

# Class A Office Space

FOR LEASE

10620 Timberlake Drive, Baton Rouge, LA 70810

Cade Bogan | 225.333.9807 | [cbogan@beaubox.com](mailto:cbogan@beaubox.com)





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### PROPERTY SUMMARY



### Property Description

Class A office space located off of Bluebonnet Blvd on Timberlake Drive in between Highland and Perkins Road. This office building consists of Nine (9) private offices, conference room, open workstation, Three (3) restrooms and lobby/reception areas. Former medical office, this space is ideal for professional uses, including medical, law firm, CPA, insurance agent, etc.

### Property Highlights

- Bluebonnet Class A Office Space
- Located in between Highland and Perkins Road
- Nine (9) private offices
- Dedicated reception area(s), lobby area(s), conference room, and staff lounge
- Shared private drive and parking spaces

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### Offering Summary

Lease Rate:	\$16.50 - \$18.50 PSF (Modified Gross)
Number Of Units:	2
Available SF:	1,565 - 3,139 SF
Building Size:	3,139 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,323	22,453	51,024
Total Population	7,745	54,629	121,205
Average HH Income	\$86,220	\$89,547	\$87,741

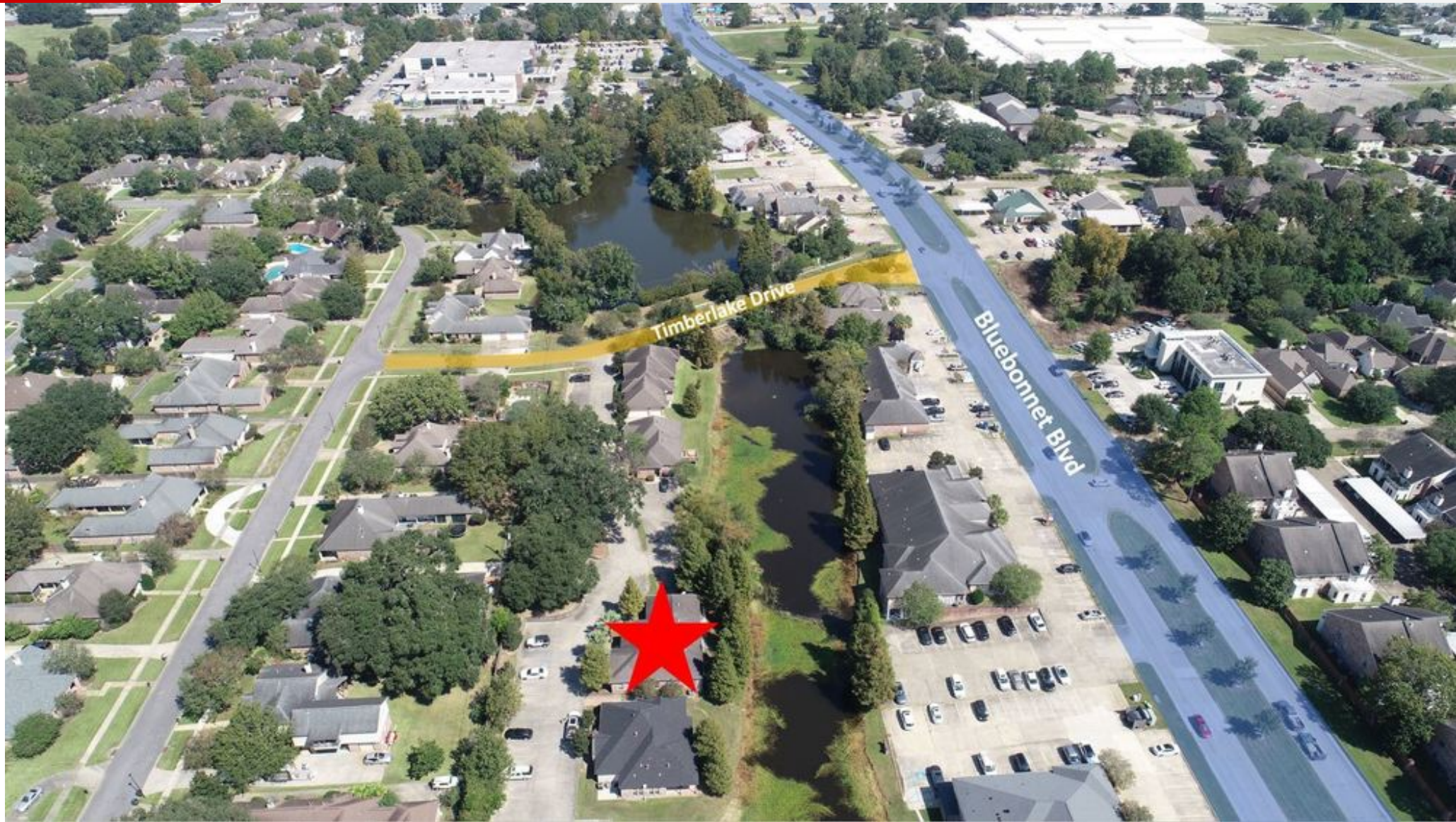




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LOCATION AERIAL



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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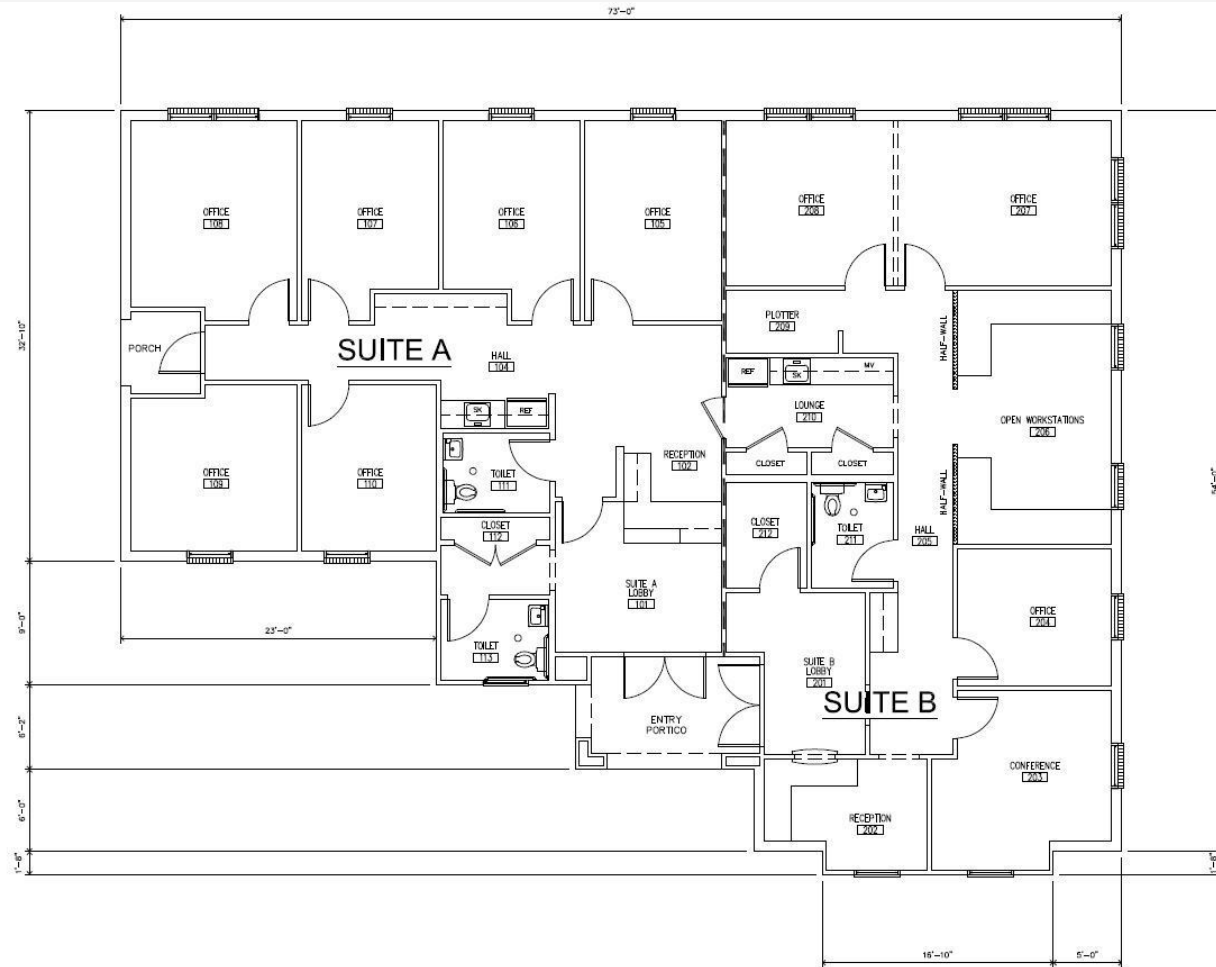




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## FLOOR PLAN



## 1 FLOOR PLAN

NTS

SUITE A - 1,574 S.F.    BUILDING = 3,139 S.F.  
SUITE B - 1,565 S.F.

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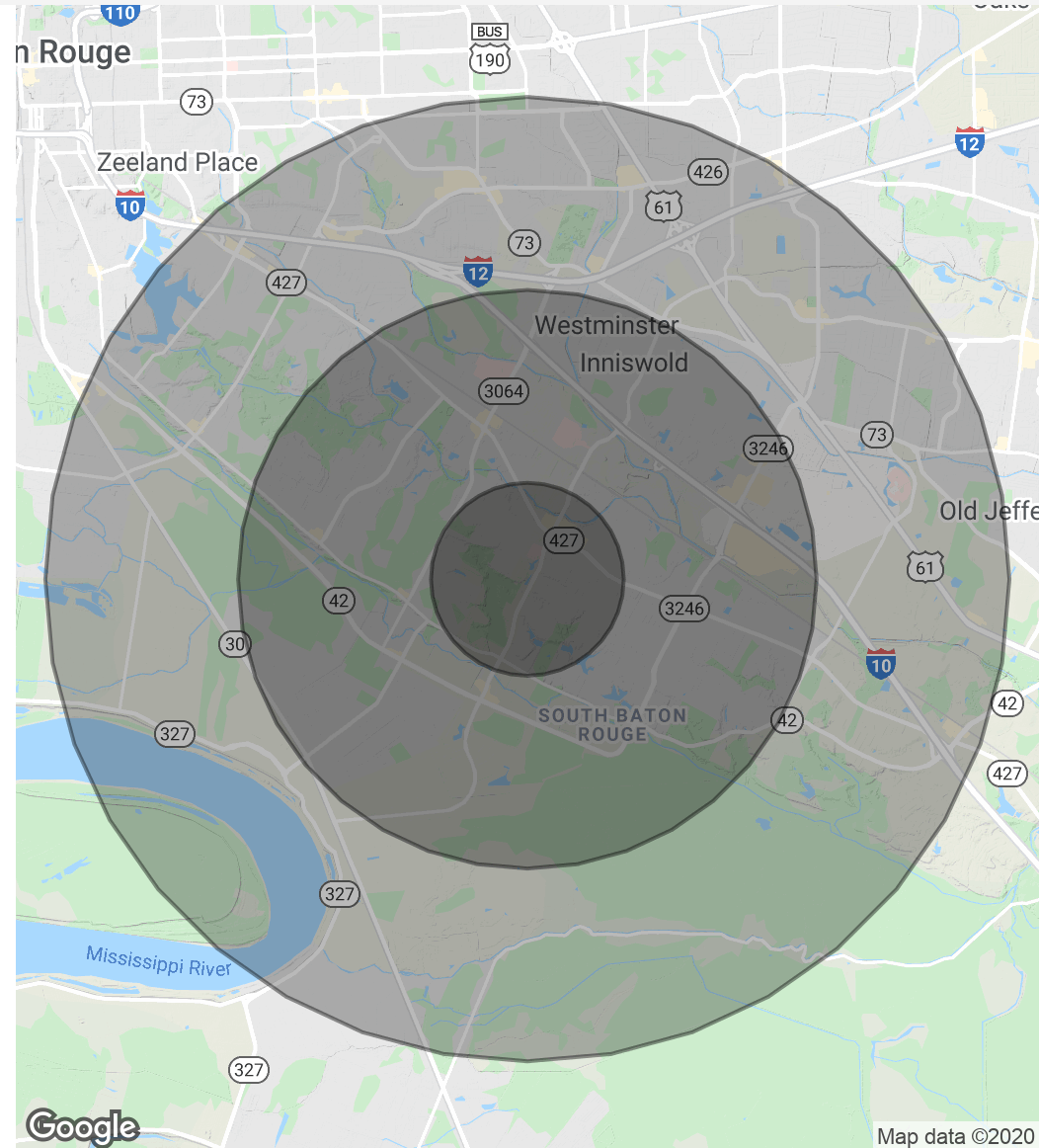
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,745	54,629	121,205
Average Age	38.8	36.4	36.1
Average Age (Male)	33.7	34.0	33.6
Average Age (Female)	43.8	38.8	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,323	22,453	51,024
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$86,220	\$89,547	\$87,741
Average House Value	\$198,190	\$285,768	\$317,802

\* Demographic data derived from 2010 US Census



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