



PROPERTY ONE

FOR LEASE

# 8414 BLUEBONNET BLVD SUITE 200

Baton Rouge, LA 70810

*Presented by:*

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8414 BLUEBONNET BLVD. SUITE 100

Baton Rouge, LA 70810



OFFERING SUMMARY

Suite 200:	1,400 SF
Lease Rate:	\$12.00 PSF
Monthly Rate:	\$1,400/month
Lease Type:	Modified Gross (Taxes, Ins, Water, Mtce)

PROPERTY OVERVIEW

Located on Bluebonnet Boulevard just south of Perkins Road, this building is well located, highly visible and easily accessible. The property is surrounded by plenty of dining opportunities and other amenities.

Suite 200 is located on the second floor and consists of approximately 1,400 square feet. The space has 2 private offices, 2 huddle rooms, an open lobby/reception area, and conference room that overlooks the lake at the rear of the property. Additionally, this unit shares a kitchenette with the other 2nd floor suite. The owner recently updated this unit with new floors and paint. Additionally, the rear offices have a nice view of the lake behind the property.

PROPERTY HIGHLIGHTS

- Great location in South Baton Rouge
- Easily accessible from Perkins, I-10, and Highland Road
- Area businesses include: Rouses, Fresh Market, , Baton Rouge Orthopaedic Clinic & Surgical Specialty Center, Barnes & Noble, Roux 61, Louisiana Lagniappe, LA Fitness, Regymen Fitness, Brew Bacher's

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SUITE 200

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Stairway to 2nd floor



Suite 200 Entrance



Reception



Shared Kitchenette



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SUITE 200

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Private Office 1



Private Office 2



Add text here...



Conference Room



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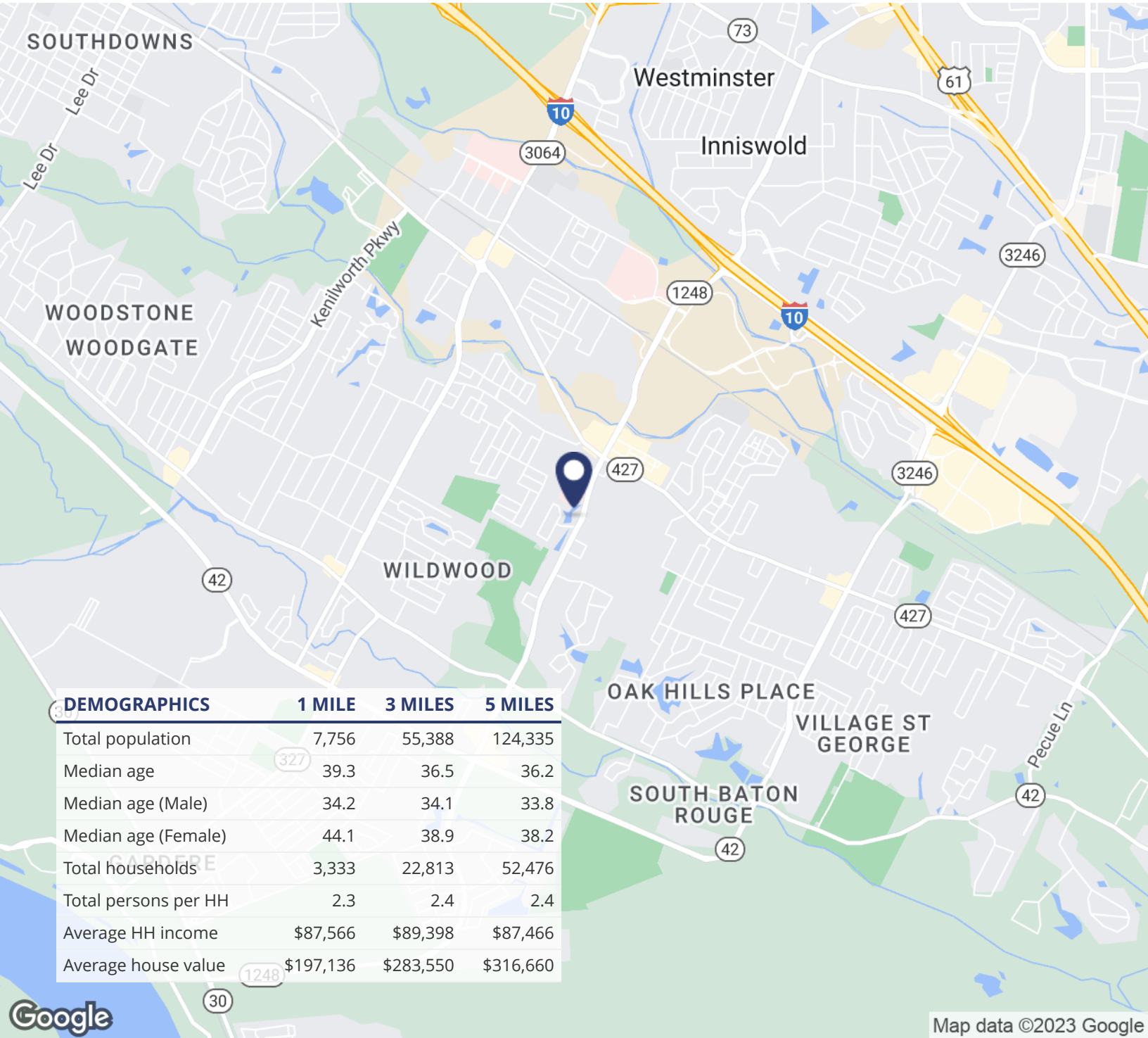
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11/06/2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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