



OFFICE SUITES FOR LEASE IN ESSEN LN MEDICAL CORRIDOR

5330 DIJON DRIVE BATON ROUGE, LA 70808



OFFERED: FOR LEASE

LEASE RATE: \$13.25 - \$15.00 SF/YR (\$3,063 - \$3,467.50/MO)

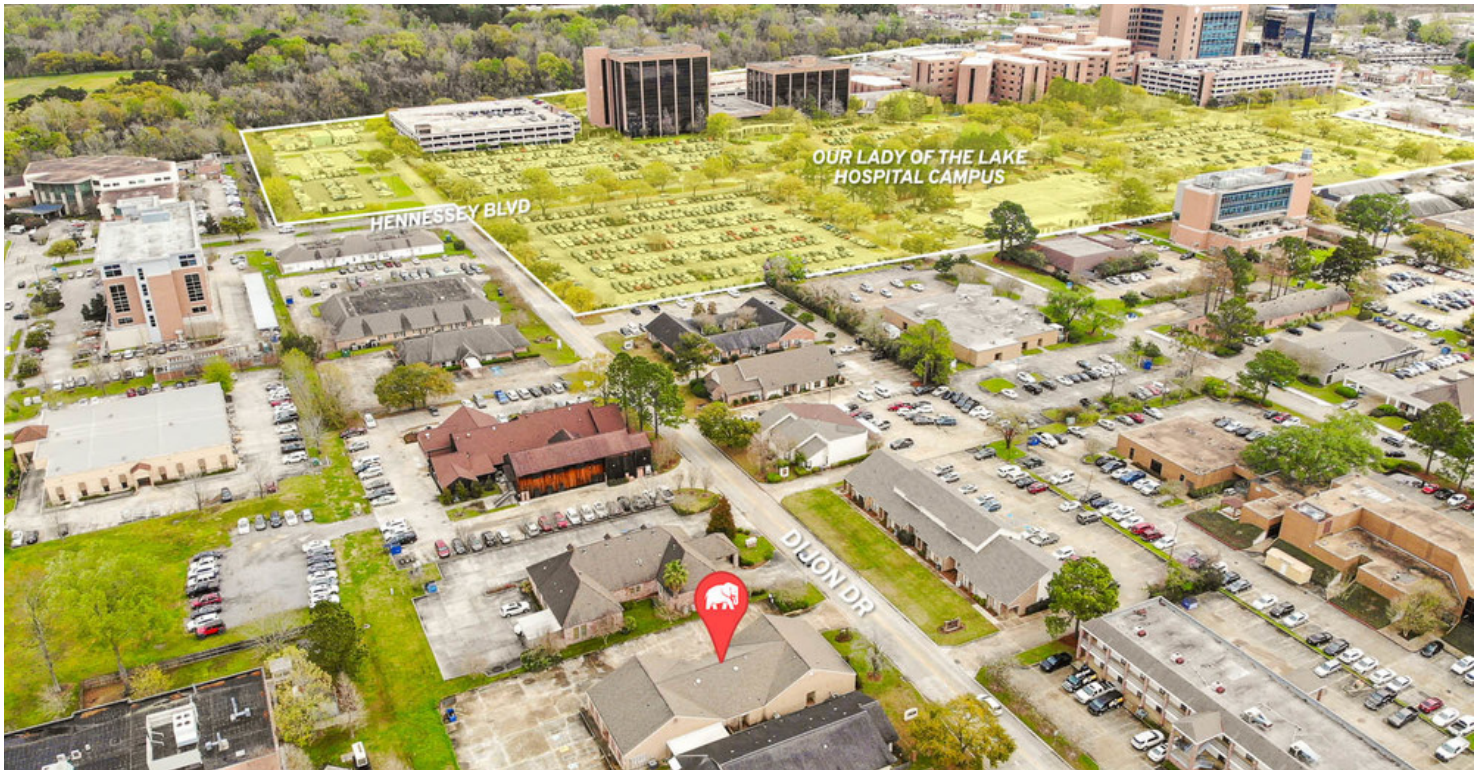
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800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

- Two suites are now for lease in this medical office building located between Our Lady of The Lake Hospital and Perkins Road in the dense medical corridor along Essen Lane. The two suites can also be combined for a user requiring more space.
- The building is just a short drive (1 mile) from I-10, and surrounded by doctor's offices and medical clinics
- The property features a large parking lot and easy access in the front, side, and rear for clients and patients. Recent renovations include new carpet, new paint, and interior updates.

LOCATION SUMMARY

- The medical corridor between Essen Lane and Perkins Road is dominated by Our Lady of The Lake Hospital and a wide range of medical clinics, doctor's offices, and other medical system operations. Pennington Biomedical Research Center is just 0.5 miles down Perkins Road and the entire area is sprinkled with other businesses and retailers.
- Across Essen Lane, but still in the Baton Rouge Health District, is the brand new OLOL Children's Hospital, Baton Rouge General Hospital, and another large grouping of medical offices.

AVAILABLE SUITES FOR LEASE

- Suite A (Front of building) - 2,774 SF
- Suite B (Rear of building) - 2,774 SF
- Entire Building - 5,548 SF

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BATON ROUGE HEALTH DISTRICT

BATON ROUGE HEALTH DISTRICT

The Health District core is located in South Baton Rouge to the south of Interstate 10 and centered around three large healthcare anchors: Baton Rouge General, Our Lady of the Lake, and Pennington Biomedical Research Center.

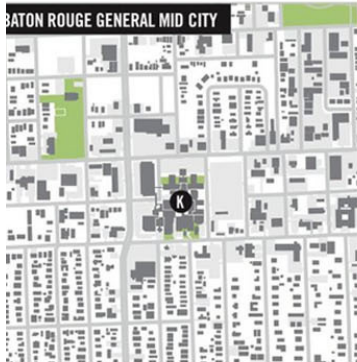
CORE DISTRICT

(from west to east):

- | | |
|---|---|
| A. Pennington Biomedical Research Center (PBRC) | G. OLOL Children's Hospital (planned) |
| B. Baton Rouge Clinic | H. Baton Rouge General Regional Medical Center, Bluebonnet Campus |
| C. LSU Medical Education and Innovation Center | I. Ochsner Medical Center - Summa/Bluebonnet |
| D. Our Lady of the Lake (LOL) College | J. BlueCross BlueShield of Louisiana |
| E. Our Lady of the Lake Regional Medical Center (LOL RMC) | |
| F. Mary Bird Perkins Cancer Center | |

Additionally, several significant Baton Rouge healthcare institutions are participating in collaborative programs for the Health District:

- | |
|--|
| K. Baton Rouge General, Mid City |
| L. Woman's Hospital |
| M. Ochsner Medical Center — Baton Rouge |
| N. LSU Health Baton Rouge — North Clinic |



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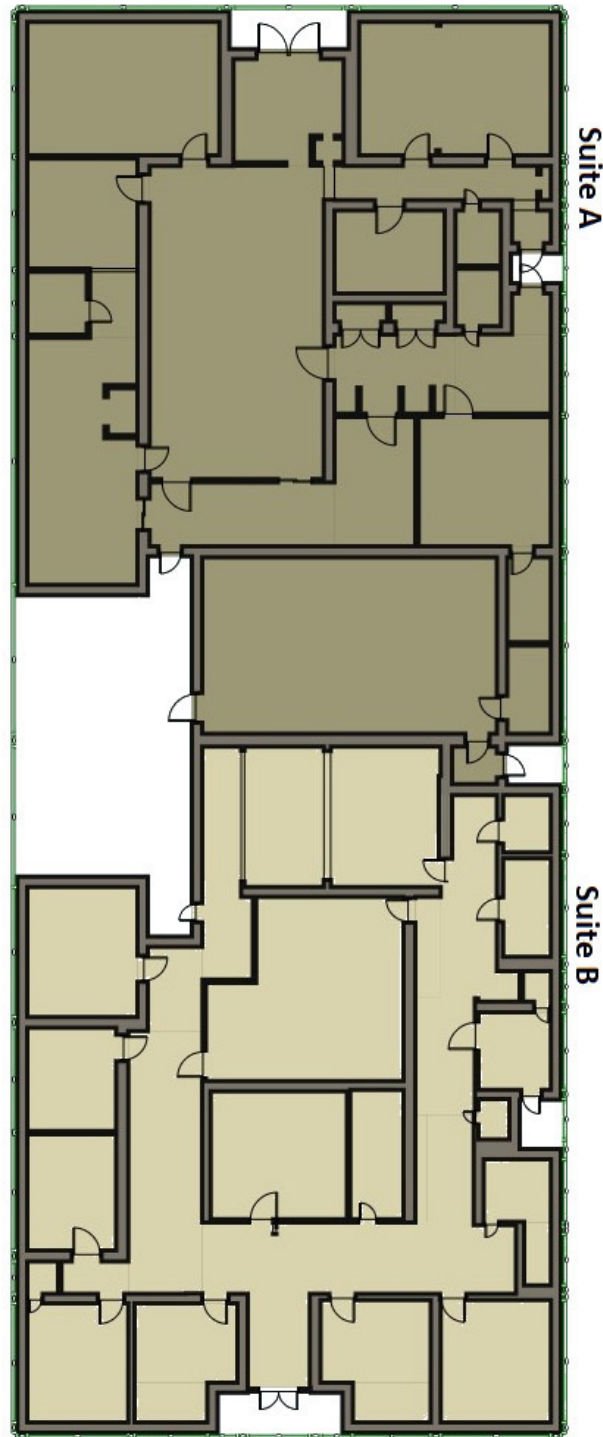
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FLOORPLAN

Dijon Rd



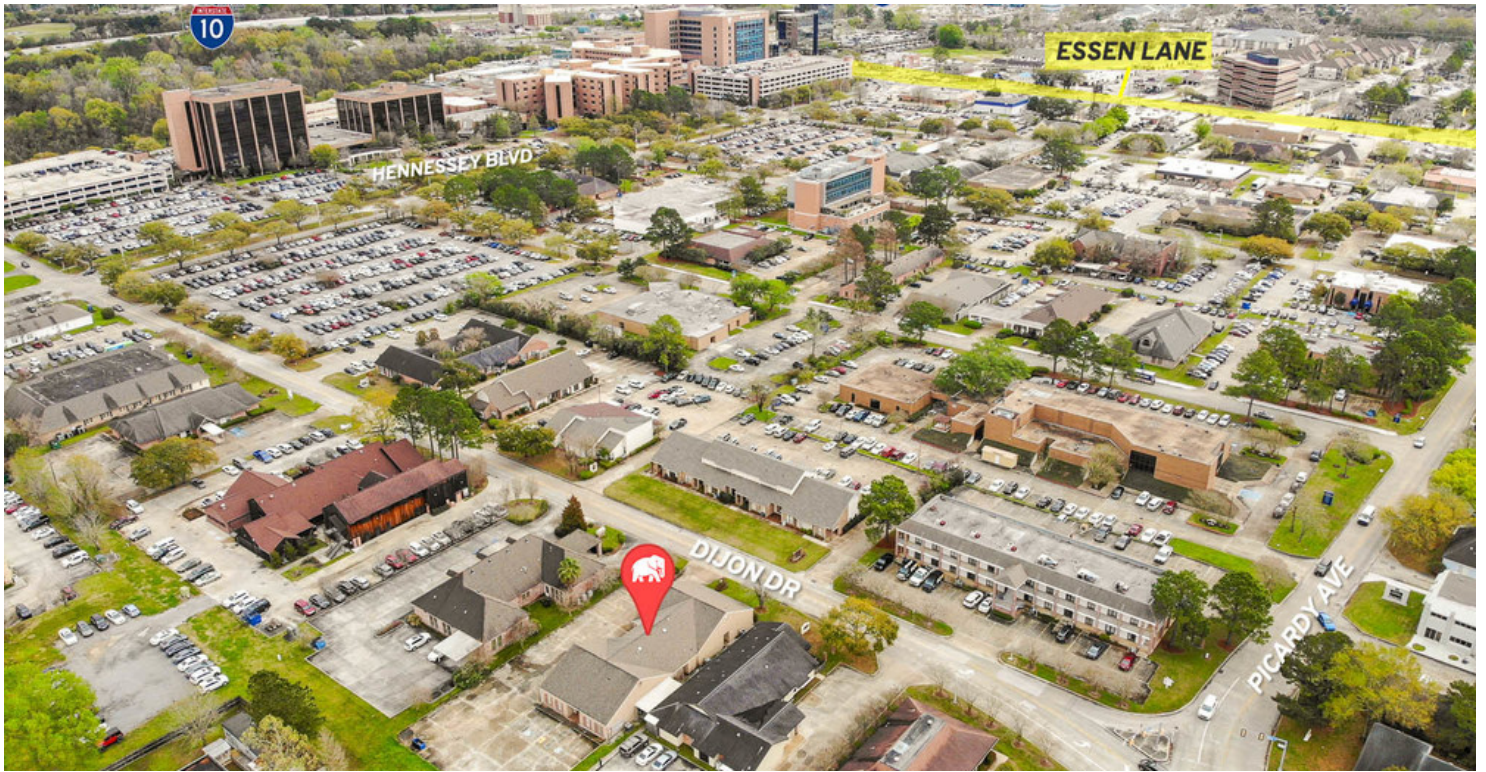
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AERIAL PHOTOS



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INTERIOR PHOTOS - SUITE A

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INTERIOR PHOTOS - SUITE B

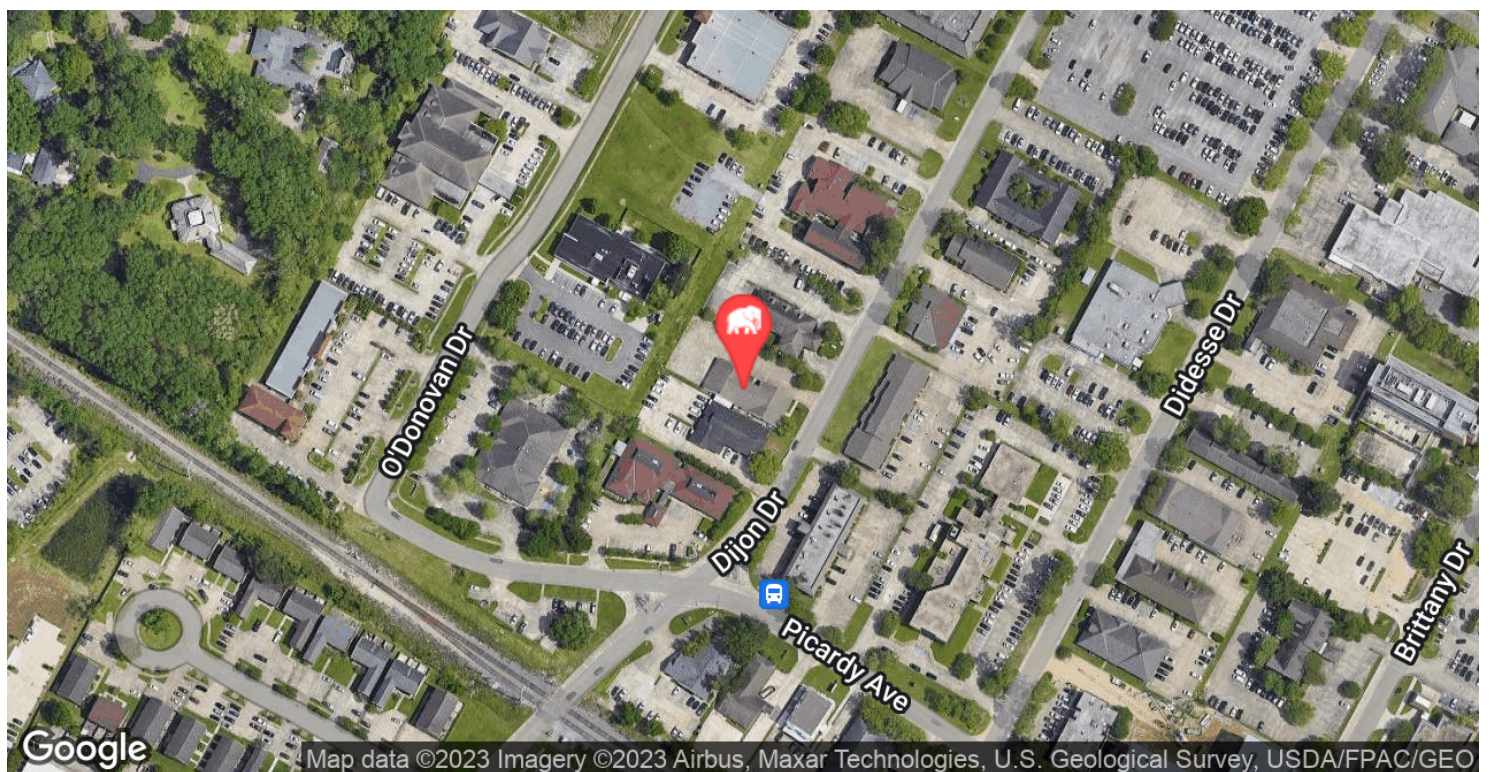
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	5330 Dijon Drive
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-Market	Essen / Bluebonnet
Side Of The Street	West
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	LA-427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Office / Medical
Property Subtype	Office Building
Zoning	C2
Lot Size	0.49 Acres
APN #	3005240
Lot Frontage	100 ft
Lot Depth	215.28 ft

BUILDING INFORMATION

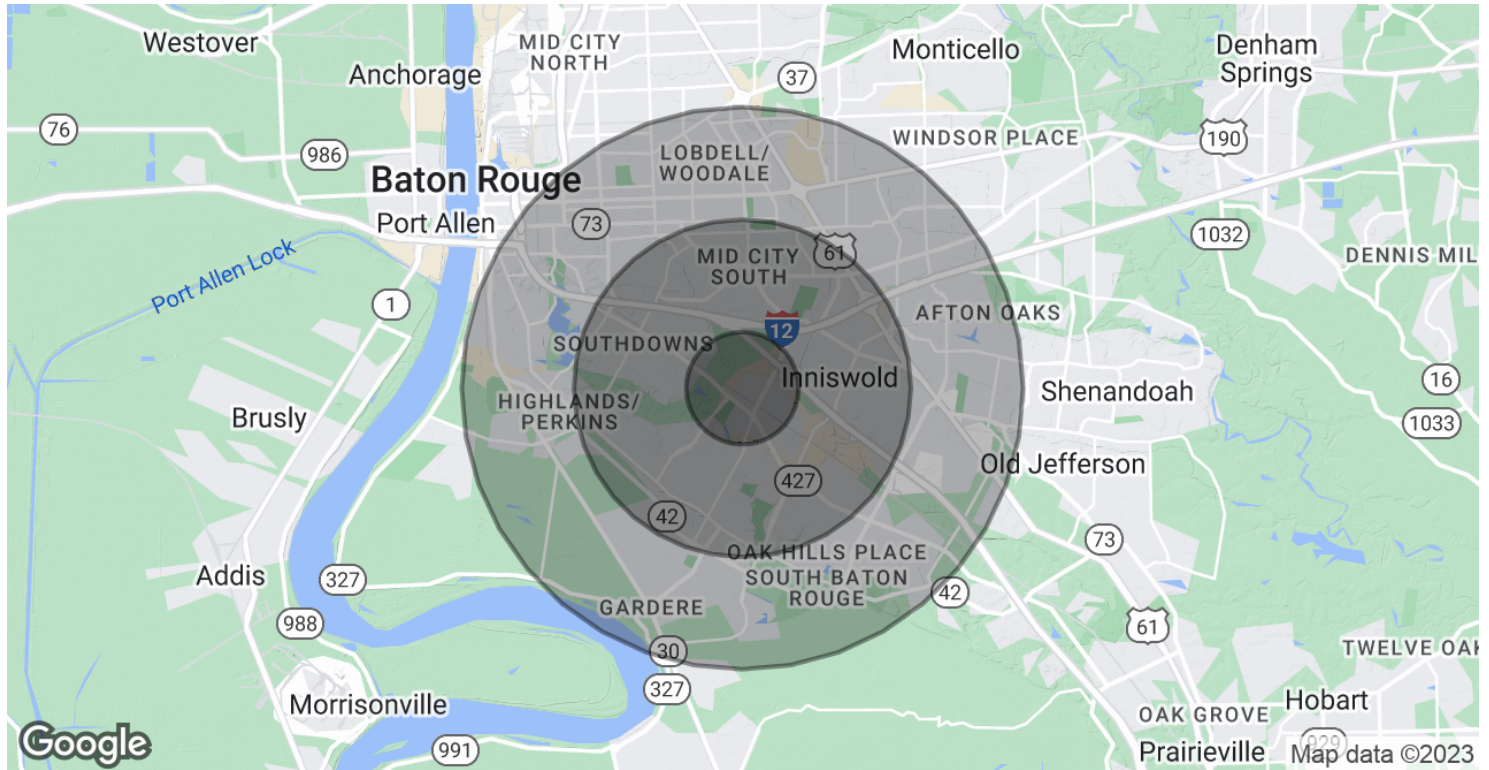
Building Size	5,548 SF
Tenancy	Multiple
Year Last Renovated	2019
Parking Type	Surface

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,932	60,560	182,689
Average age	36.6	38.4	34.6
Average age (Male)	32.5	34.9	32.5
Average age (Female)	39.8	41.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,709	26,820	75,224
# of persons per HH	2.2	2.3	2.4
Average HH income	\$95,112	\$89,275	\$74,466
Average house value	\$352,767	\$312,986	\$274,751

* Demographic data derived from 2020 ACS - US Census

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