



STANDALONE OFFICE IN CUL-DE-SAC OFF BLUEBONNET BLVD

10527 KENTSHIRE CT BATON ROUGE, LA 70810



OFFERED: FOR SALE

SALE PRICE: \$776,340 (\$190/SF)

±4,086 SF

- ±2,400 SF commercial suite and ±1,686 SF office suite
- Suites can be combined
- Ample on-site parking
- ±3 mins from Highland Rd and ±6 mins from Perkin Rd and Perkins Rowe

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | June 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 available for sale, 10527 Kentshire Ct offers $\pm 4,086$ SF standalone office with monument signage located just off Bluebonnet Blvd in Baton Rouge.
- The property is divided into two suites measuring $\pm 2,400$ SF (Suite A) and $\pm 1,686$ SF (Suite B). Both suites can be combined for single user occupancy and will be vacant at sale.
- Suite A was previously a Pilates studio and is ideal for a range of uses including fitness, office, or retail. Suite B was used as an office and offers multiple private rooms and a kitchenette.
- Ample shared parking is available on-site, including a separate rear parking lot with dedicated exterior entrances for added tenant and client convenience.
- The site is located ± 3 mins from Highland Rd and ± 6 mins from Perkin Rd and the Perkins Rowe shopping outlet offering accessibility and plenty of nearby amenities for users.
- Also available for lease.

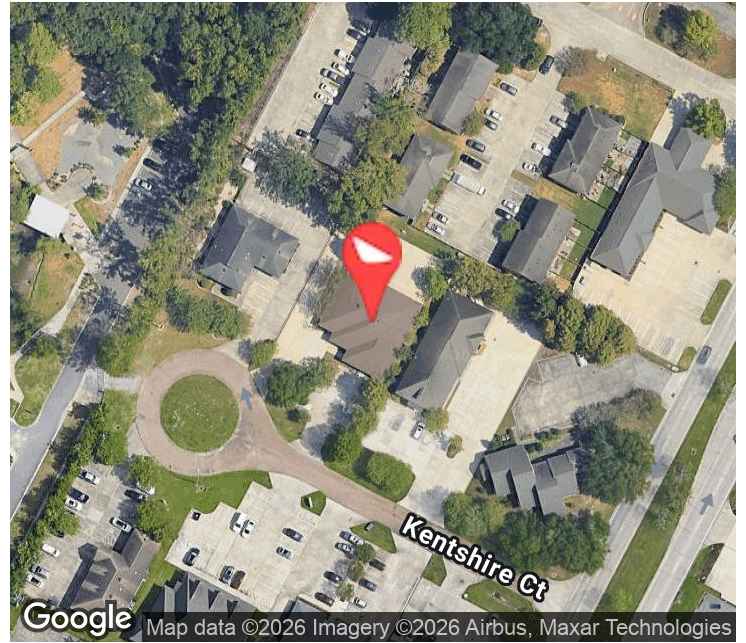
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	10527 Kentshire Ct
City, State, Zip	Baton Rouge, LA 70810
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	Northeast
Road Type	Paved
Nearest Highway	Bluebonnet Blvd - LA 1248
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C2 - Heavy Commercial
APN #	3124800
Lot Frontage	±115 ft
Lot Depth	±186 ft

BUILDING INFORMATION

Building Size	4,086 SF
Tenancy	Multiple
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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SUITE A PHOTOS



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SUITE B PHOTOS



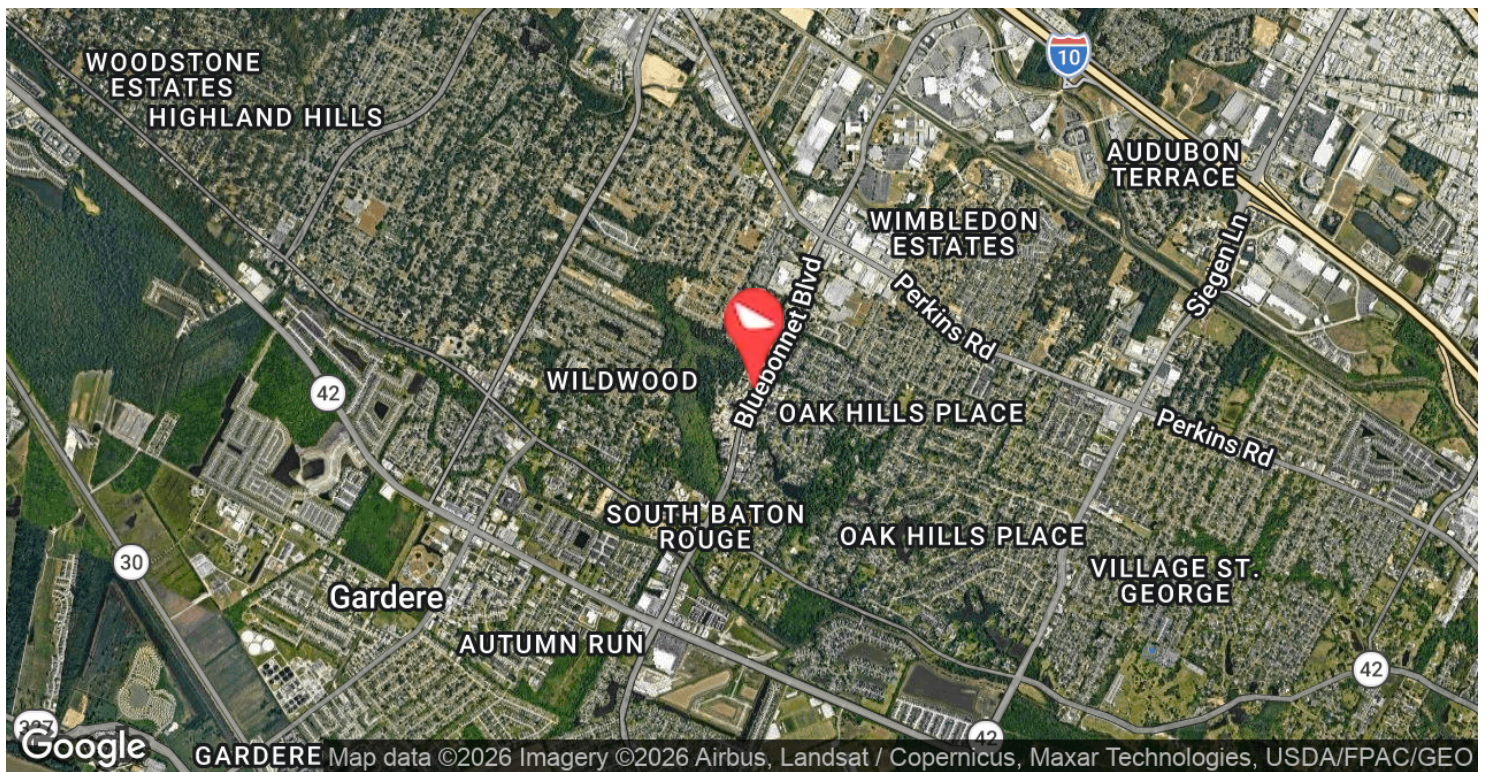
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LOCATION MAPS



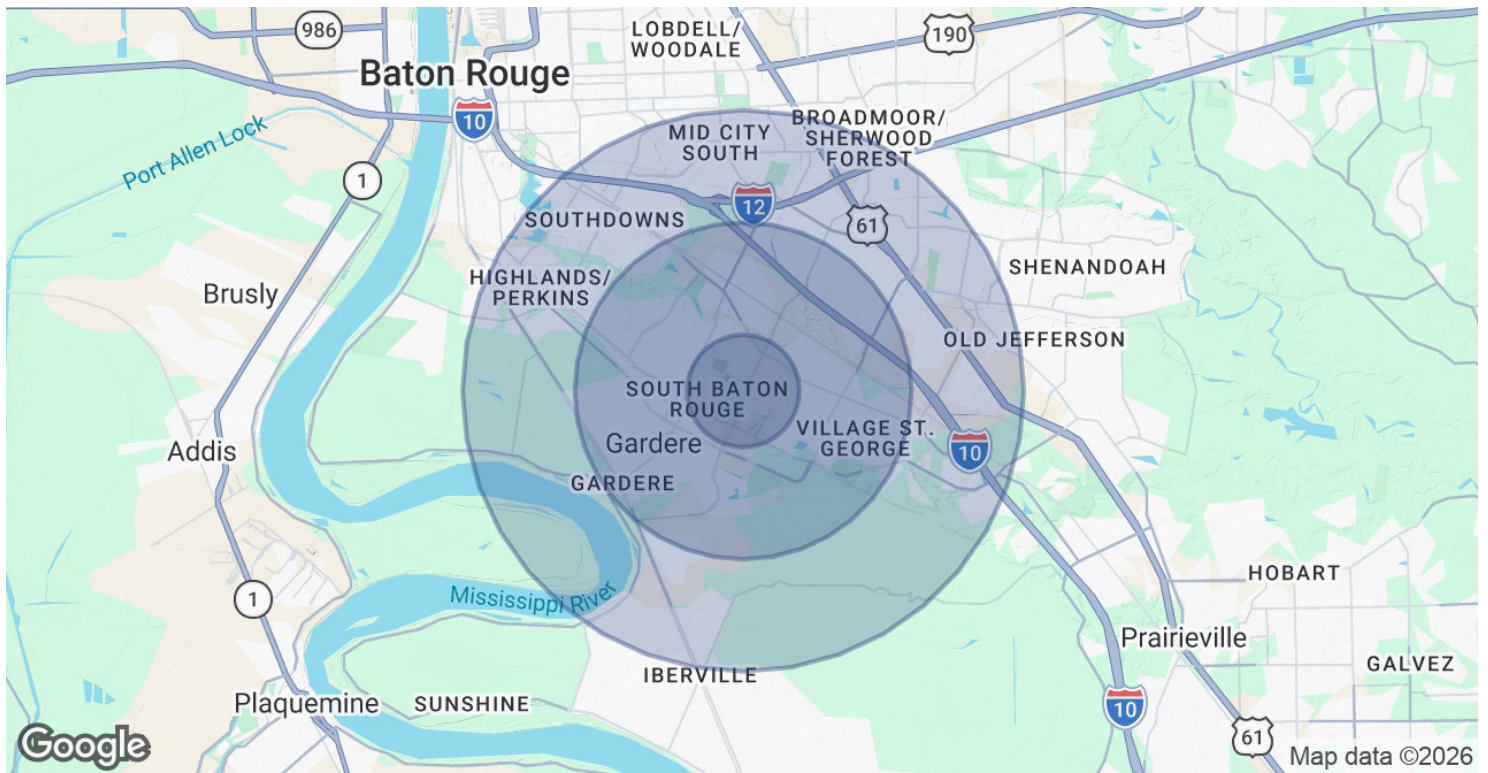
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,143	60,339	136,502
Average Age	45.0	37.7	36.2
Average Age (Male)	45.0	37.9	35.8
Average Age (Female)	43.9	38.4	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,233	23,894	56,445
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$124,500	\$119,028	\$114,552
Average House Value	\$342,496	\$361,428	\$377,037

2023 American Community Survey (ACS)

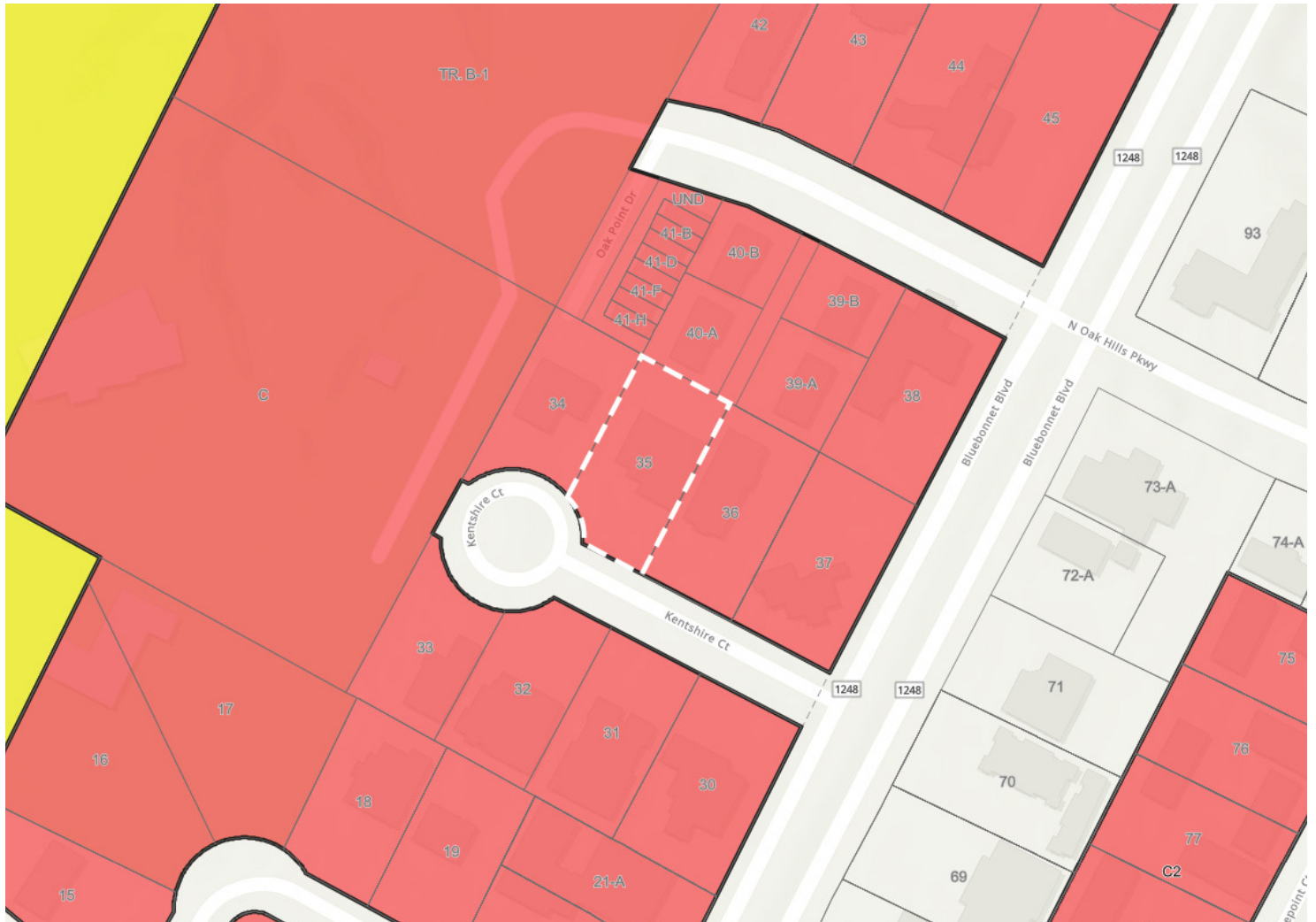
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ZONING MAP



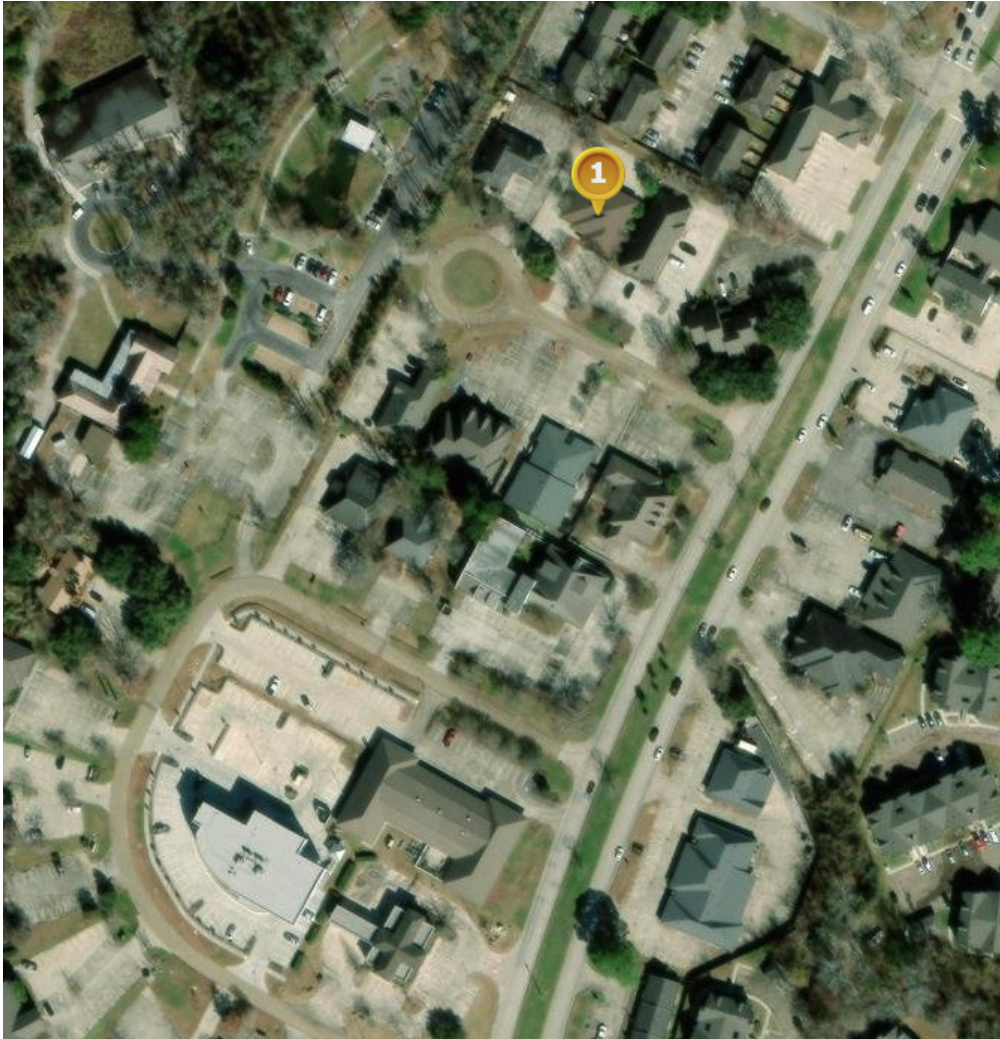
C2 - HEAVY COMMERCIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.3692, -91.1039) ⬆

Community: Baton Rouge EBR City-Parish

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
FIRM Panel ID: 22033C0330E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 35.3 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Source: maps.lsuagcenter.com/floodmaps

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