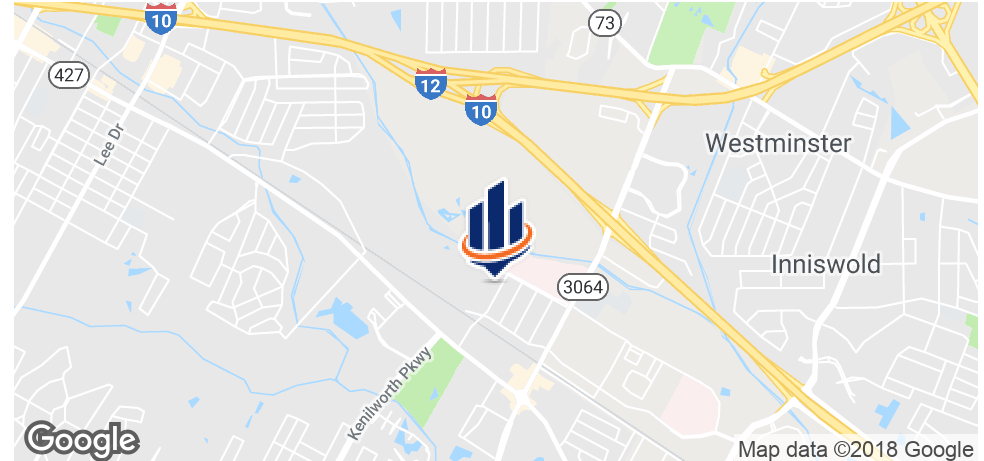




# STANDALONE MEDICAL FACILITY IN BATON ROUGE HEALTH DISTRICT

5238 DIJON DRIVE  
BATON ROUGE, LA 70808

# Property Summary



## OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| Available SF:  | 6,472 SF                       |
| Lease Rate:    | \$19.00 SF/yr (NNN)            |
| Lot Size:      | 0.73 Acres                     |
| Year Built:    | 1980                           |
| Building Size: | 6,472 SF                       |
| Zoning:        | C2 - Commercial                |
| Market:        | Baton Rouge<br>Health District |
| Submarket:     | South Baton Rouge              |

## PROPERTY OVERVIEW

Medical office building in Baton Rouge, Louisiana previously occupied by national physical therapy and rehabilitation clinic for Sage Rehabilitation. The standalone facility includes Fifty-Two [52] on-site parking spaces, a highly desirable attribute for a medical building in the heart of the Baton Rouge Health District. The subject property consist of 6,184 sq. ft. on the ground floor and a 288 sq. ft. file room on the second floor. The total square footage is 6,472.

The medical office space consists of an open floor plan with perimeter offices. The perimeter offices can be used as patient rooms and private offices for doctors and staff. The subject property is well maintained by the owner, H/VAC units are in very good working condition [two units recently replaced] and the roof in excellent condition.

## PROPERTY HIGHLIGHTS

- Standalone medical facility in Baton Rouge Health District
- Close proximity to Our Lady of the Lake [OLOL], Baton Rouge General [BRG] and new Ochsner Hospital
- Fifty-two [52] on-site parking spaces
- Convenient access to Perkins Road as well as Essen Lane
- Open floor plan with perimeter offices and large waiting room

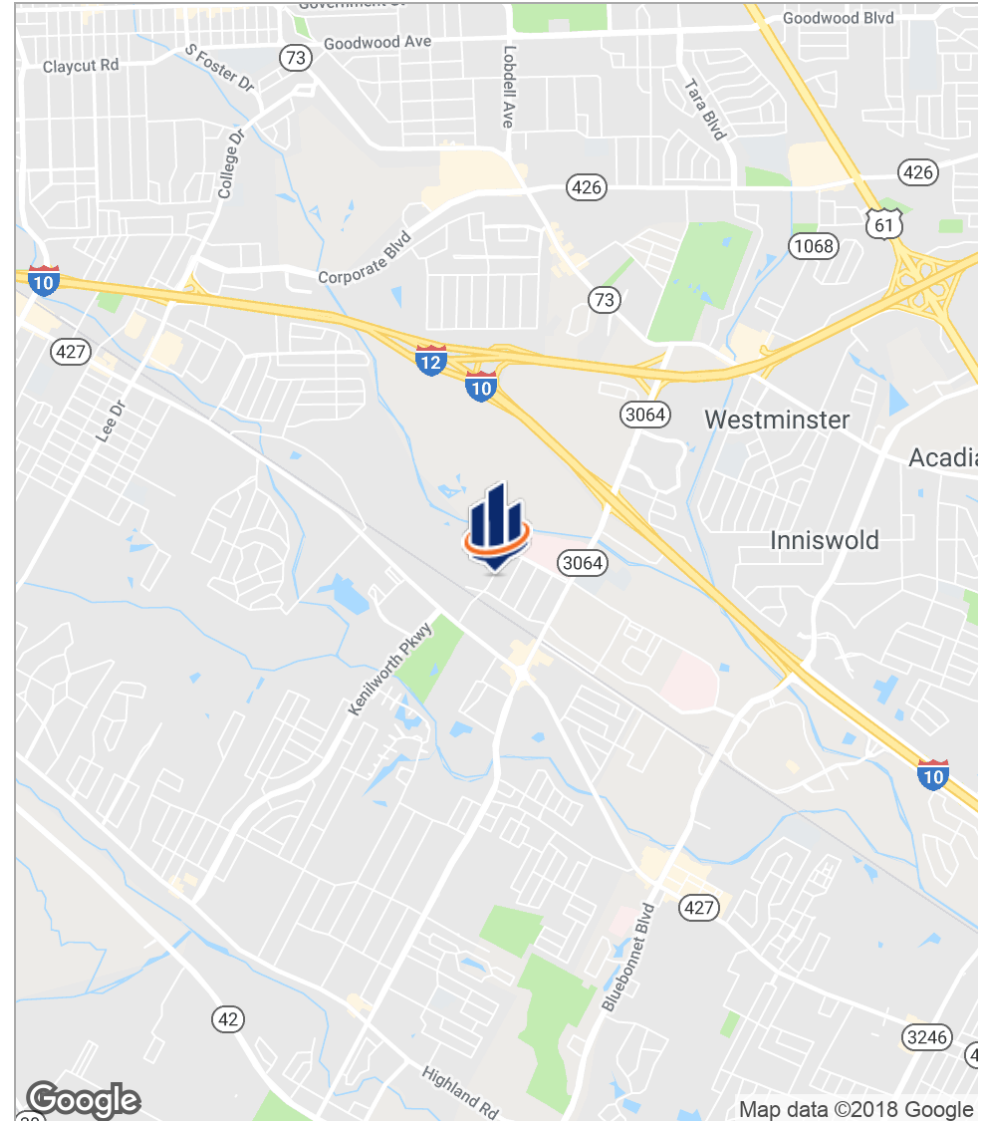
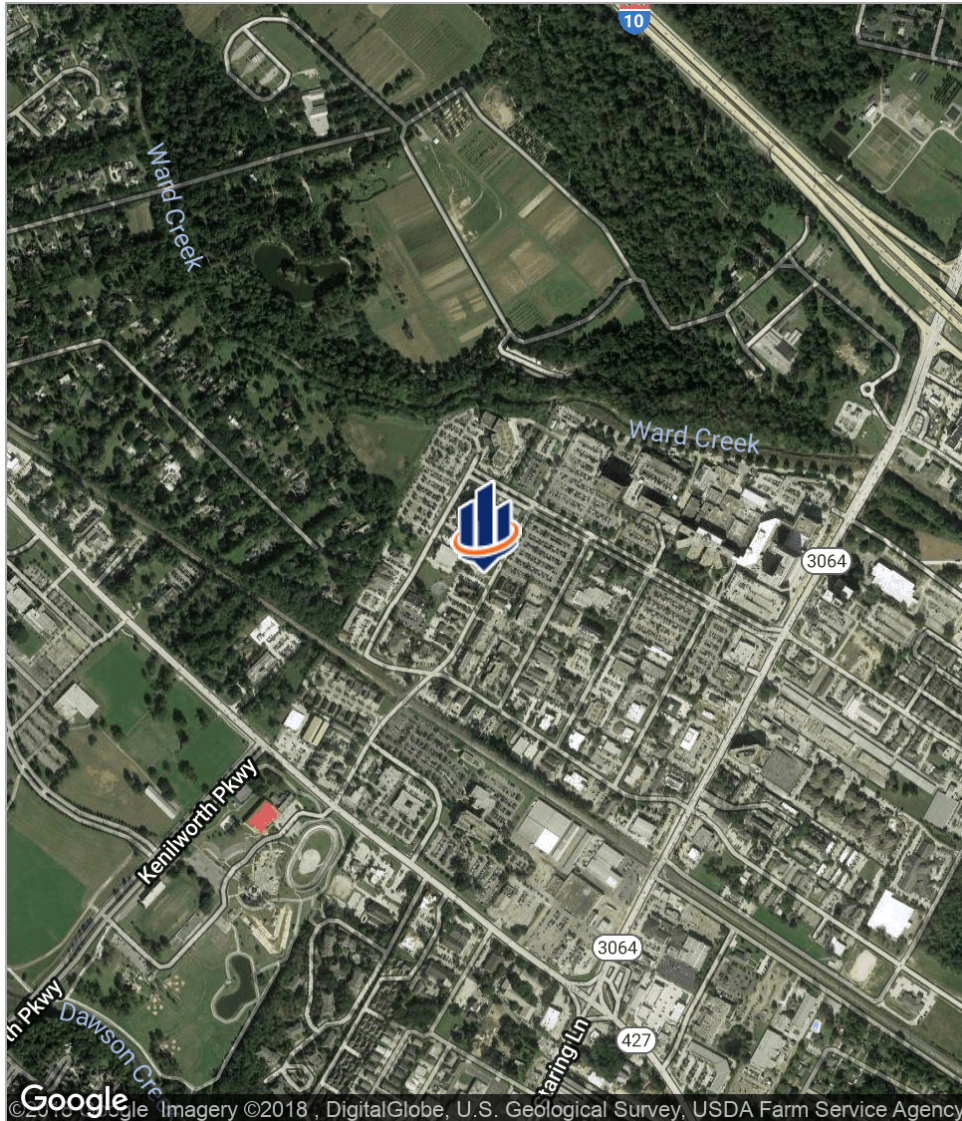
# Additional Photos



# Additional Photos



# Location Maps



# Aerial Map

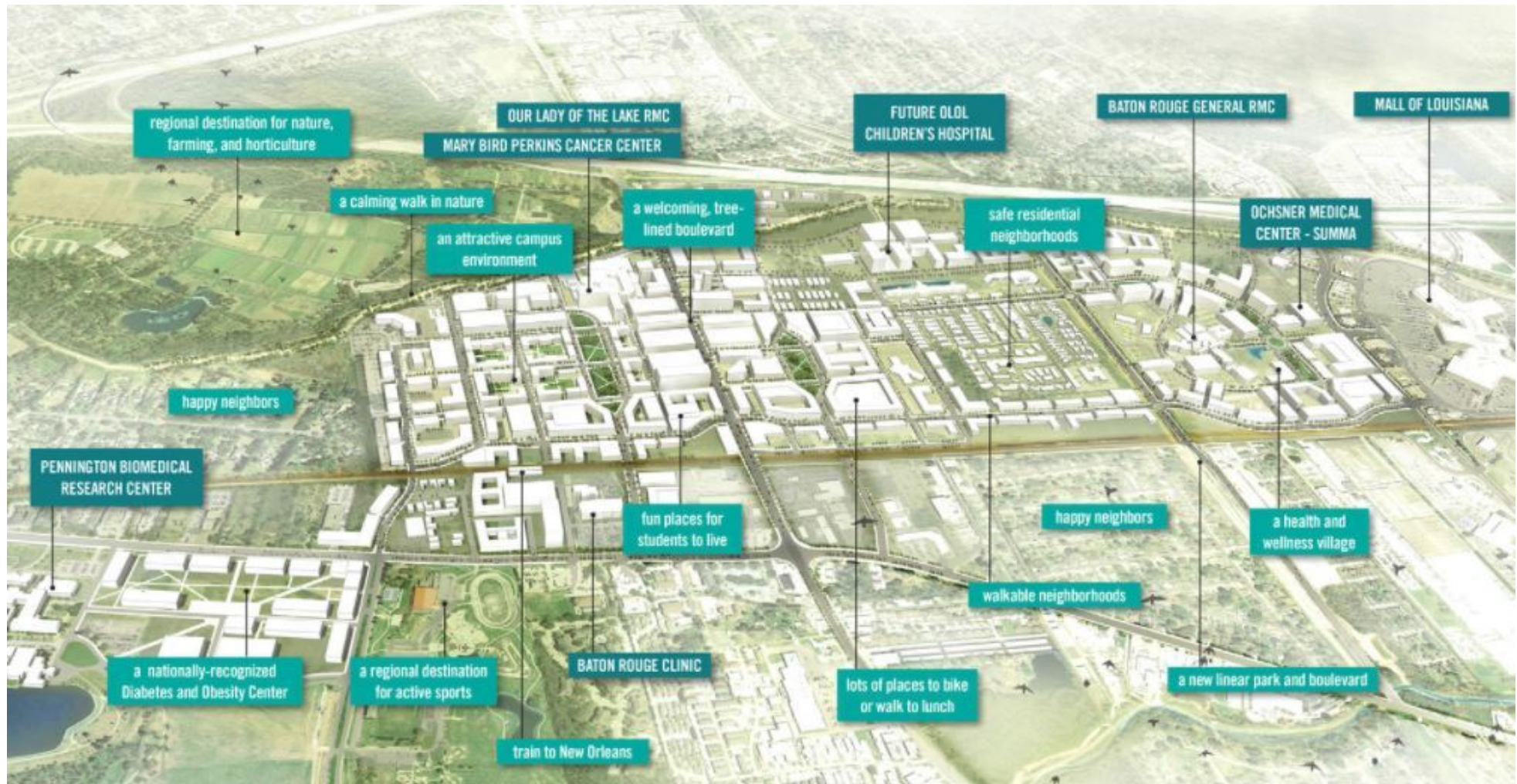


Standalone Medical Facility in  
Baton Rouge Health District

Google

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# Baton Rouge Health District



# Baton Rouge Health District Member Organizations



Baton Rouge Area  
Foundation

[www.BRAF.org](http://www.BRAF.org)



Baton Rouge General  
Medical Center

[BRGeneral.org](http://BRGeneral.org)



Blue Cross and Blue  
Shield of Louisiana

[BCBSLA.com](http://BCBSLA.com)



Mary Bird Perkins  
Cancer Center

[MaryBird.org](http://MaryBird.org)



Ochsner Medical Center

[www.Ochsner.org](http://www.Ochsner.org)



Our Lady of the Lake  
Regional Medical Center

[OLOLRMC.com](http://OLOLRMC.com)



Pennington Biomedical  
Research Center

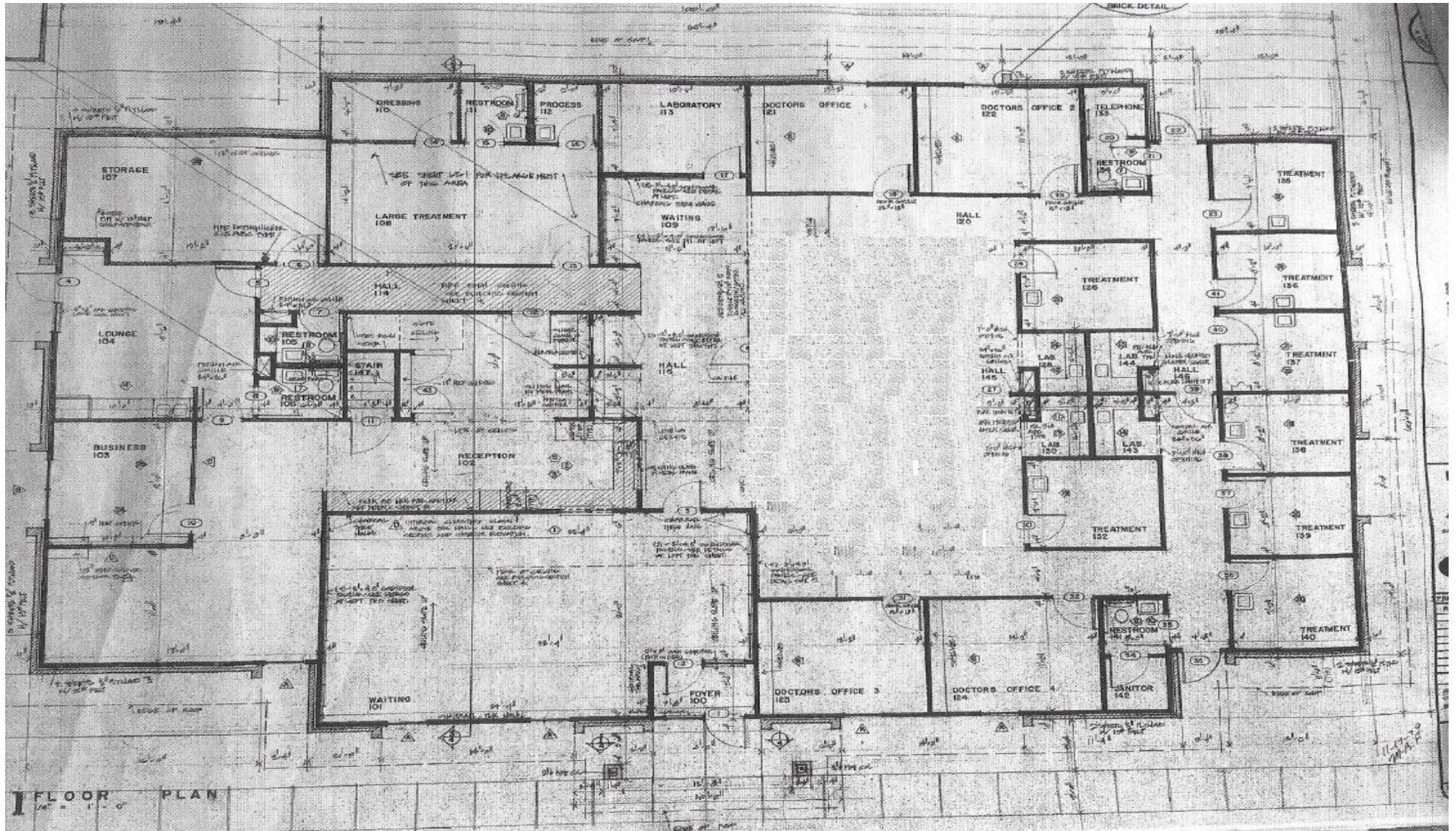
[PBRCEdu](http://PBRCEdu)



Woman's Hospital

[Womans.org](http://Womans.org)

# Floor Plan



# Advisor Bio & Contact 1

## JUSTIN LANGLOIS, CCIM

Managing Director



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6160 Perkins Road, Suite 200  
Baton Rouge, LA 70808  
T 225.367.1515 x104  
C 225.445.6434  
justin.langlois@svn.com  
LA #0099562430

## PROFESSIONAL BACKGROUND

Justin Langlois launched SVN | Graham, Langlois & Legendre with partners Ben Graham and Steve Legendre in 2014. Prior to joining SVN, Justin owned a commercial real estate (CRE) brokerage and property management company in Baton Rouge, Louisiana. Justin has been actively involved in commercial real estate transactions for 11+ years.

Justin specializes in the acquisition and disposition of Class A office, garden-style office and multifamily properties, including student housing, affordable housing and market rate housing sectors. He is a member of the SVN Office Council, SVN Medical Office Council, SVN National Student Housing Group as well as the SVN Multifamily Council. Justin earned the prestigious CCIM designation in 2010.

His skill set includes commercial real estate sales and leasing, landlord and tenant representation, sublease representation, site selection, REO and bank foreclosures, sale/leaseback, lease negotiation, real estate investment analysis and financial feasibility, as well as office, retail and multifamily site selection.

Justin is married to Dodi Langlois and they have two daughters and a son: Harper, Eliza and Max. He was born and raised in Baton Rouge, attended Louisiana State University Lab School (1999) and is a graduate of Millsaps College (2003) in Jackson, MS.

## EDUCATION

Millsaps College, Jackson, MS  
Bachelor of Arts (B.A.), English

CCIM Institute, Chicago IL  
Financial Analysis, Market Analysis, User Decision Analysis  
and Investment Analysis

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member (CCIM)  
Board Member of Baton Rouge Growth Coalition  
Greater Baton Rouge Board of Realtors TRENDS committee member