



SIEGEN LANE OFFICE CONDO FOR LEASE

10101 SIEGEN LANE, BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$20 SF/YR (\$2,950/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
- Modified Gross lease type

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | September 2026

640 Main St, Suite A, Baton Rouge, LA 70801

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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.
- Modified Gross lease type.

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INTERIOR PHOTOS

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INTERIOR PHOTOS

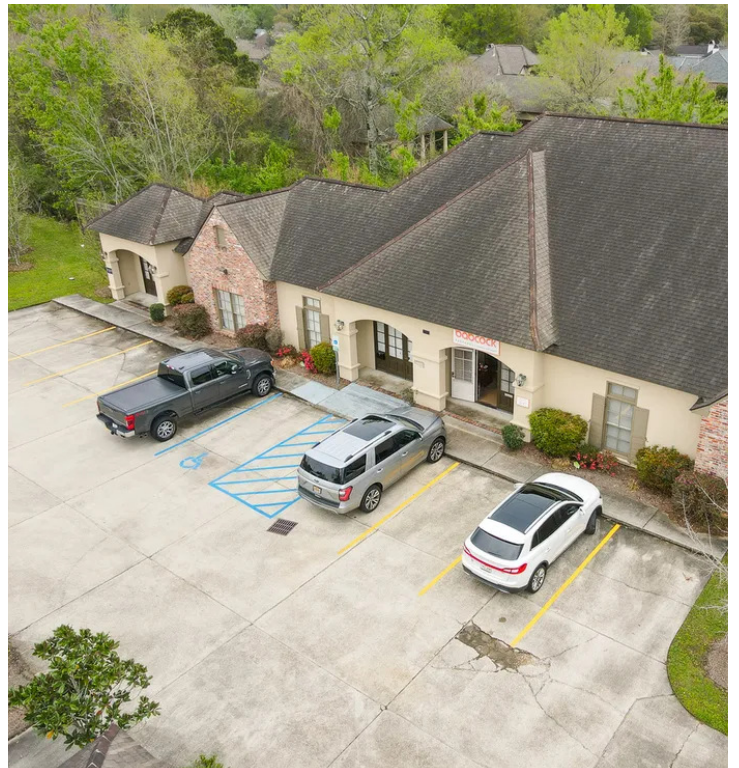
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AERIAL PHOTOS

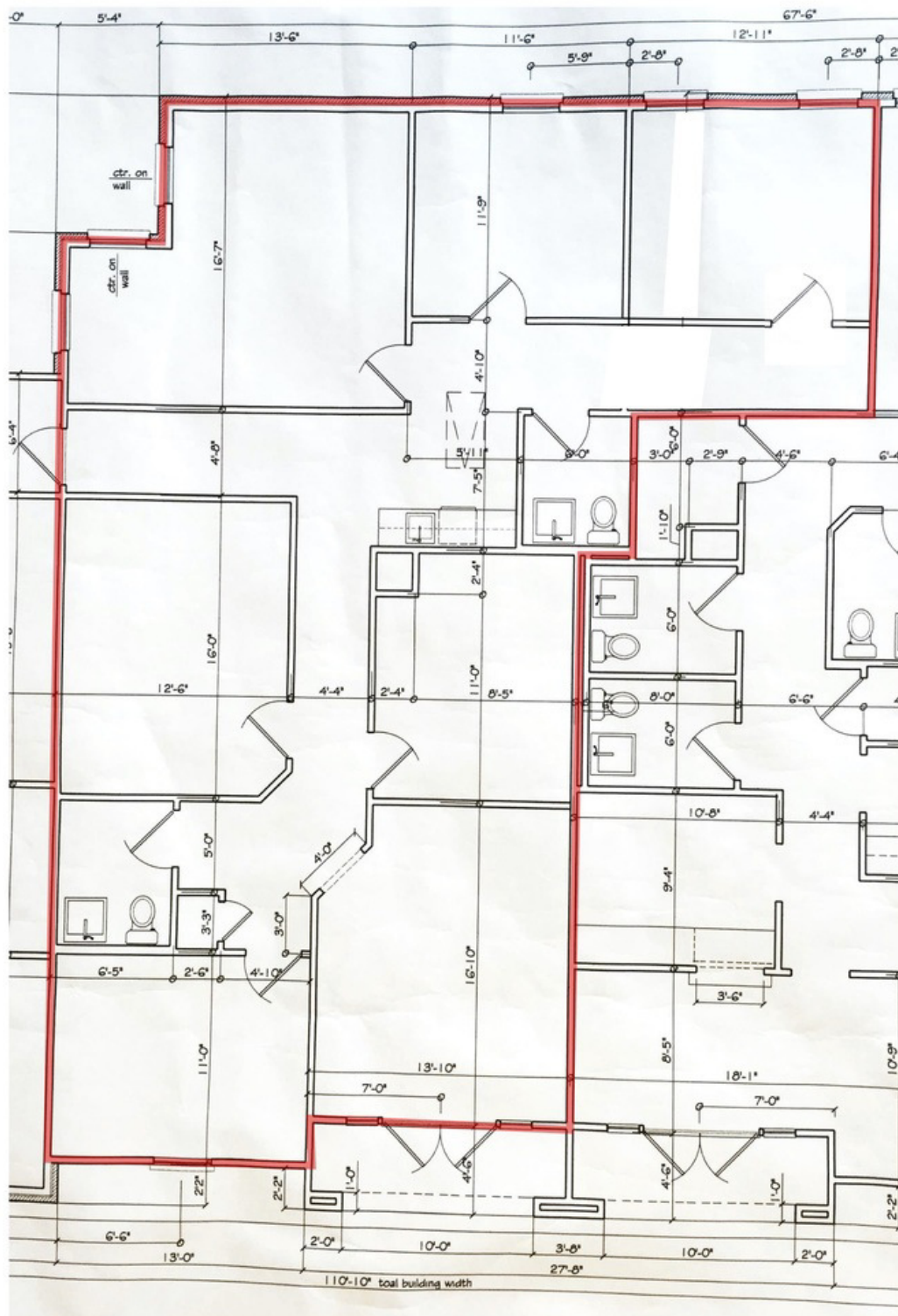
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FLOORPLAN - SUITE B



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

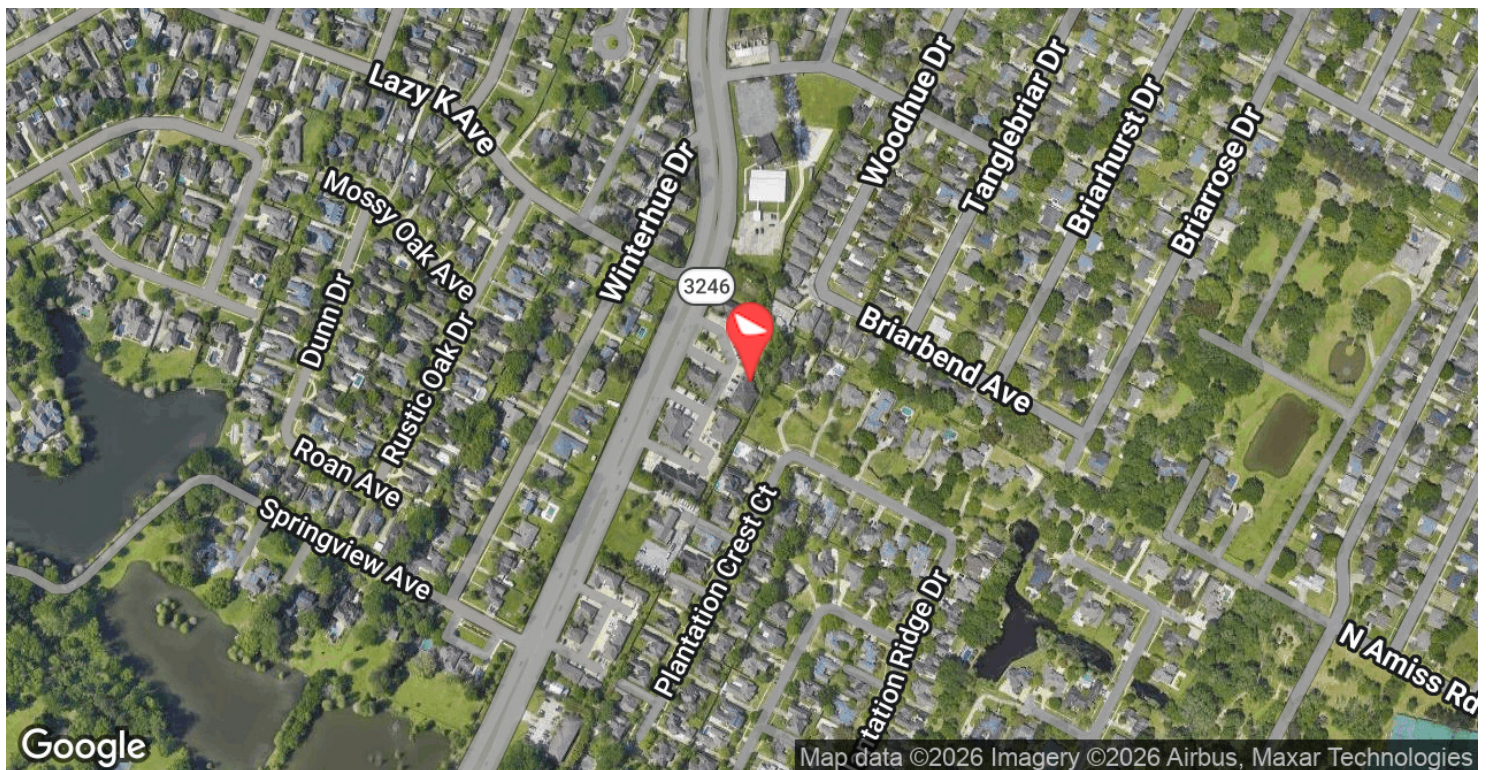
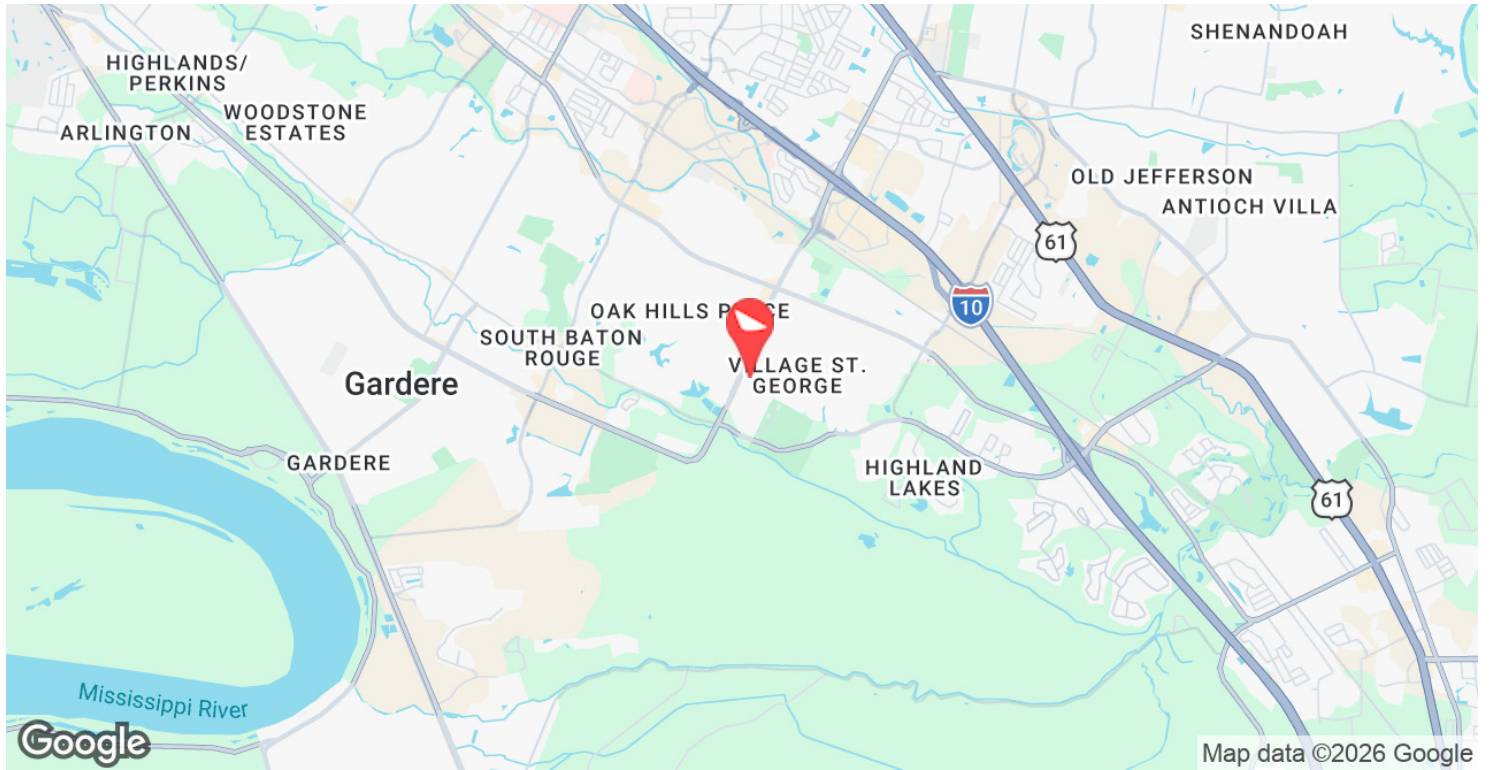
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LOCATION MAPS



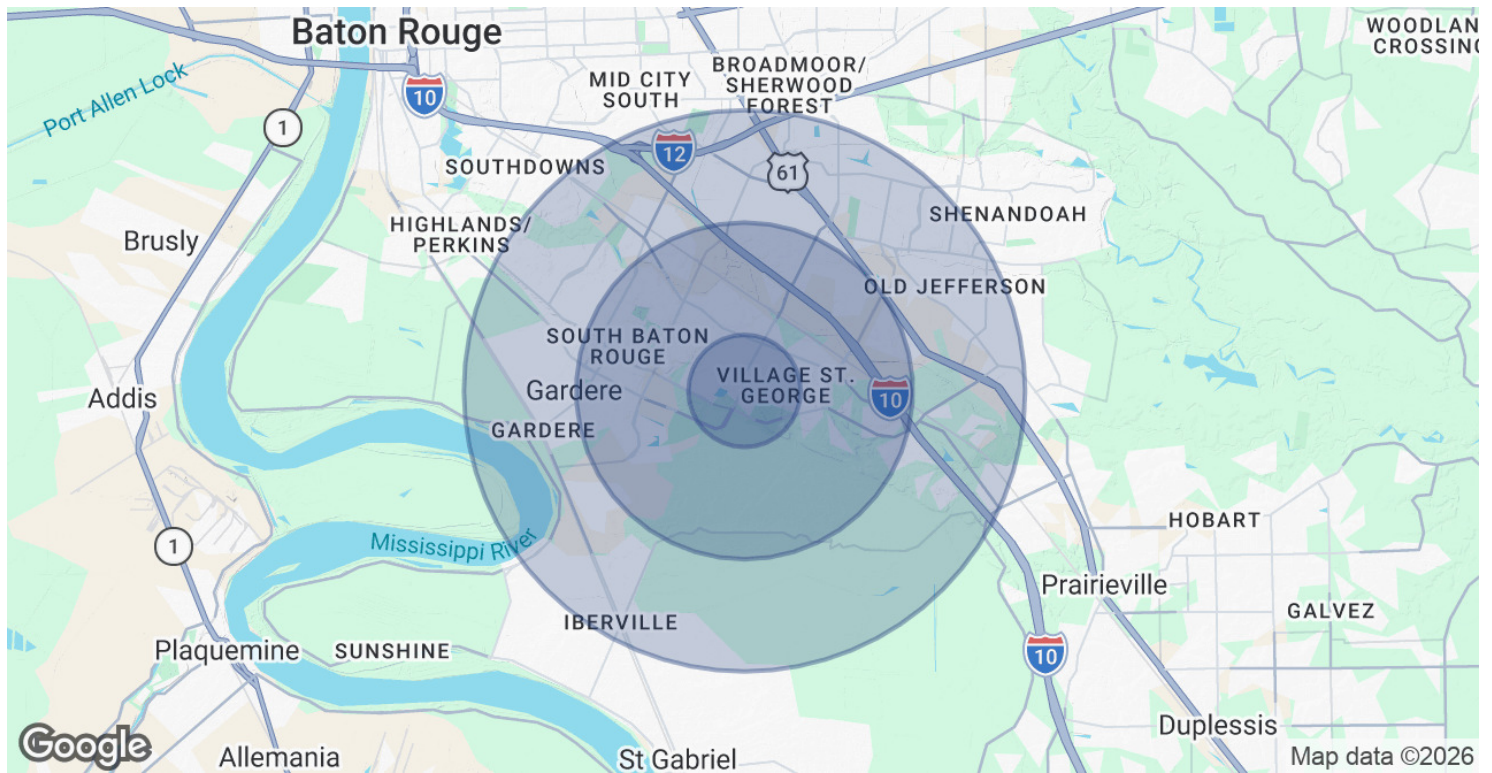
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,487	45,735	116,090
Average age	42.1	38.7	37.9
Average age (Male)	38.9	37.7	37.7
Average age (Female)	44.4	39.5	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,289	17,595	47,142
# of persons per HH	2.6	2.6	2.5
Average HH income	\$127,513	\$131,392	\$121,423
Average house value	\$399,808	\$403,630	\$369,742

* Demographic data derived from 2020 ACS - US Census

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