



OFFICE FOR SUBLEASE IN HEALTH DISTRICT

7434 PICARDY AVE BATON ROUGE, LA 70808



OFFERED FOR LEASE

LEASE RATE: \$14.25 SF/YR (\$6,888/MO)

UP TO ±5,000 SF | ±25 PARKING SPACES

- Located in the BR Health District off Essen Lane
- Second level with additional offices & storage
- Features a mix of offices, conference rooms, lobby/reception, restrooms, kitchenette/break area

CONTACT:

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225.659.8654

800.895.9329 | elifinrealty.com | December 2021
640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- This two-story office building is located just off Essen Lane / Perkins Rd in the Medical District near OLOL Hospital.
- The building features ±5,800 SF of available space, ±25 parking spaces, and monument signage opportunities.
- Tenants may sublease 1,000 SF to 5,000 SF as needed.
- The building layout is ideal for many uses including medical, office, or professional services with a mix of offices, conference rooms, lobby/reception, restrooms, kitchenette/break area.

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS - 1ST FLOOR

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INTERIOR PHOTOS - 2ND FLOOR

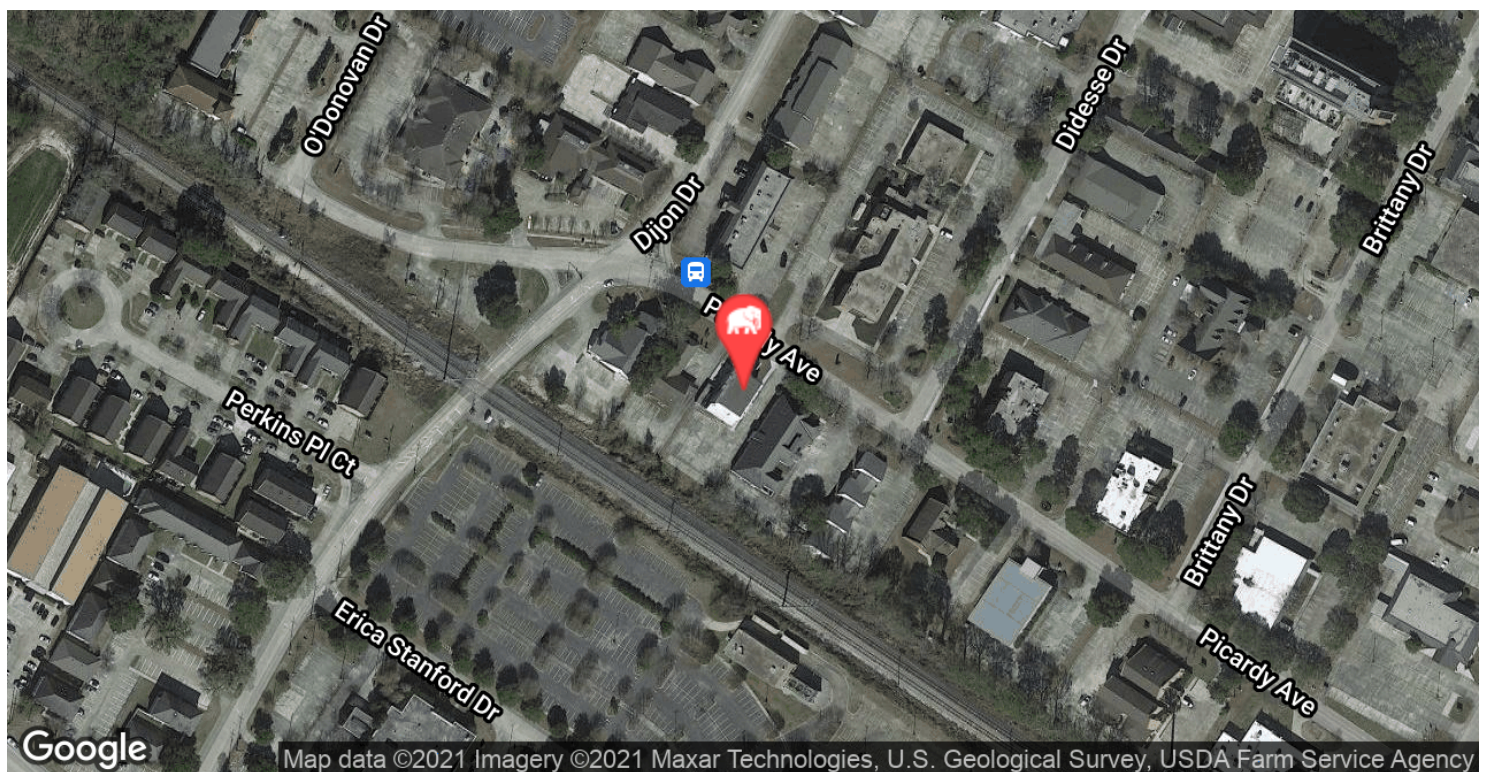
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LOCATION MAP



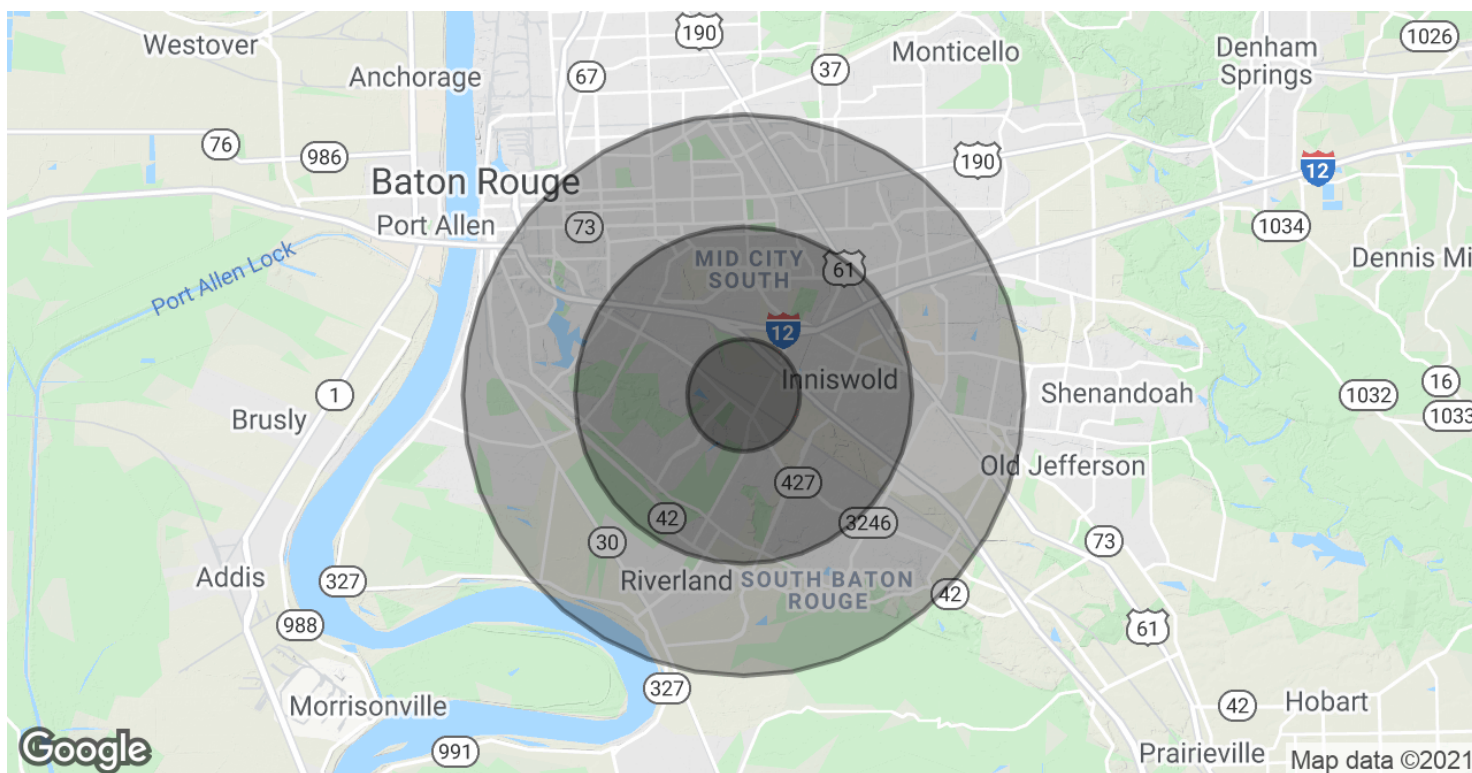
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,077	60,635	180,381
Average Age	36.8	38.3	34.6
Average Age (Male)	32.7	34.8	32.6
Average Age (Female)	40.1	41.5	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	26,792	74,360
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$93,879	\$89,067	\$75,088
Average House Value	\$340,960	\$311,355	\$276,436

* Demographic data derived from 2010 US Census

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