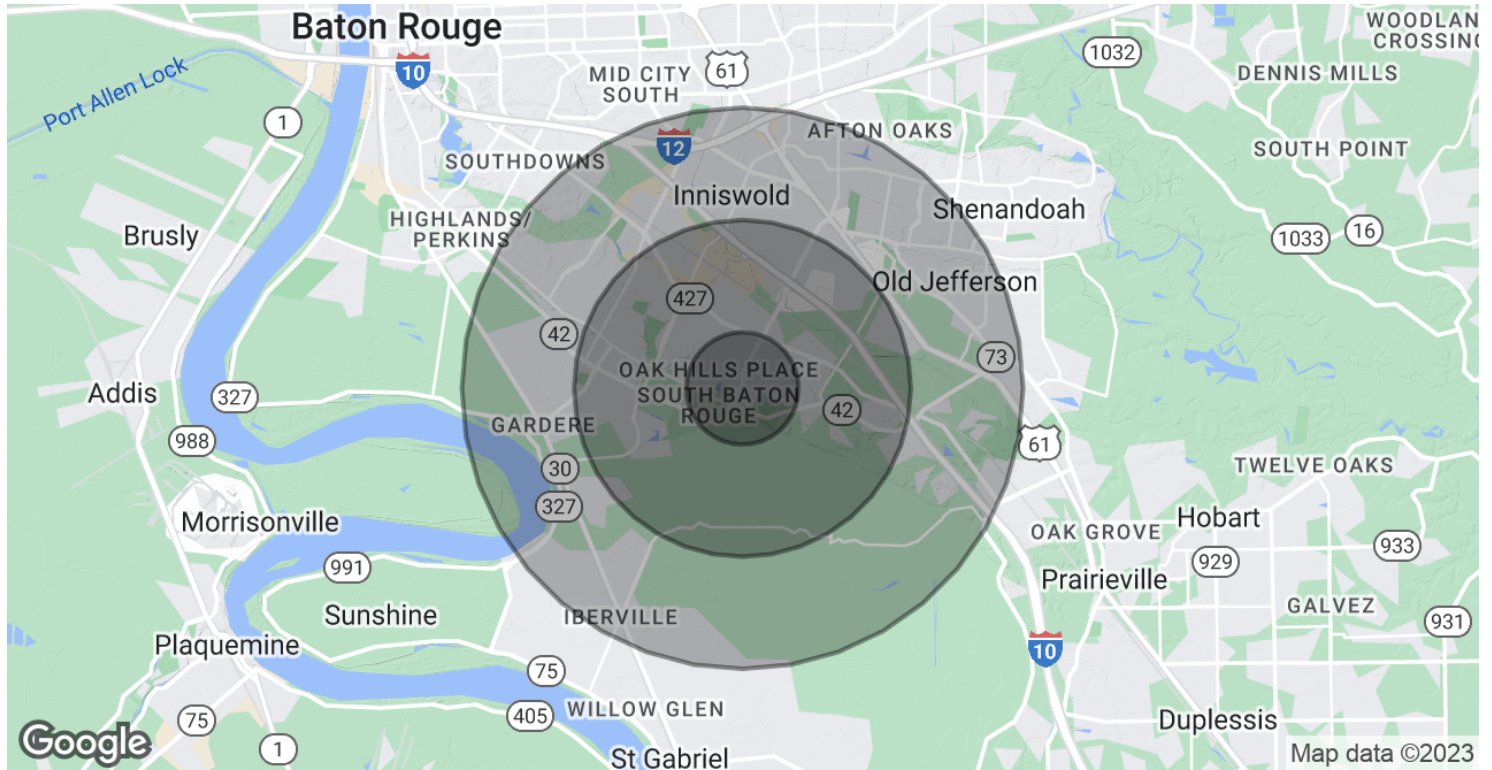
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,400	39,188	100,605
Average age	40.5	36.6	36.4
Average age (Male)	39.5	34.2	34.2
Average age (Female)	41.0	38.6	38.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,554	15,607	41,291
# of persons per HH	2.5	2.5	2.4
Average HH income	\$110,695	\$98,917	\$89,700
Average house value	\$272,490	\$304,406	\$303,359

* Demographic data derived from 2020 ACS - US Census

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