

5525 Superior Dr
Baton Rouge, LA 70816

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MLS# 2025012705



\$110,000

700 Sqft

5525 Superior Dr, Suite C-3 | Baton Rouge, LA Now available FOR SALE/LEASE: a thoughtfully renovated 700 SF office suite in a well-positioned professional complex on Superior Drive. Suite C-3 features a functional and efficient layout that includes a welcoming reception area, a private exam room, a relaxation room, a storage room, and a dedicated restroom. The current owners have invested significantly in both aesthetic and functional improvements including the installation of a new HVAC unit resulting in a clean, modern space that is move-in ready for a variety of professional, medical, or wellness uses. Located in the heart of Baton Rouge's medical and office corridor, the property offers easy access to major thoroughfares and is surrounded by established residential communities and complementary businesses. Annual condo association dues are \$969 yearly (\$1.38/SF), covering building insurance, exterior building maintenance, lawn maintenance, dumpster/trash service, and any exterior lighting on the property. This suite presents a rare opportunity to step into a high-quality space with minimal upfront work required ideal for independent practitioners or small businesses seeking a polished, professional setting.



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Century 21 Investment Realty

For full listing details, please scan:

