

# MEDICAL OFFICE BUILDING INVESTMENT

8108 PICARDY AVE.  
BATON ROUGE, LA 70809

**Steve Legendre, CCIM**  
Managing Director  
O: 225.367.1515 x102  
[steve.legendre@svn.com](mailto:steve.legendre@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,350,000
Cap Rate:	8.46%
NOI:	\$114,210
Lot Size:	0.94 Acres
Year Built:	1983
Building Size:	13,595 SF
Renovated:	2012
Zoning:	C-1
Price / SF:	\$99.30

## PROPERTY OVERVIEW

A multi-tenant Medical Office Building is available for sale in the Baton Rouge Medical District. Located off of Essen Lane on Picardy Avenue, the office building is in close proximity to newly developed Sage Rehabilitation and Fresenius Kidney Care as well as Baton Rouge General, Our Lady of the Lake, and Promise Hospital.

This Medical Office Building is in a prime location offering close proximity for a medical group to expand or create a foothold in the Baton Rouge Medical District. There is ample parking and high visibility from Picardy Avenue & Mancuso Lane. Essen Lane has grown to be one of the most traveled corridors in Baton Rouge with over 30,000 CPD [2017].

Currently, there are two suites available for lease as well that provides upside for an investor to lease up the entire office building or for an owner occupant to purchase and generate rental income from other tenants until expansion.

## PROPERTY HIGHLIGHTS

- Great Location Between OLOL and BR General Hospitals
- Leased Investment Property With Potential For Owner Occupant
- Well Maintained Office Building With New Roof
- Located In Flood Zone X [Outside of 100 Yr Flood]



# Exterior Photos

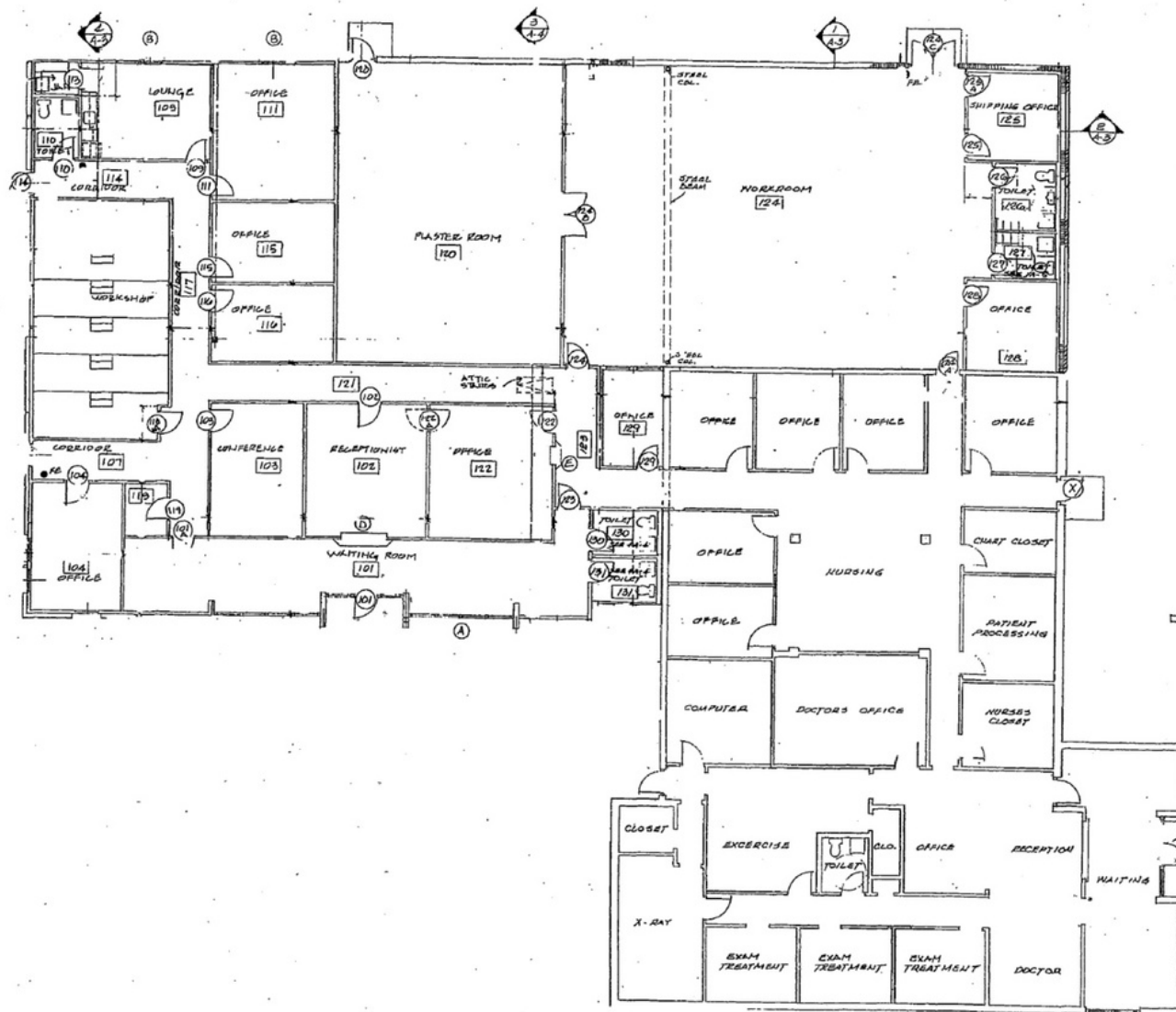




# Interior Photos



# Floor Plan



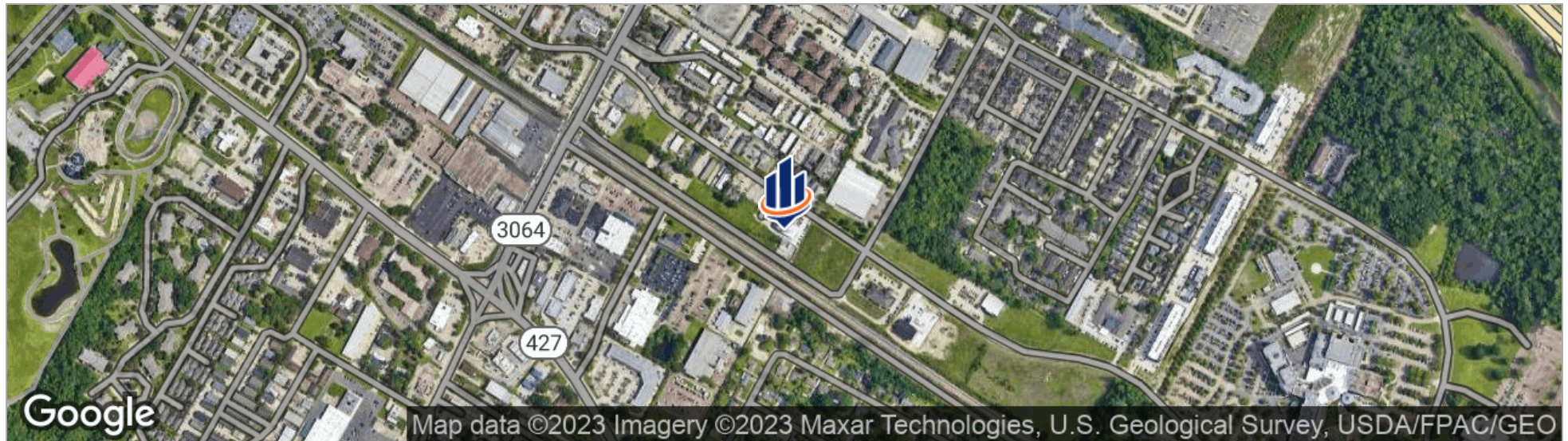


# Baton Rouge Medical District



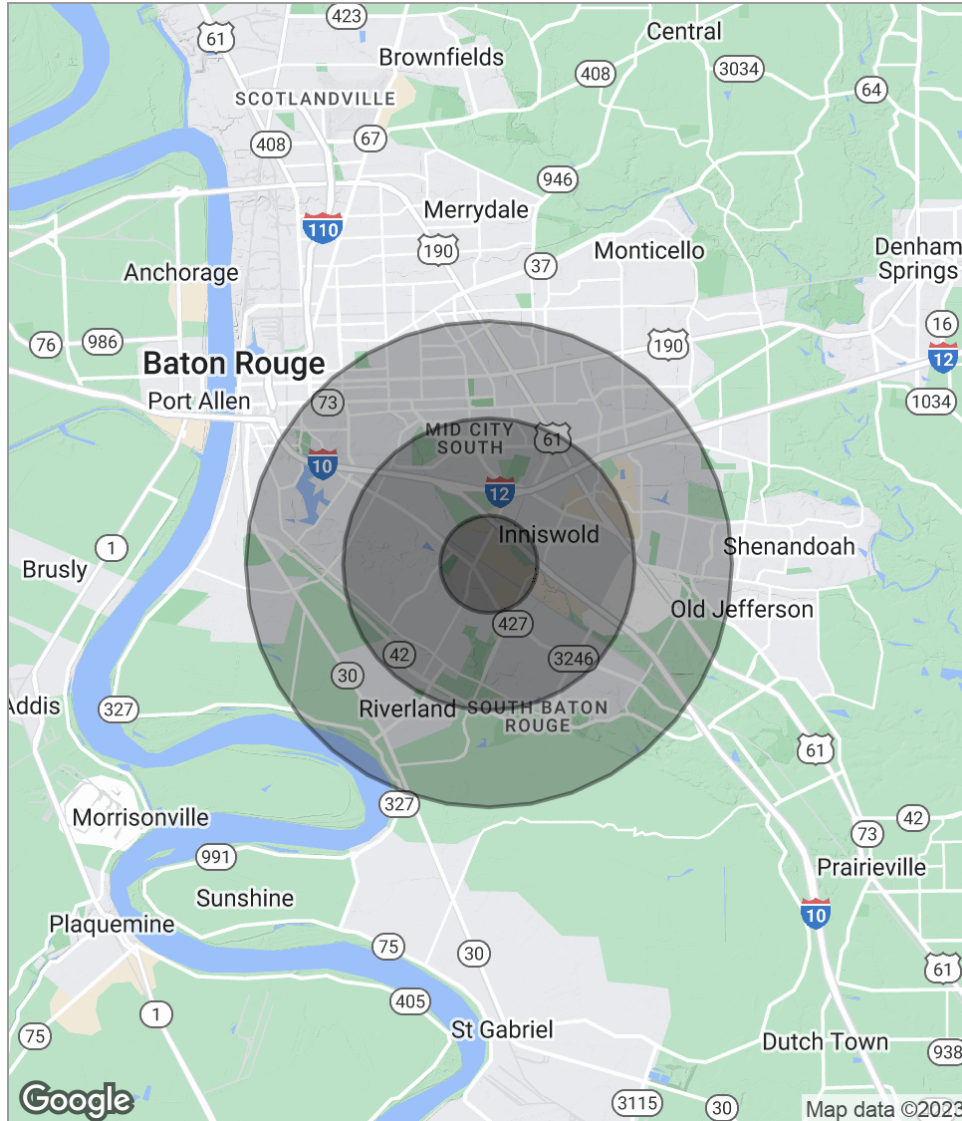


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,819	61,392	170,004
Median age	36.4	38.2	35.4
Median age [Male]	31.5	34.7	33.2
Median age [Female]	40.5	41.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,122	27,034	70,880
# of persons per HH	2.2	2.3	2.4
Average HH income	\$80,508	\$87,827	\$79,687
Average house value	\$269,052	\$296,856	\$285,101
ETHNICITY [%]	1 MILE	3 MILES	5 MILES
Hispanic	4.9%	4.7%	4.8%
RACE [%]	1 MILE	3 MILES	5 MILES
White	67.9%	73.3%	66.9%
Black	27.4%	21.4%	27.4%
Asian	1.9%	3.0%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.1%
Other	2.0%	1.1%	0.9%

\* Demographic data derived from 2020 ACS - US Census