



PROFESSIONAL OFFICE SPACE FOR LEASE ON BLUEBONNET BLVD

5141 BLUEBONNET BLVD BATON ROUGE, LA 70809



OFFERED: FOR LEASE

LEASE RATE: \$20.00 SF/YR (\$3,875/MO)

FULLY LEASED

- 0.5 Miles from I-10
- Located in the Bluebonnet Corridor
- 4-5 Offices, Conference room, Reception, Waiting area & Break area
- Modified Gross lease with 2% annual increases

CONTACT:

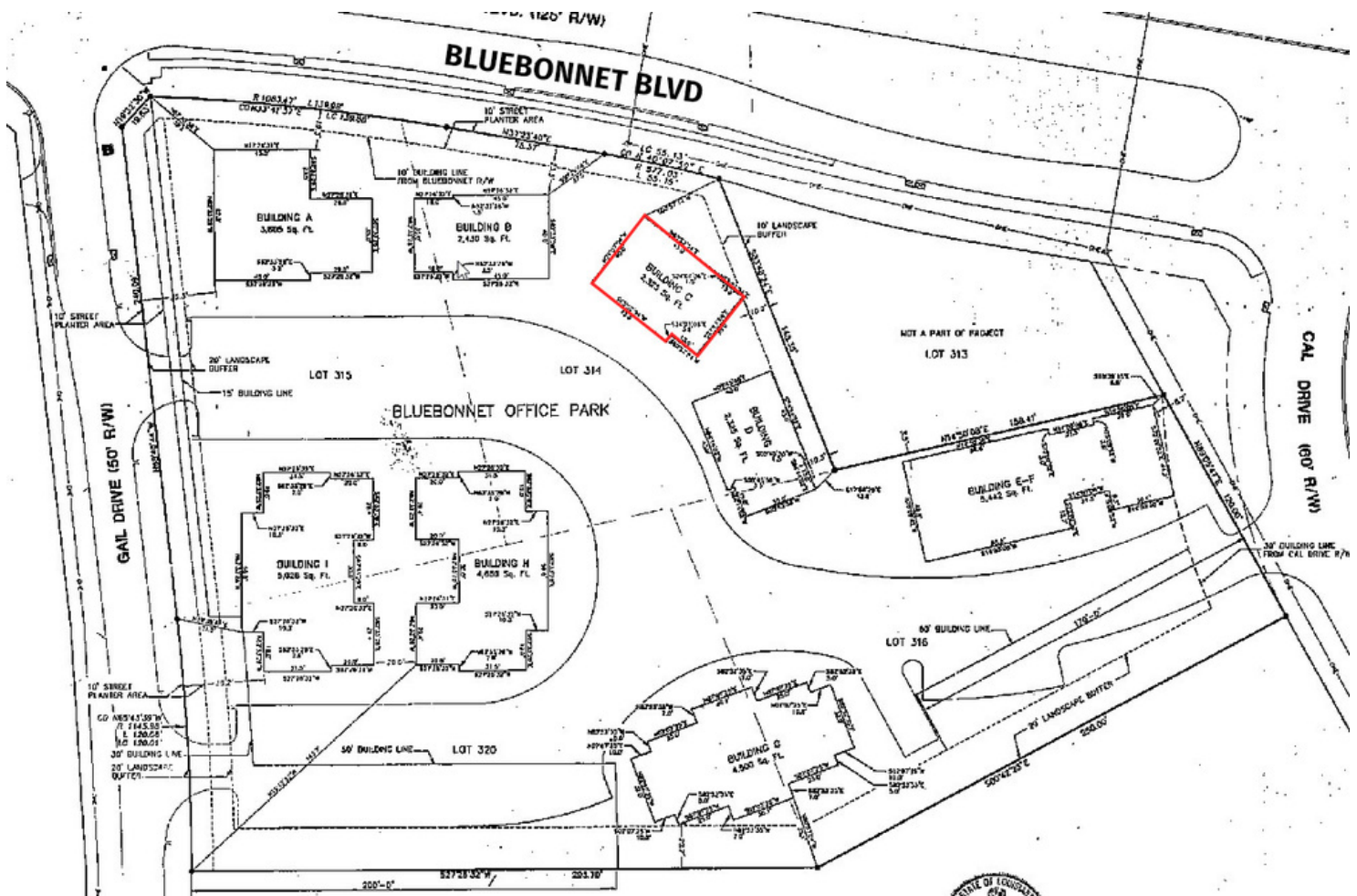
JACOB LOVELAND
225.460.0877

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

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

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SITE PLANS



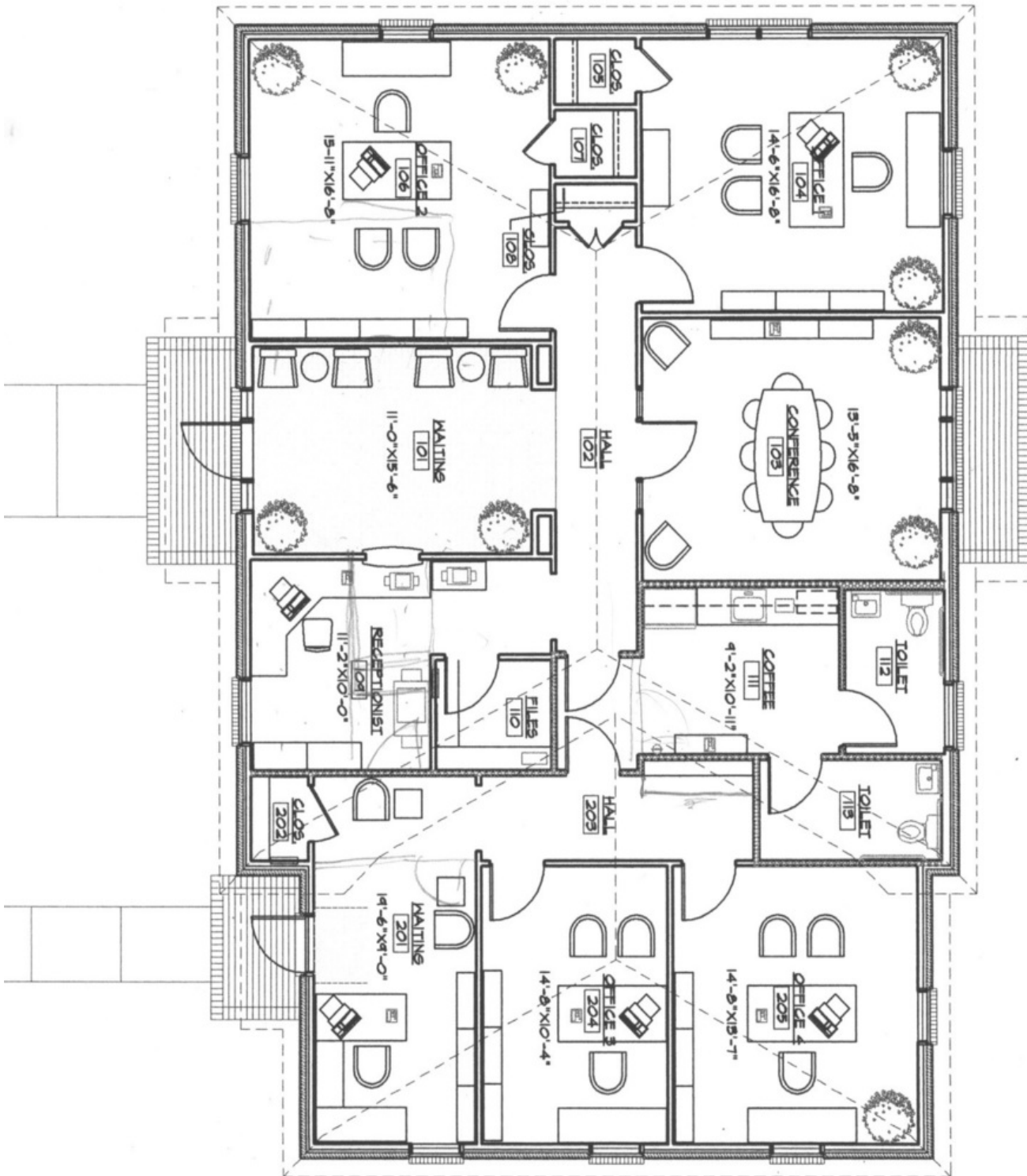
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FLOOR PLAN



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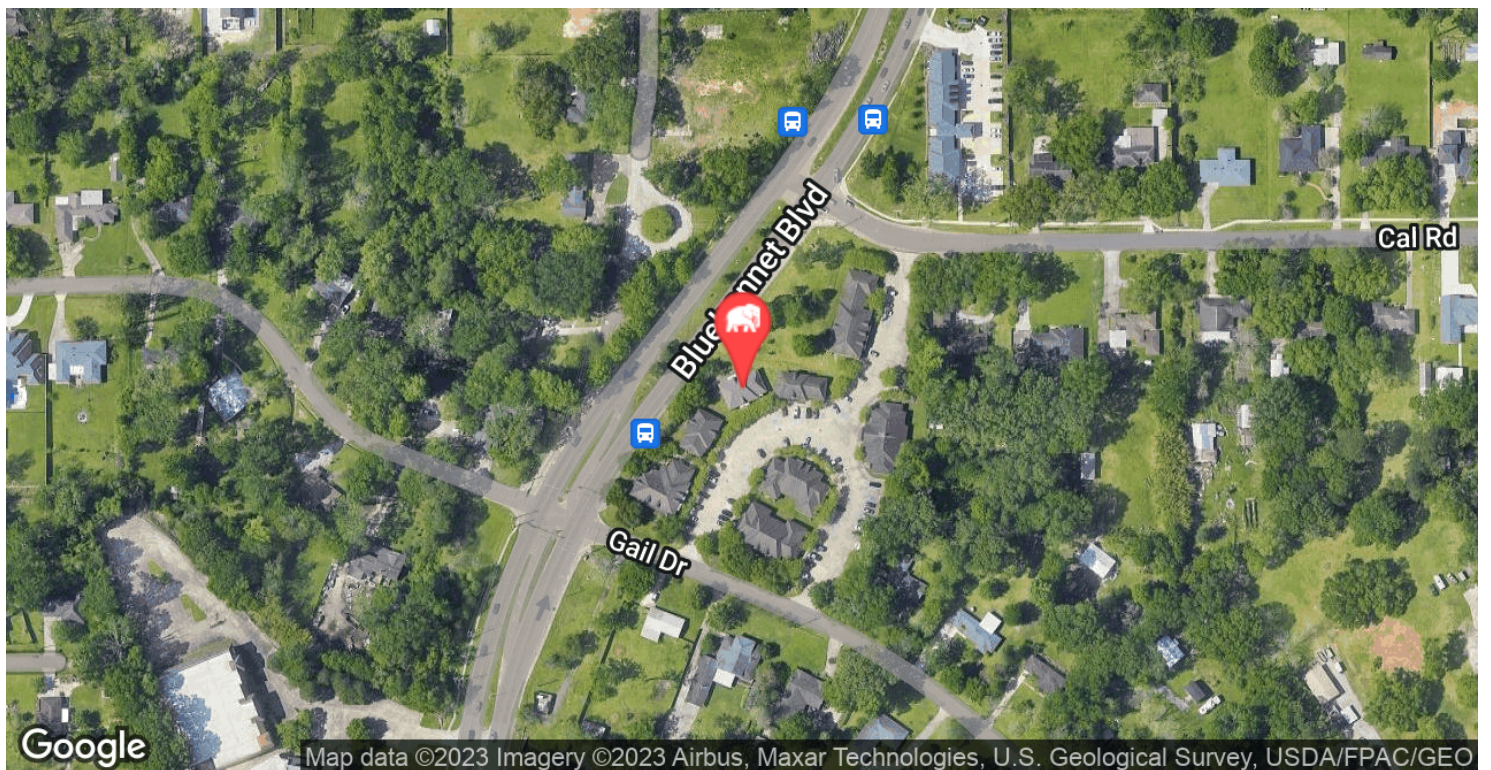
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LOCATION MAP



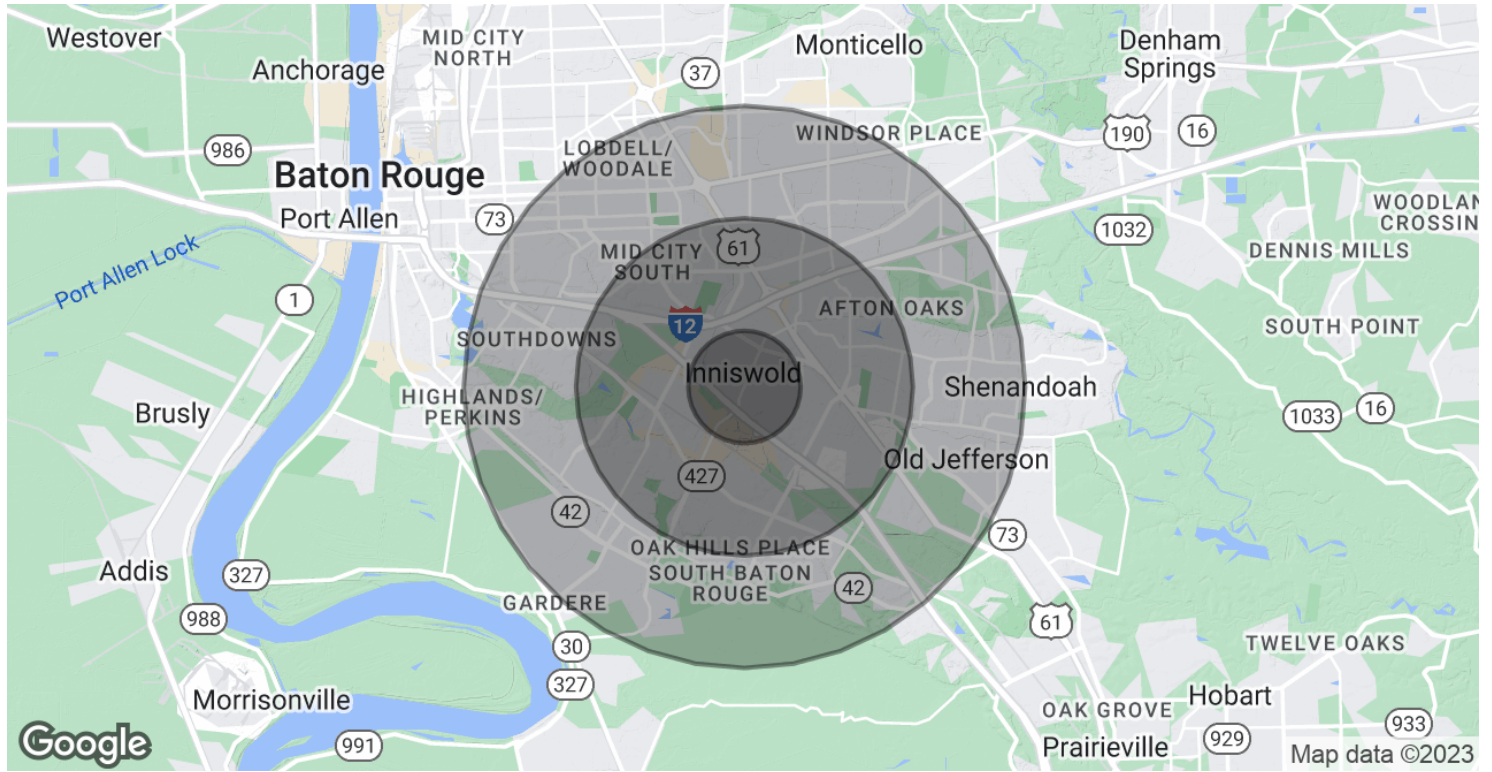
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,230	65,219	172,565
Average Age	36.1	38.0	36.5
Average Age (Male)	33.9	34.7	34.1
Average Age (Female)	38.0	40.5	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,172	28,977	72,805
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$73,313	\$79,741	\$78,581
Average House Value	\$225,176	\$263,709	\$264,631

* Demographic data derived from 2020 ACS - US Census

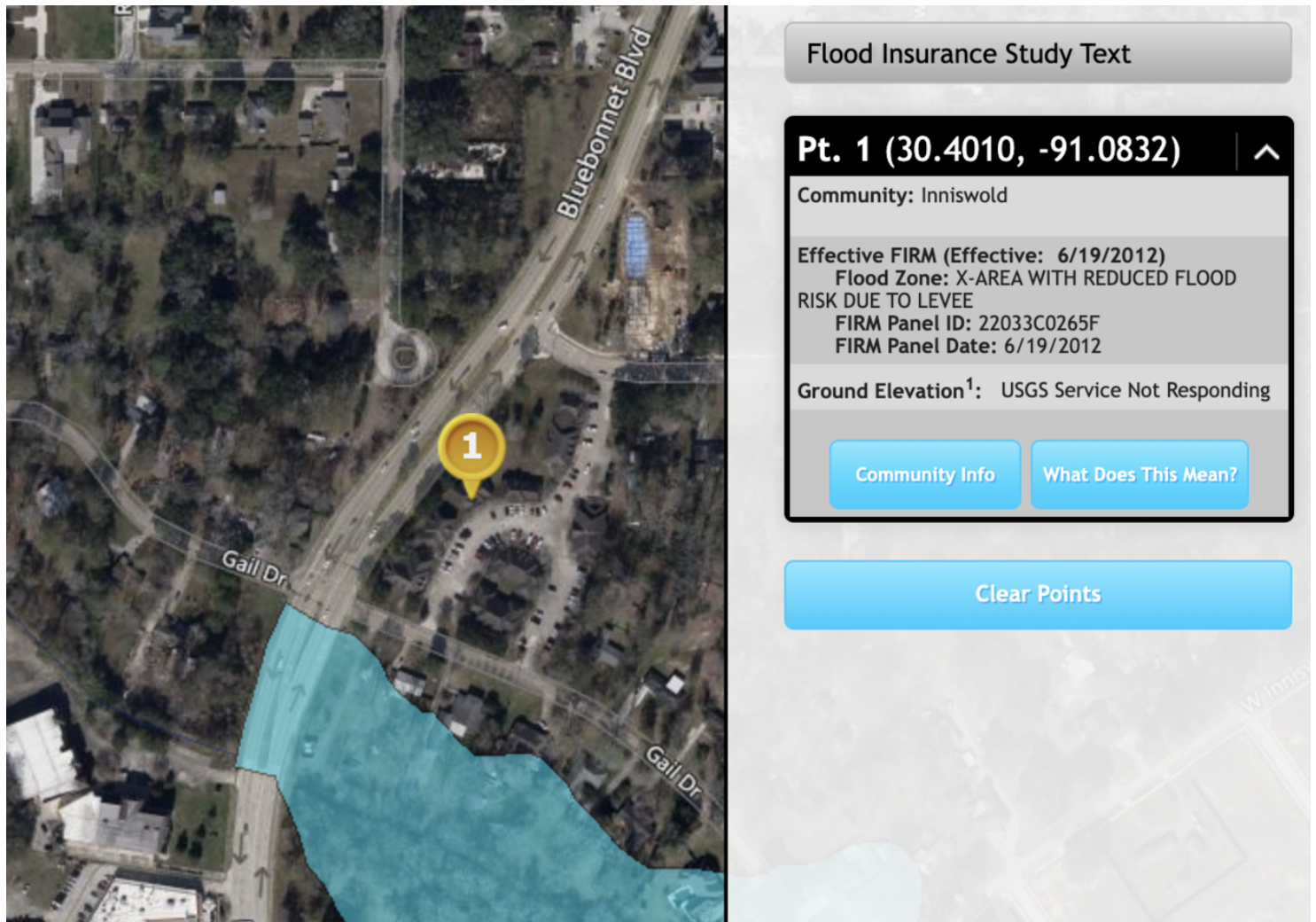
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FLOOD ZONE MAP



Source: maps.lsuagcenter.com/floodmaps

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