



CLASS A, FURNISHED SUITES FOR SUBLEASE IN BON CARRE

7389 FLORIDA BLVD, SUITES 2-4 BATON ROUGE , LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$13 SF/YR (\$1,780/MO)

±1,643 SF

- Furnished, Class A suite available
- Central to major travel routes including Interstates 10 and 12
- Ample parking, on-site dining, 24/7 security
- Full Service lease type

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | May 2024

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

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sublease within Bon Carre Business Center, a premier technology hub along Florida Blvd, is one Class A suite measuring $\pm 1,643$ SF.
- The suite comes furnished and with access to a shared conference room.
- Bon Carre Technology Park is recognized as Baton Rouge's leading technology center, mere minutes from the new Amazon Robotics Fulfillment Center and central to major travel routes including Interstates 10 and 12.
- The center is also near key research facilities like LSU, Southern University, and the IBM Data Center, making it an ideal location for call centers, R&D operations, and tech-based offices.
- The complex features 24/7 on-site security, ample parking, on-site dining.
- Subleasing in Bon Carre presents a unique opportunity to join a thriving business hub for local and national companies in this state-of-the-art facility.

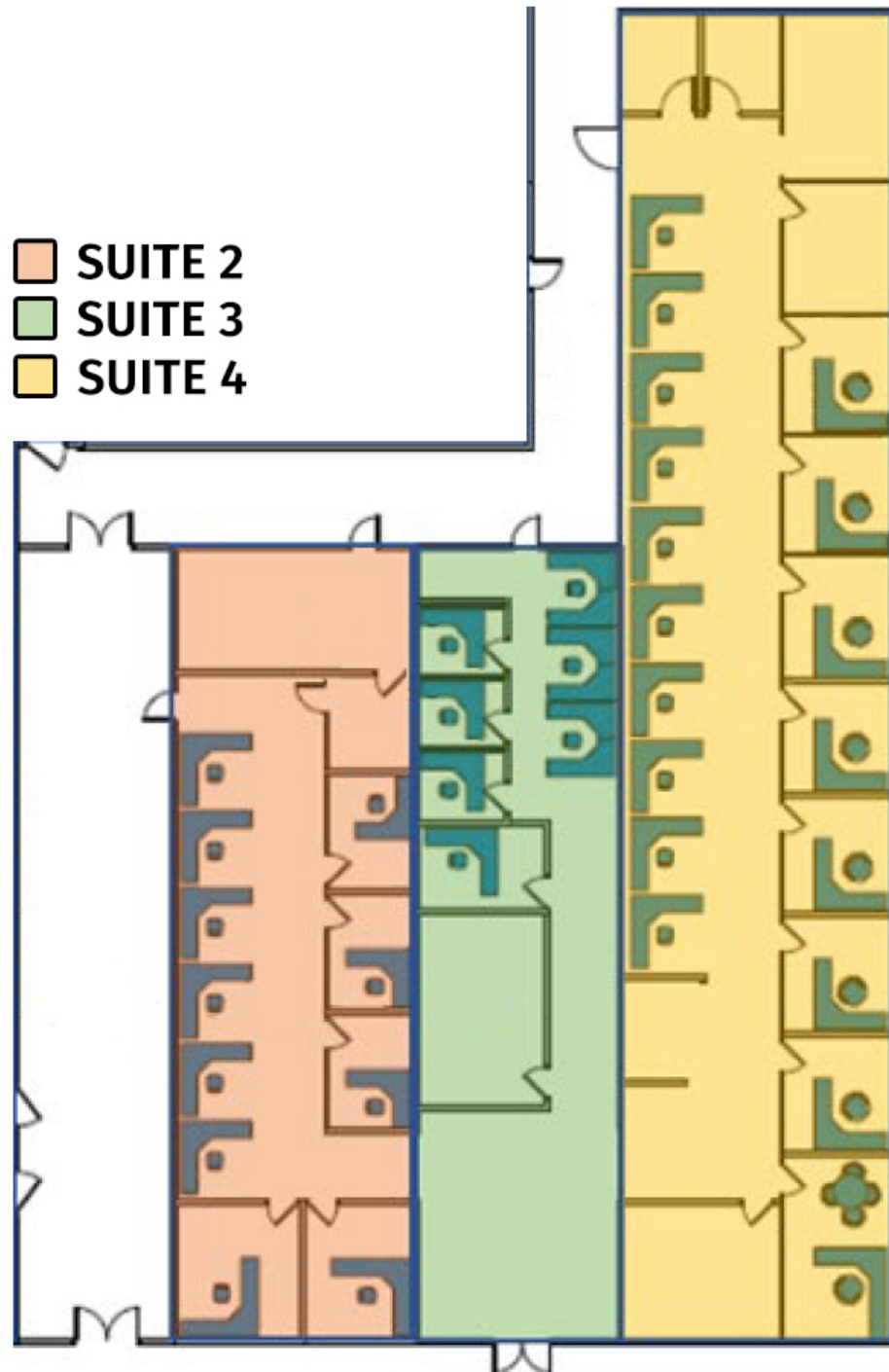
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FLOORPLAN

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

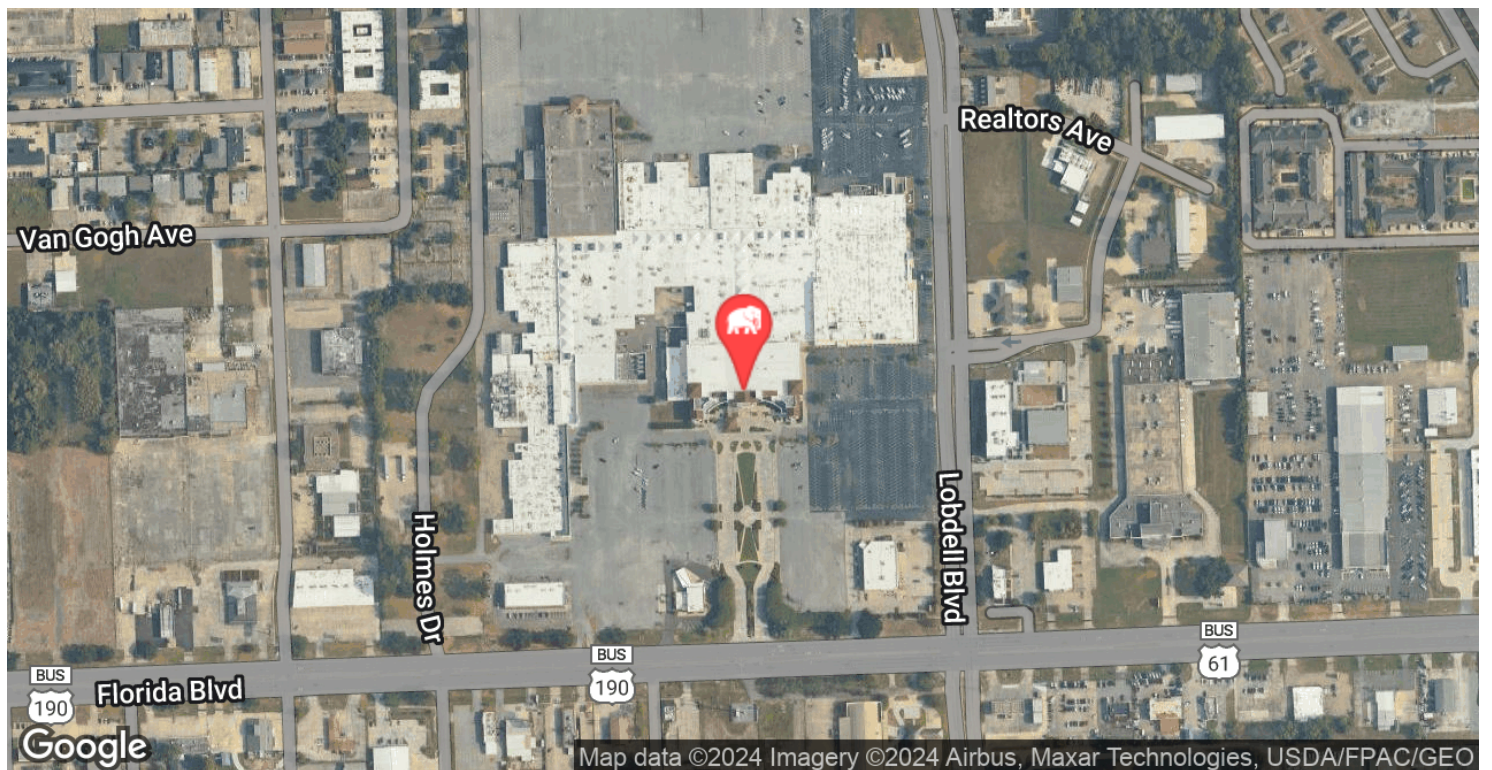
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LOCATION MAP

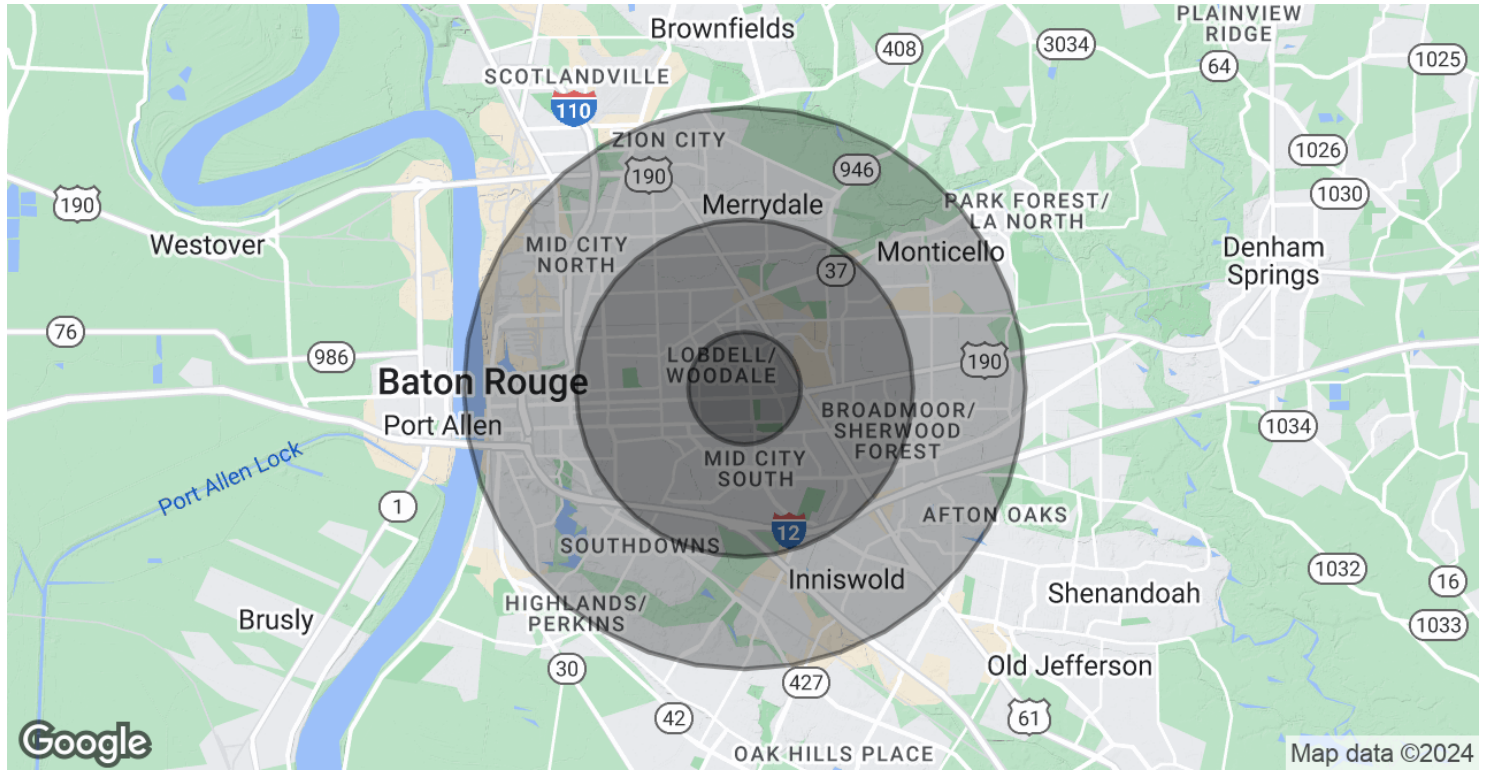
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,116	80,018	208,768
Average Age	36.4	38.7	36.1
Average Age (Male)	34.3	37.2	34.3
Average Age (Female)	40.8	40.2	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,953	39,312	96,625
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$44,222	\$61,711	\$64,042
Average House Value	\$133,298	\$187,030	\$176,519

2020 American Community Survey (ACS)

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