



TURNKEY MEDICAL OFFICE FOR SUBLEASE NEAR OLOL

5207 ESSEN LANE, BATON ROUGE, LA 70809



OFFERED: FOR LEASE

LEASE RATE: \$6,101.34 PER MONTH (\$24.1

±3,038 SF

- On-site parking, monument signage, ±31,500 vehicles per day
- Lobby/reception area, kitchen, and patient rooms
- Nearby amenities include OLOL, Subway, 7 Brew, and more
- Modified Gross lease type

CONTACT:

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985.974.8301

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

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sublease, 5207 Essen Ln, Suite 3 offers a ±3,038 SF turnkey medical office located in the health district of Baton Rouge.
- The property includes abundant parking and monument signage along Essen Ln, which sees approximately ±31,500 vehicles per day.
- The interior features a lobby/reception area, a kitchen, multiple patient rooms, and more.
- The suite is surrounded by a strong concentration of healthcare providers and retailers, including Our Lady of the Lake Regional Medical Center, Boru Ramen, Subway, 7 Brew Coffee, Piccadilly, McDonald's, and more.
- Modified Gross lease type.

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INTERIOR PHOTOS

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AERIAL PHOTOS

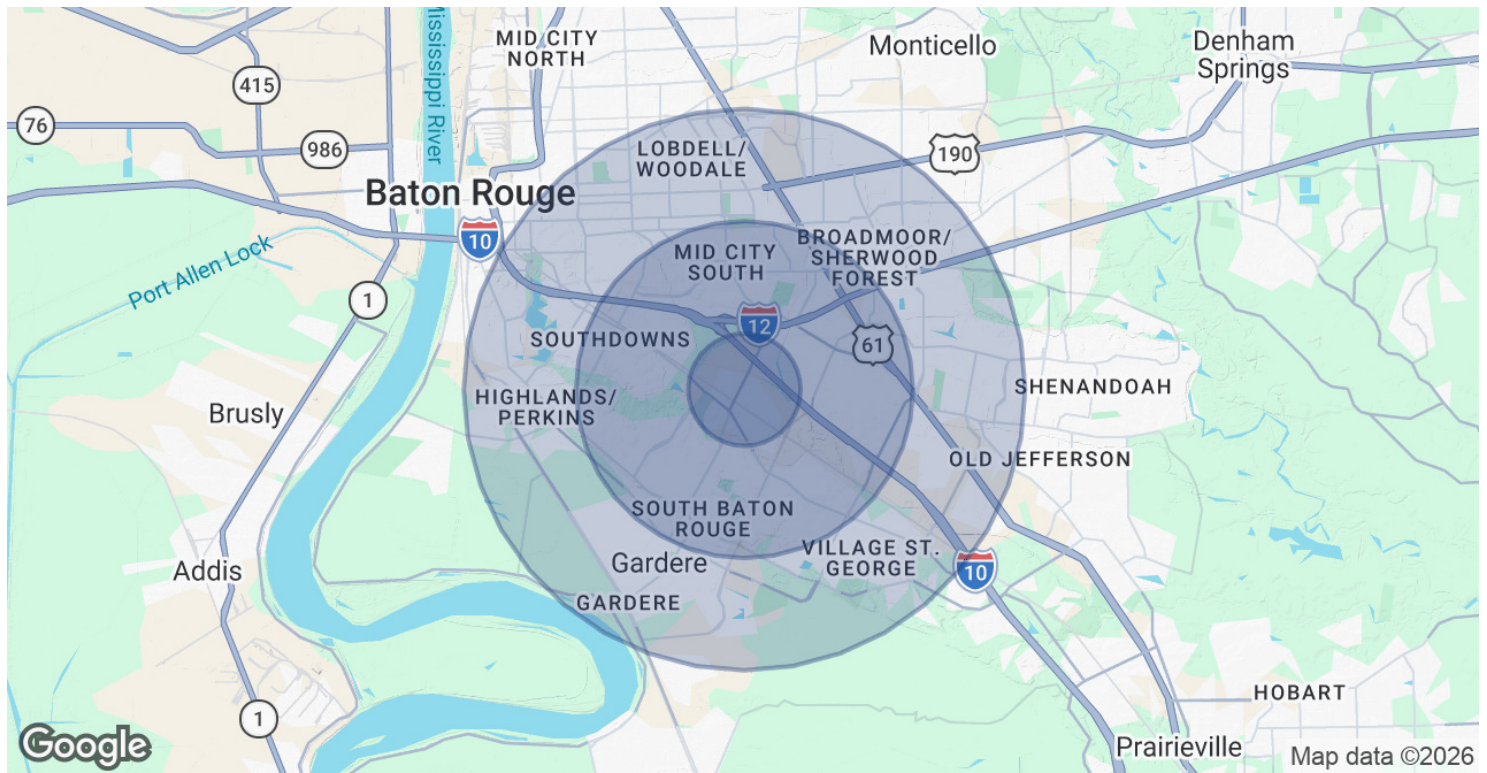
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,977	65,113	202,953
Average Age	42	42	39
Average Age (Male)	40	40	38
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,107	30,184	87,446
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$90,736	\$112,021	\$91,376
Average House Value	\$388,833	\$422,083	\$345,679

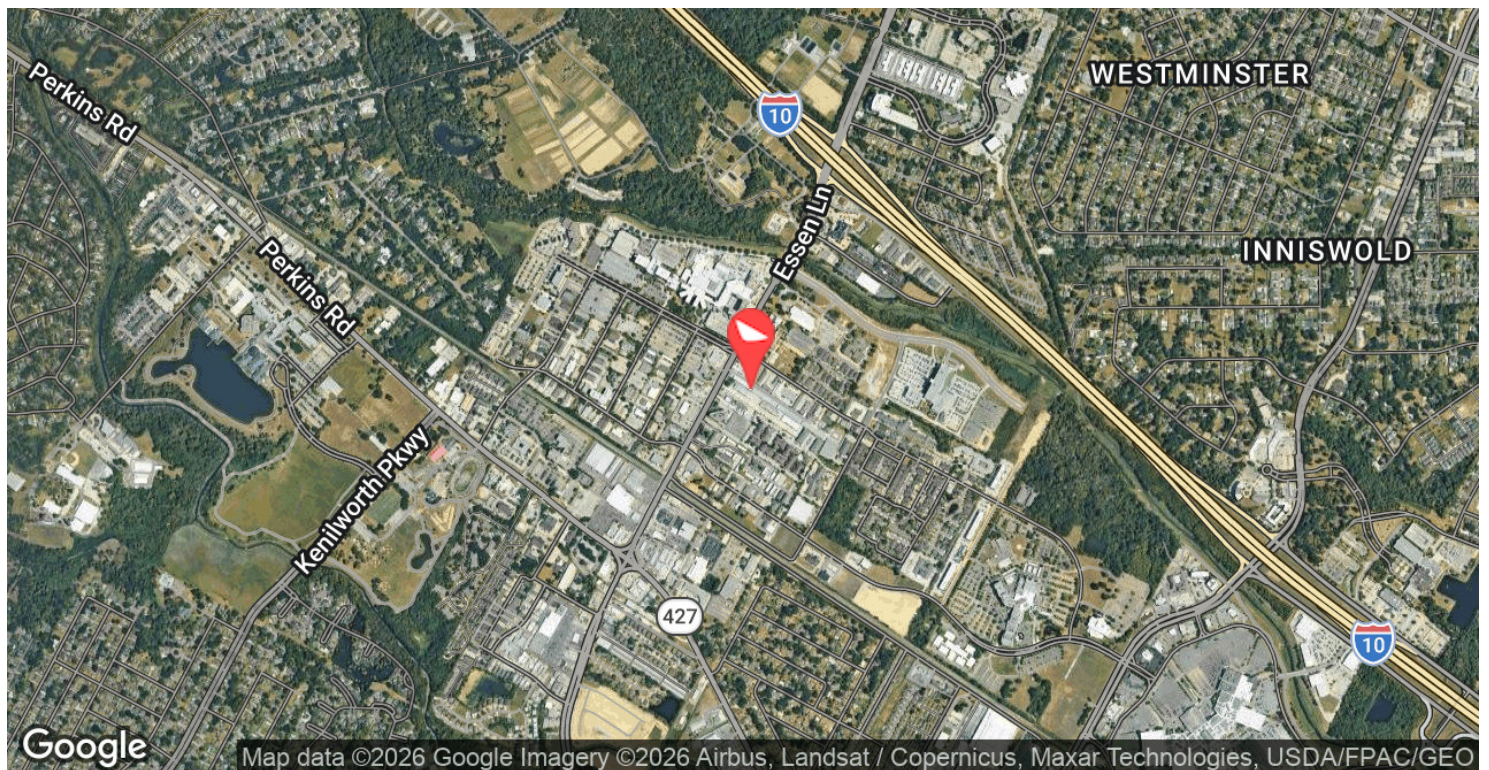
2020 American Community Survey (ACS)

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LOCATION MAPS



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