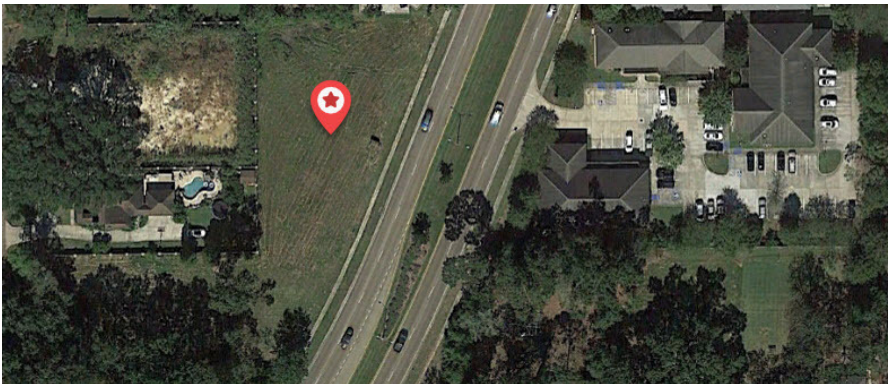


PROFESSIONAL OFFICE OR MEDICAL SPACE- BUILD TO SUIT



OFFERING SUMMARY

Available SF:	+/- 5,000 SF
Building Type:	Build to Suit
Lease Type:	Modified Gross
Lease Rate:	Negotiable
Lot Size:	+/- 0.5 Acres
Zoning:	UDD1

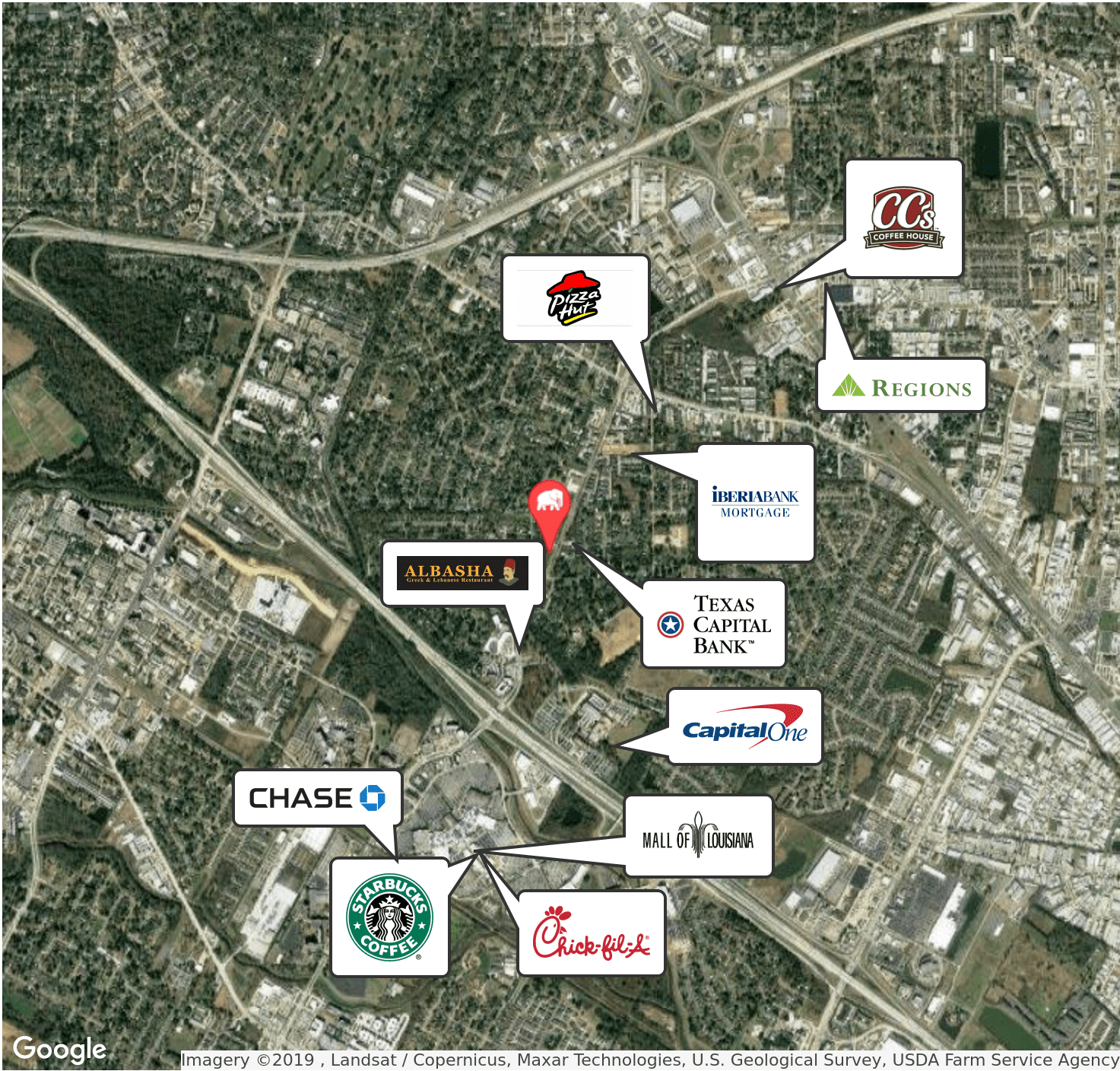


PROPERTY OVERVIEW

Proposed office or medical space available for lease. Located on Bluebonnet Boulevard between Cal Road and Jefferson Highway. Will build to suit up to +/- 5,000. Multiple office suites can be accommodated. This lot features +/- 217' of Bluebonnet Boulevard frontage, and would permit Bluebonnet Boulevard signage.



PROFESSIONAL OFFICE OR MEDICAL SPACE- BUILD TO SUIT



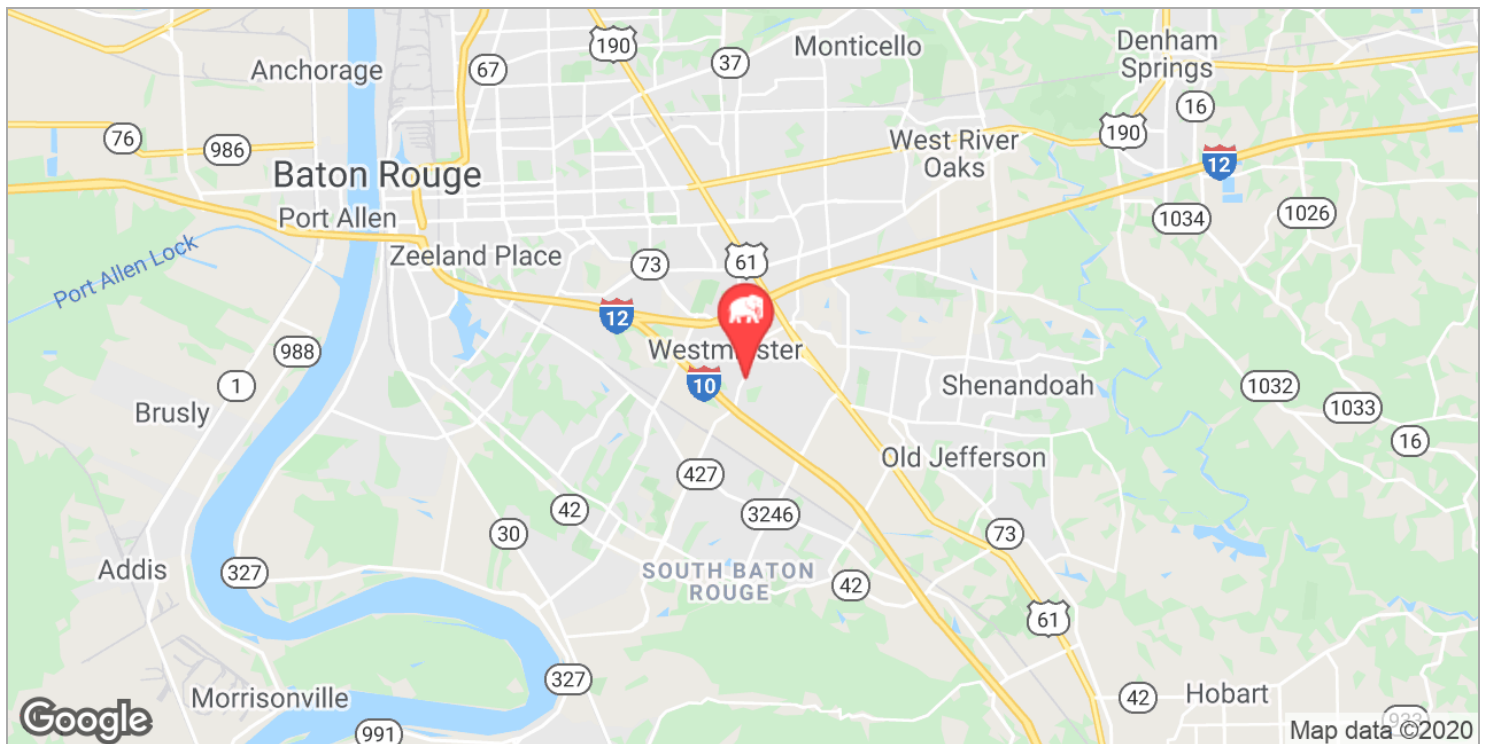
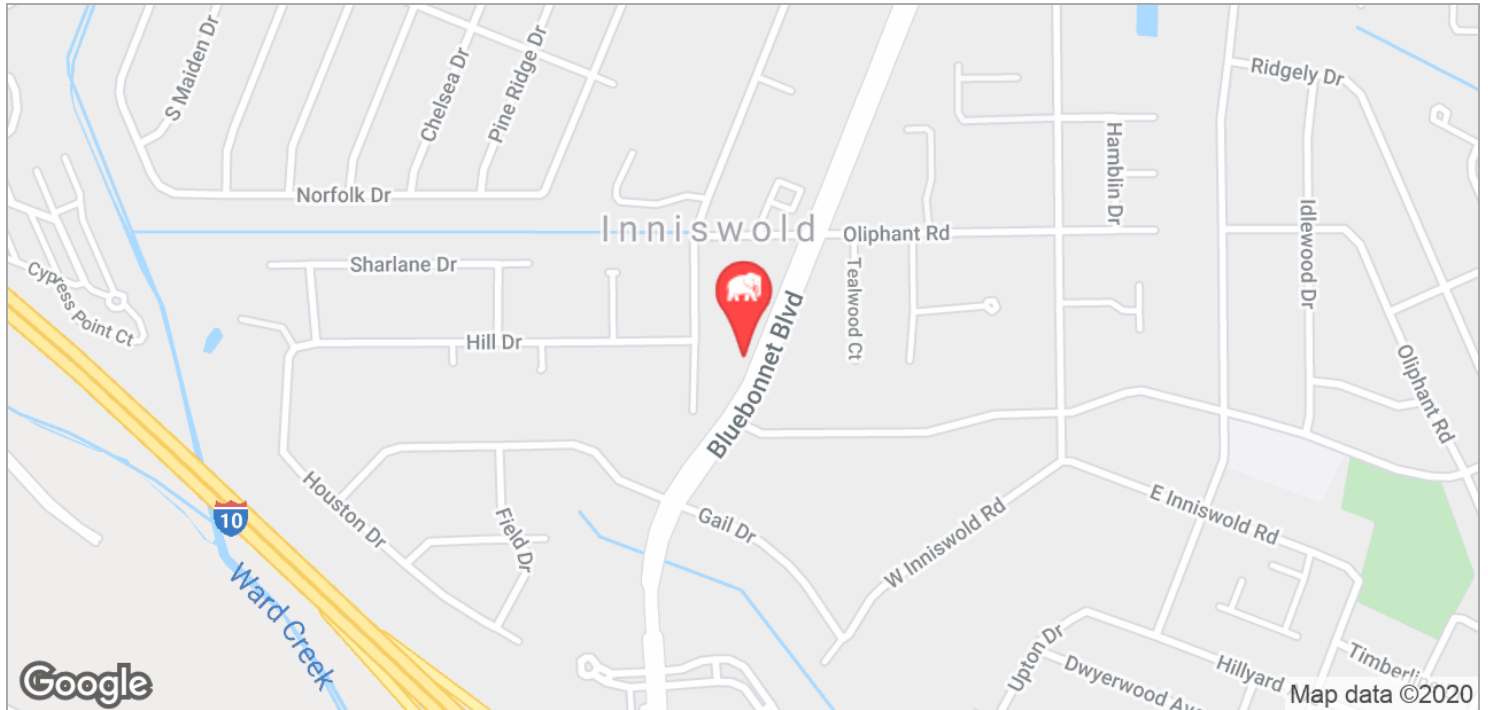
Mathew Laborde (C) 337.326.1368

 **ELIFIN** 800.895.9329 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

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## PROFESSIONAL OFFICE OR MEDICAL SPACE- BUILD TO SUIT



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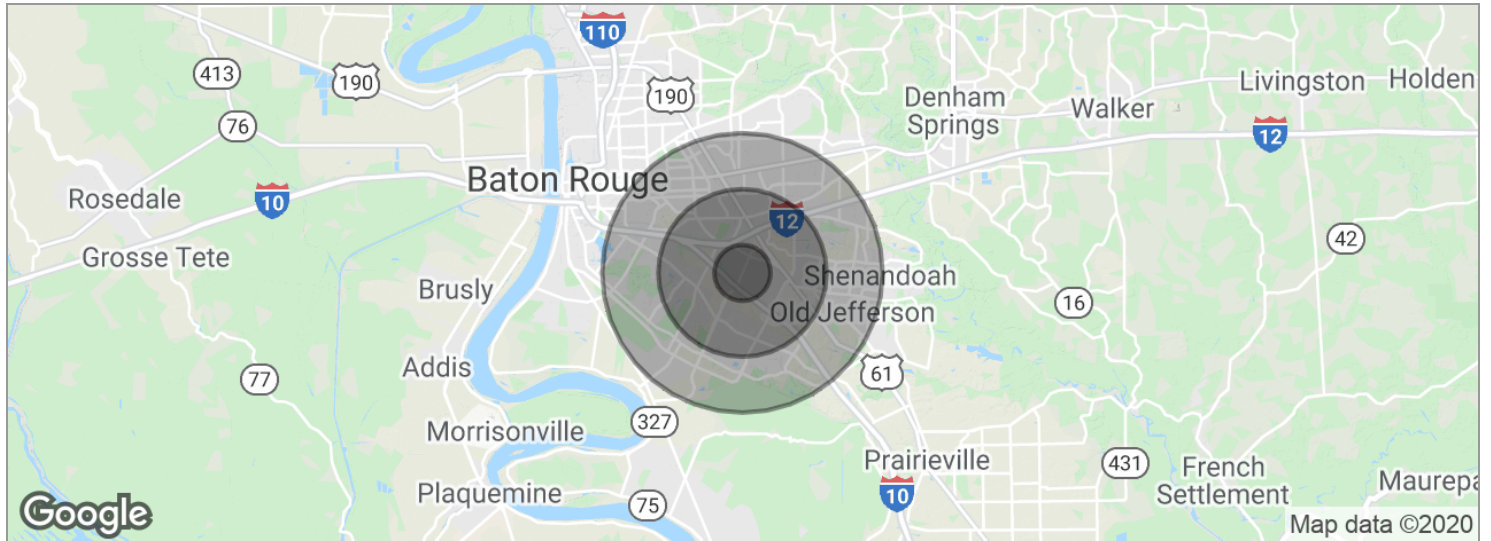


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## PROFESSIONAL OFFICE OR MEDICAL SPACE- BUILD TO SUIT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,310	66,375	177,289
Median age	36.7	37.9	36.4
Median age (Male)	34.0	34.6	34.1
Median age (Female)	38.8	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,283	29,526	74,618
# of persons per HH	2.2	2.2	2.4
Average HH income	\$73,716	\$78,547	\$77,403
Average house value	\$225,137	\$261,257	\$259,601

\* Demographic data derived from 2010 US Census

