

Bluebonnet Blvd Office For Lease

- CLASS A OFFICE SPACE
- 5,330 SF TOTAL (\$18.50 PSF, NNN)
- SUITE 101: 2,233 SF (\$20.00 PSF, NNN)
- SUITE 102: 3,097 SF(\$20.00 PSF, NNN)
- ZONED C2
- NOT IN FLOOD ZONE

10512 S Glenstone Pl, Baton Rouge, LA 70810

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S. Glenstone Pl Office Space

10512 S Glenstone Pl, Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Highlights

- Class A office space
- Can be combined to create one 5,330 SF office
- Large parking lot with 24 spaces including one handicap space
- Outdoor patio in rear surrounded by BREC Bluebonnet Swamp Park
- Located 0.5 miles from the Bluebonnet Blvd/Highland Rd intersection
- Suite 101 consists of 4 private offices, executive office, service counter for microwave & compact refrigerator with sink, conference room, receptionist/waiting room, bullpen area, supply/IT room, men and women restrooms
- Suite 102 consists of 6 private offices, conference room, copy room, kitchenette/breakroom, reception/waiting area, supply/IT room, men and women restrooms
- Zoned Heavy Commercial (C2)

Offering Summary

Lease Rate:	\$18.50 - \$20.00 PSF
Lease Type:	NNN
Space Available:	2,233-5,330 SF
Building Size:	5,330 SF

Spaces	Lease Rate	Space Size
101	\$20.00 SF/yr	2,233 SF
102	\$20.00 SF/yr	3,097 SF
101 & 102	\$18.50 SF/yr	5,330 SF

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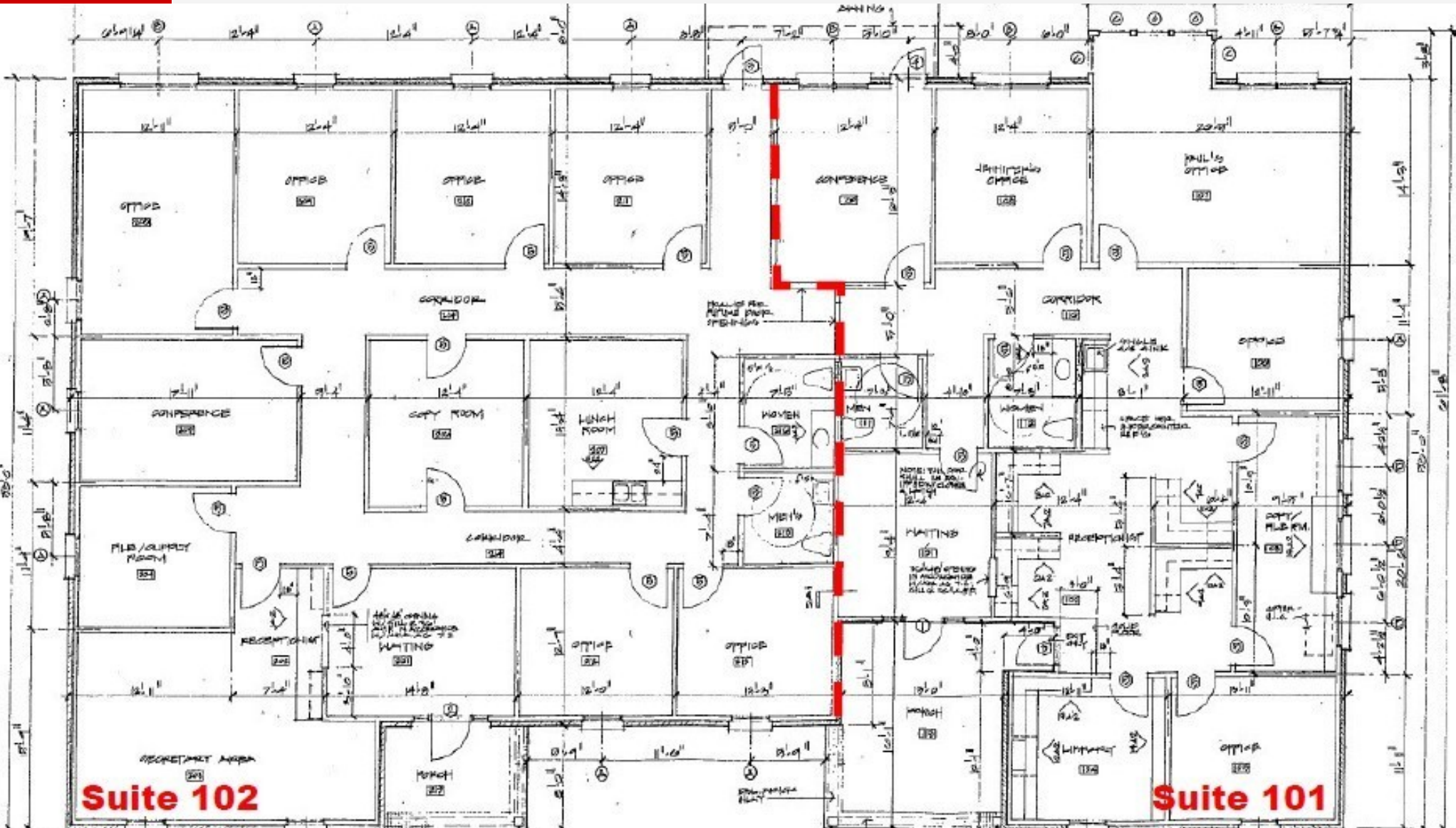
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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LOCATION MAP



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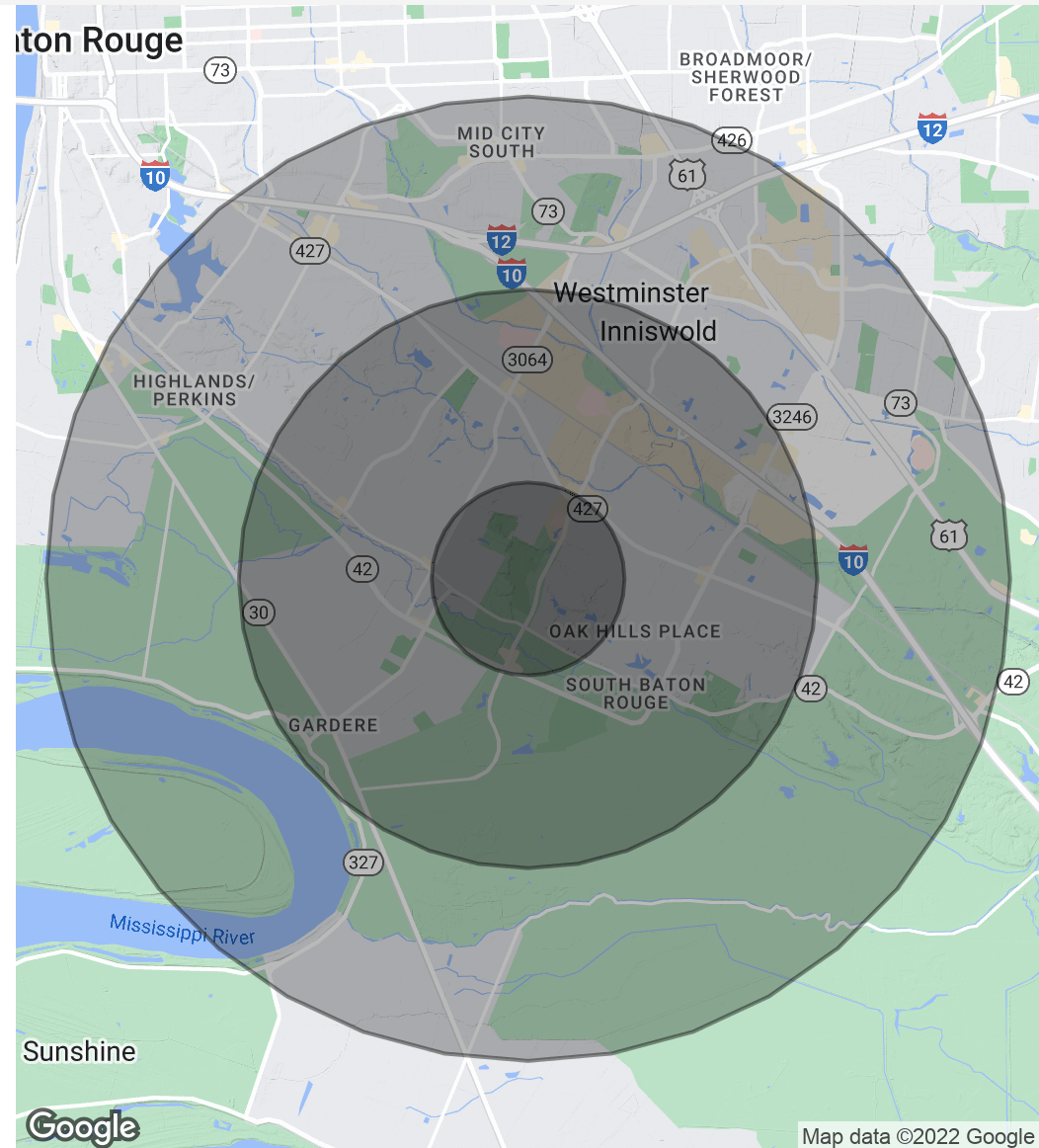
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,070	52,226	112,551
Average Age	35.6	36.1	35.7
Average Age (Male)	31.0	33.8	33.3
Average Age (Female)	40.0	38.5	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,347	21,286	47,058
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$79,346	\$90,045	\$88,672
Average House Value	\$206,902	\$291,886	\$318,682

* Demographic data derived from 2010 US Census



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