



SIEGEN LANE OFFICE CONDO FOR LEASE

10101 SIEGEN LANE BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: **\$17.50 SF/YR (\$2,581/MO)**

1,770 SF

- 5 offices, conference room, lobby, kitchenette, 2 restrooms
- Quiet office park nestled in residential area
- 7-minute drive to Interstate 10

CONTACT:

MATHEW LABORDE
800.895.9329

800.895.9329 | elifinrealty.com | April 2021
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Office condo available for lease in this Siegen Ln office park, between Perkins Rd and Highland Rd.
- This 4-building office park is nestled between the Oak Hills Place and Westchester residential neighborhoods and is only a 7-minute drive from Interstate 10.
- The office consists of 5 offices, conference room, lobby, kitchenette, and 2 restrooms. There are 2 other suites in the building currently occupied by 2 law firms.

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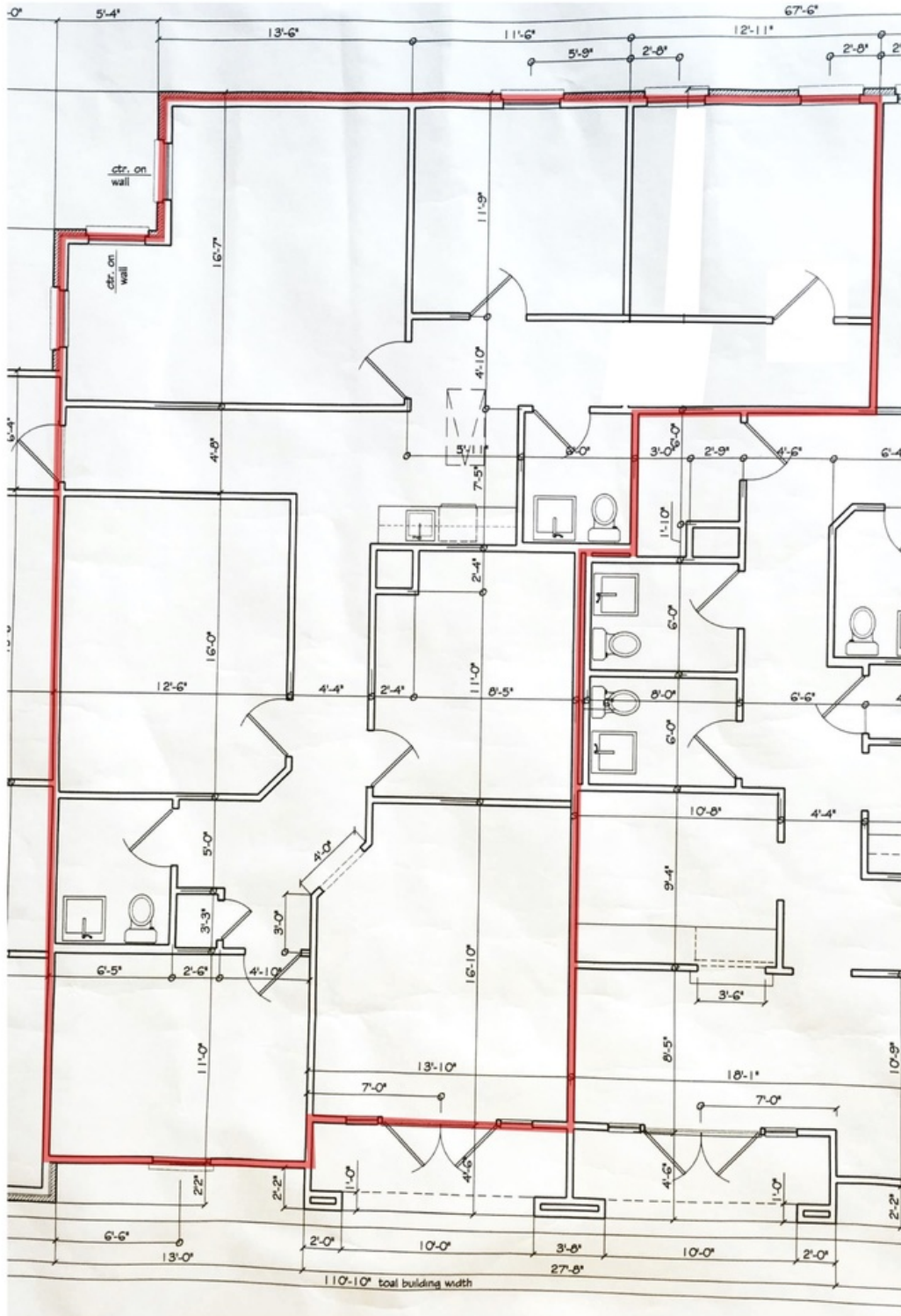
ADDITIONAL PHOTOS

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FLOORPLAN - SUITE B



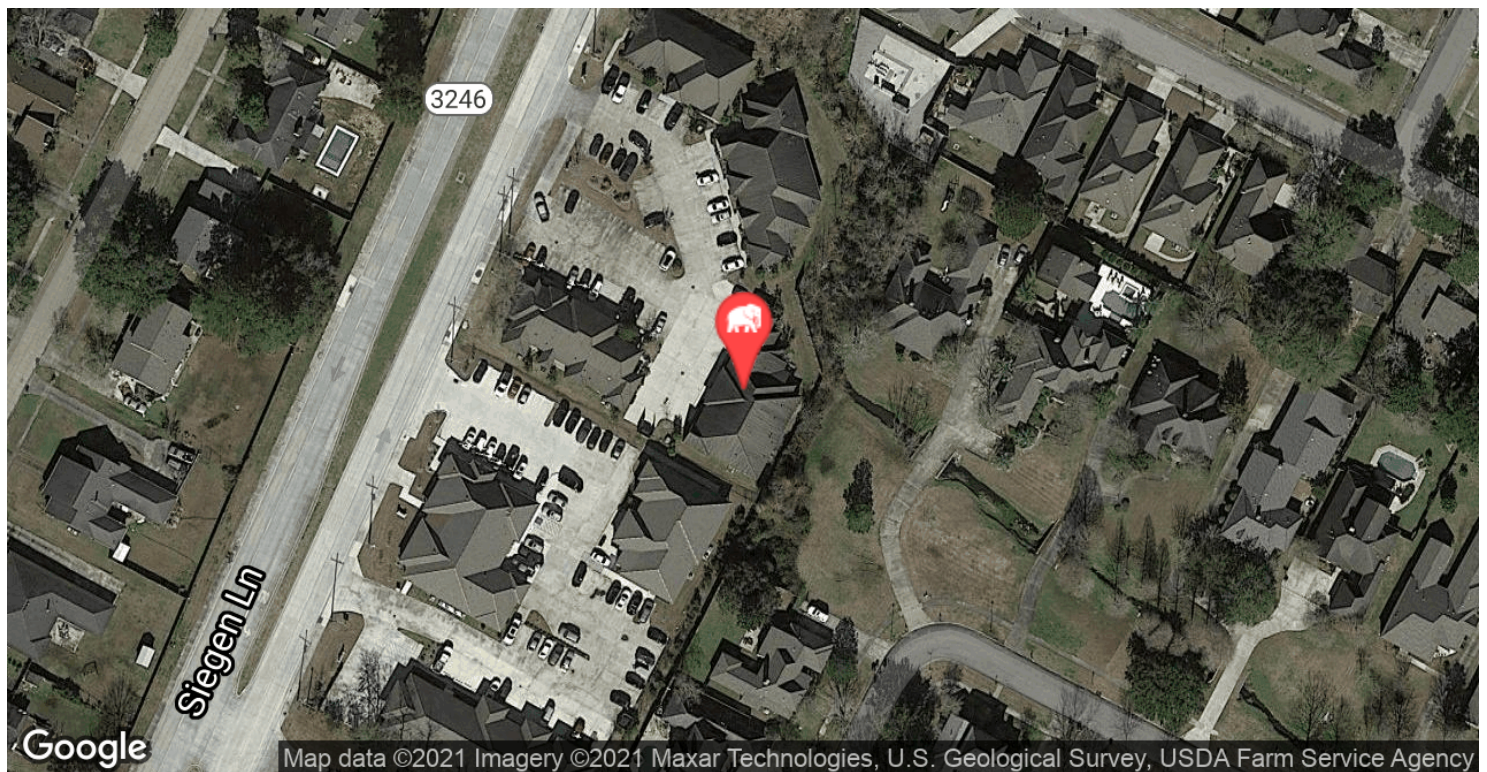
*Drawing and measurements believed to be correct, but not guaranteed to be completely accurate and to scale

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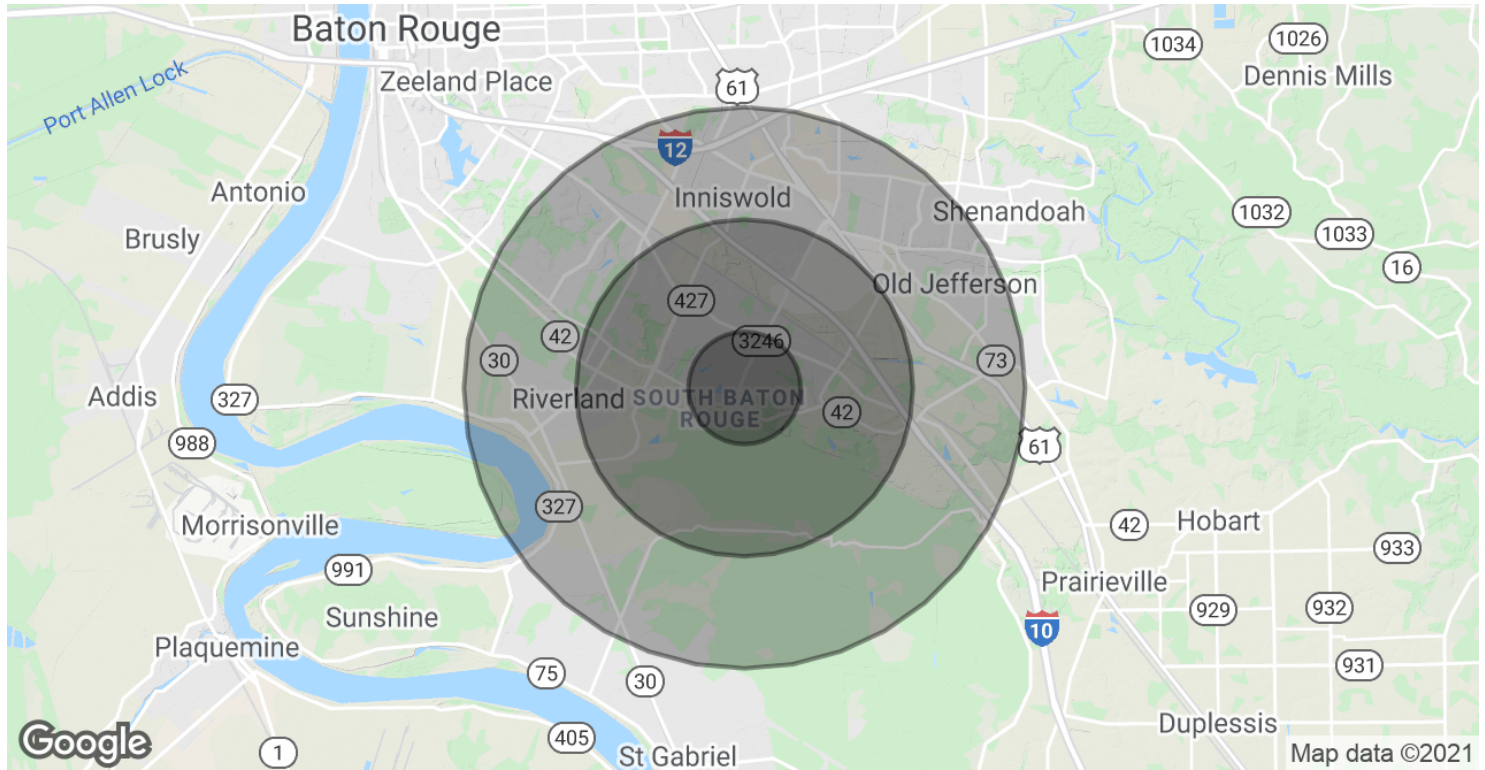
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,820	39,796	102,828
Average age	40.6	36.6	36.4
Average age (Male)	39.5	34.1	34.2
Average age (Female)	41.1	38.6	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,726	15,888	42,377
# of persons per HH	2.5	2.5	2.4
Average HH income	\$109,521	\$98,348	\$89,314
Average house value	\$266,861	\$302,652	\$303,171

* Demographic data derived from 2010 US Census

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